

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	09-FAMILY	2015-03319	DEED	0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	03-ARM'S LENGTH	2013-03240 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
750 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/11/2018	2018-0543	100%
Owner's Name/Address	P.R.E. 0%					
OBRIEN KATHLEEN & STOREMSKI LORI 27176 WALLOON WAY BROWNSTONE MI 48134	MAP #:					
	2024 Est TCV 357,213 TCV/TFA: 388.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 3 T22N R8W LOT 1 PLAT OF CHEROKEE SHORES.	X	Dirt Road		GROUP A\$1600/FF	73.00	309.00	0.9097	1.2417	1600	100	131,935
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =	131,935
ADD 10' VACATED ALLEY FOR 00		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		Fencing: Wd, Solid, 6 ft.				30.88	10 50	154	
	X	Water		D/W/P: 3.5 Concrete				6.58	36 50	118	
	X	Sewer		D/W/P: Brick on Sand				18.02	114 50	1,027	
		Electric		D/W/P: Patio Blocks				15.61	12 50	93	
		Gas		D/W/P: 4in Ren. Conc.				8.18	276 50	1,129	
		Curb		Wood Frame				35.77	60 25	536	
		Street Lights		Total Estimated Land Improvements True Cash Value =						3,057	
		Standard Utilities									
		Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	66,000	112,600	178,600			120,333C
Rolling	2023	45,400	107,400	152,800			114,603C
X Low	2022	29,800	103,200	133,000			109,146C
X High	2021	29,800	102,100	131,900			105,660C
X Landscaped							
X Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							



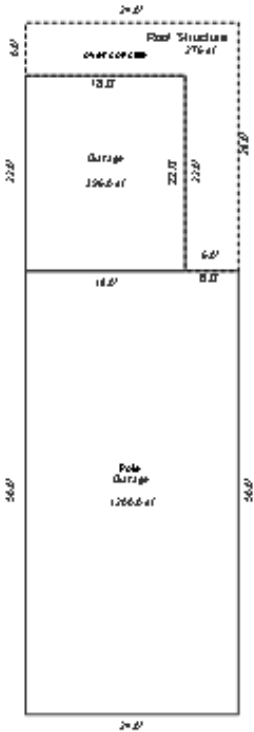
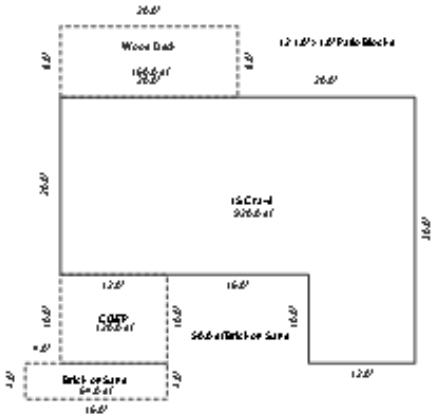
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/17/2019	INSPECTED	2023	45,400	107,400	152,800			114,603C
JWV	11/26/2018	INSPECTED	2022	29,800	103,200	133,000			109,146C
TPC	12/27/2017	INSPECTED	2021	29,800	102,100	131,900			105,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 120 160 276	Type CGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 396 % 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		X	Drywall	X	Paneled		Plaster Wood T&G												
Yr Built 1968 201		Remodeled 2019	Trim & Decoration		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small												
Room List		Doors		Solid	X	H.C.		X	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric															
(1) Exterior			Kitchen: Other: Other:	100	Amps Service	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1968							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Hot Water, Air Conditioning			Ground Area = 920 SF Floor Area = 920 SF.					
(2) Windows		Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 920 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Asphalt Shingle Metal	(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			1			1 Story Siding Crawl Space			Total: 142,128 99,504					
X	Chimney: Metal	(9) Basement Finish		1	Other Additions/Adjustments			Plumbing			Average Fixture(s)			1 1,476 1,033					
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 1,494 1,046					
X	Asphalt Shingle Metal	(10) Floor Support		1	Public Sewer			1			Water Well, 50 Feet			1 2,686 1,880					
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,766 1,936			
														Fireplaces		Wood Stove		1 2,551 1,786	
														Local Cost Items		<<<<< 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.		
LYNCH WILLIAM D & CARIN	LYNCH WILLIAM D & CARIN K	0	06/28/2013	QC	21-NOT USED/OTHER	2013-02428 QD	PROPERTY TRANSFER	0.0		
SOWERS MARY K	LYNCH WILLIAM D & CARIN	0	12/13/2011	QC	21-NOT USED/OTHER	2011-03753	PROPERTY TRANSFER	50.0		
LYNCH DONNA C LE	LYNCH DONNA C ESTATE	0	02/27/2011	CD	07-DEATH CERTIFICATE	2011-0428	DEED	100.0		
LYNCH DONNA C & LYNCH DAN	LYNCH WILLIAM D & SOWERS	1	10/24/2003	QC	21-NOT USED/OTHER	2003-05608?	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
760 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
LYNCH WILLIAM D & CARIN K TRUST 4149 PAMELA LANE TRAVERSE CITY MI 49686		MAP #:								
		2024 Est TCV 298,144 TCV/TFA: 310.57								
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
		Public Improvements		* Factors *						
Tax Description		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 3 T22N R8W LOT 2 PLAT OF CHEROKEE SHORES.		X Gravel Road		GROUP A\$1600/FF	73.00	262.00	0.9097 1.1915	1600 100	126,603	
Comments/Influences		X Paved Road		73 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	126,603
		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	1200	0	0		
		X Sewer		D/W/P: 3.5 Concrete	6.58	280	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	95	2,375		
		X Street Lights		Total Estimated Land Improvements True Cash Value =					2,375	
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	63,300	85,800	149,100		97,121C
		TPC 12/27/2017 INSPECTED		2023	44,300	81,900	126,200			92,497C
		TPC 04/19/2016 INSPECTED		2022	29,800	78,800	108,600			88,093C
		TPC 04/27/2015 INSPECTED		2021	29,800	78,000	107,800			85,279C



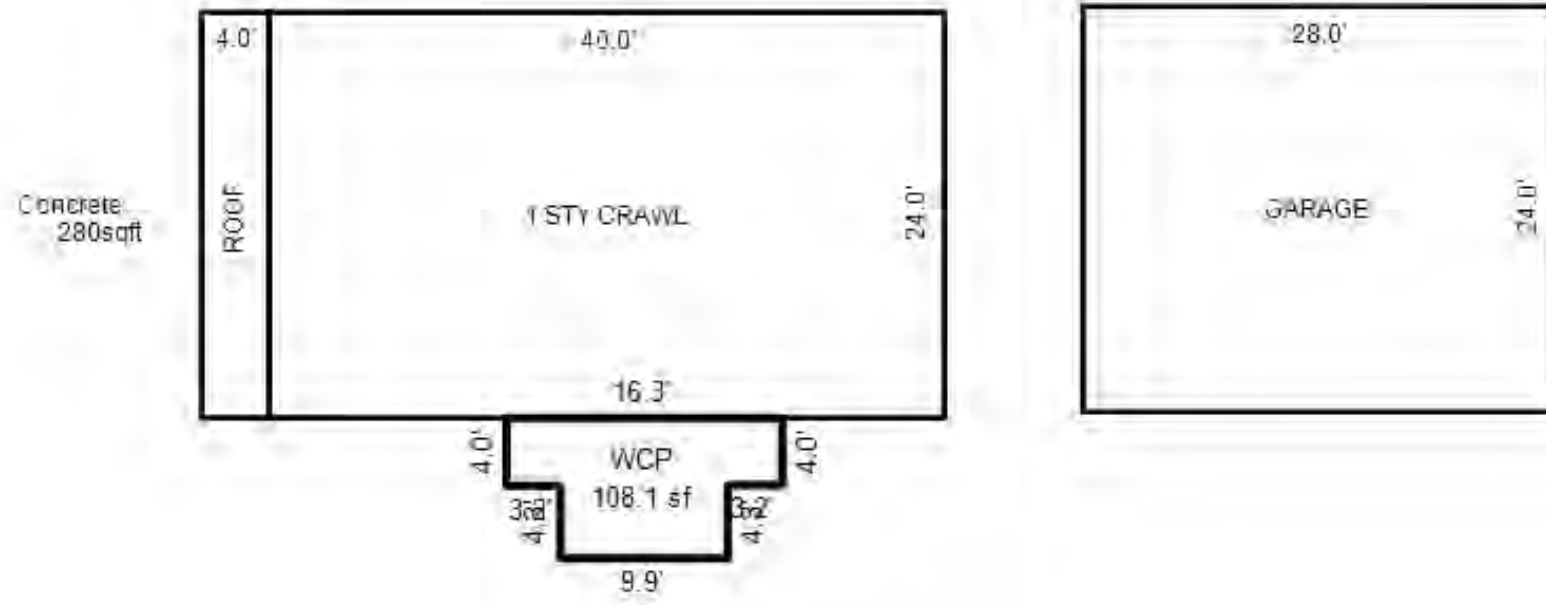
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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	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 108	Type WCP (1 Story)	Year Built: 1967 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 35 Floor Area: 960 Total Base New : 178,272 Total Depr Cost: 115,867 Estimated T.C.V: 169,166		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1967							
Yr Built 1967	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Garages		Total: 134,544 87,443						
Room List		Doors	Solid X	H.C.	(12) Electric 200 Amps Service		(13) Plumbing		Garages							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Plumbing								
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 1 1,476 959								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well 1 2,686 1,746		Porches								
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		WCP (1 Story) Garages								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 0 0 *		Built-Ins								
(3) Roof		(11) Heating/Cooling		Lump Sum Items:		Fireplaces		Appliance Allow.								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 0 0 *		Interior 1 Story		1 2,766 1,798							
X	Asphalt Shingle	(12) Electric		Lump Sum Items:		Local Cost Items		1 5,338 3,470								
Chimney:		(13) Plumbing		Lump Sum Items:		SANITARY SEWER		1 0 0 *								
		(14) Water/Sewer		Lump Sum Items:		Notes:		Totals: 178,272 115,867								
		(15) Fireplaces		Lump Sum Items:		ECF (4085 CROOKED LAKE) 1.460 => TCv:		169,166								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALLEN DORENE S TRUST	COLLINS WILLIAM C & DOREN	0	09/09/2022	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0			
COLLINS WILLIAM C & ALLEN	COLLINS W TRUST & ALLEN D	0	09/09/2022	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0			
COLLINS WILLIAM C & ALLEN	ALLEN DORENE S TRUST	0	04/19/2012	WD	09-FAMILY	2012-01548 WD	DEED	0.0			
CIPOLLA PHILIP A & LORETT	COLLINS WILLIAM C & ALLEN	179,155	05/20/2011	WD	03-ARM'S LENGTH	2011-01708	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
770 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST			New House	12/31/2020	2021-0013	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:							
COLLINS W TRUST & ALLEN D TRUST 1003 KNOLLWOOD COURT MIDLAND MI 48640		2024 Est TCV 636,970 TCV/TFA: 263.65									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. SEC 3 T22N R8W LOT 3 PLAT OF CHEROKEE SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A\$1600/FF 73.00 223.00 0.9097 1.1444 1600 100 121,603							
		Paved Road		73 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 121,603							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Dock: Light posts	42.92	64	0	0			
		X Sewer		D/W/P: 4in Ren. Conc.	8.18	1060	50	4,335			
		X Electric		D/W/P: 4in Concrete	6.97	55	50	191			
		Gas		Wood Frame	28.83	100	50	1,441			
		Curb		Total Estimated Land Improvements True Cash Value = 5,967							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X PRIVATE RD		2024	60,800	257,700	318,500			291,413C	
		TPC 01/26/2023 INSPECTED		2023	43,200	265,400	308,600			294,424C	
		JWV 09/07/2021 INSPECTED		2022	29,800	257,400	287,200			280,404C	
		JWV 12/01/2020 INSPECTED		2021	29,800	219,800	249,600			237,081C	

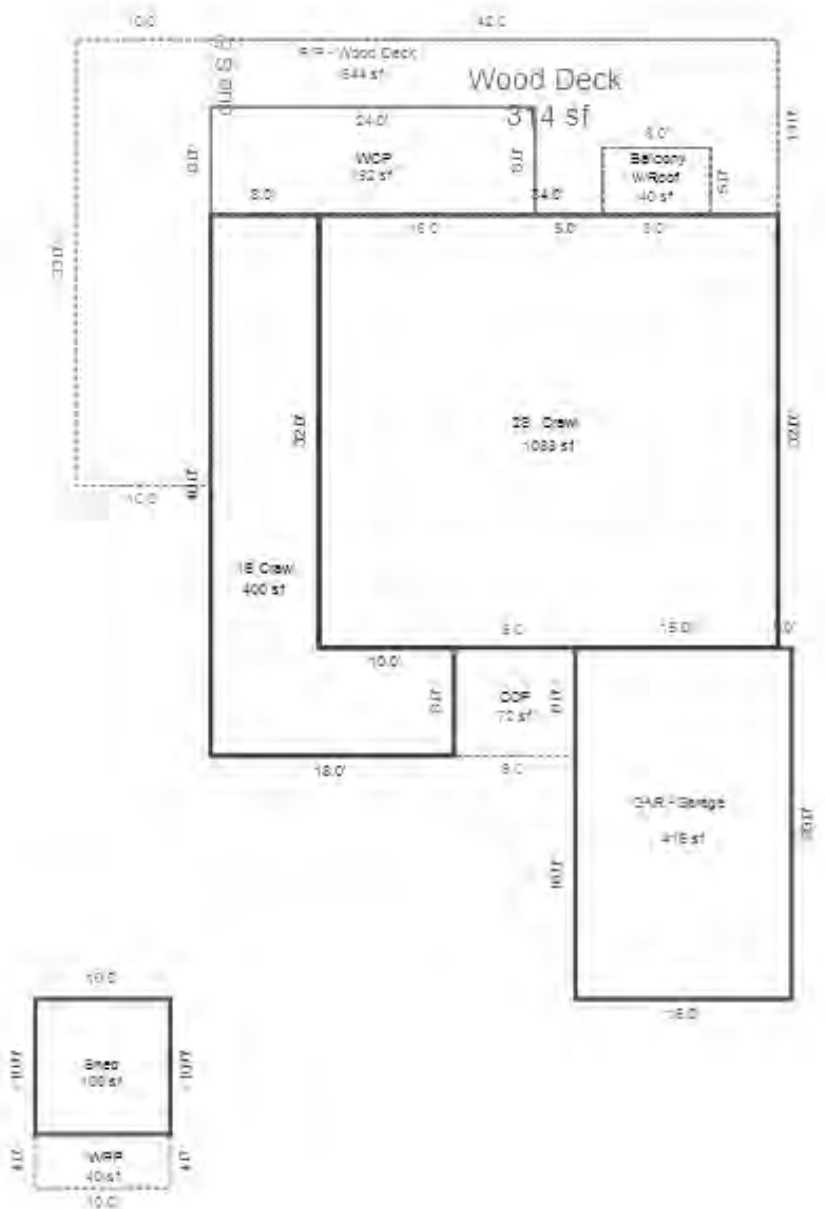


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 1 Direct-Vented Ga	Area 192 72 644 40	Type WCP (1 Story) CCP (1 Story) Treated Wood Wood Balcony	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: 416 % 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: 3 Floor Area: 2,416 Total Base New : 359,694 Total Depr Cost: 348,904 Estimated T.C.V: 509,400			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1408 SF Floor Area = 2416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas			Cls C Blt 2021			
Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			2 Story Siding Crawl Space 1,008 1 Story Siding Crawl Space 400			Total: 284,873 276,327						
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,432 3 Fixture Bath 2 9,291 9,012 Water/Sewer 2000 Gal Septic 1 9,667 9,377 Water Well, 100 Feet 1 5,808 5,634 Porches WCP (1 Story) 192 7,818 7,583 CCP (1 Story) 72 2,098 2,035 Deck Treated Wood 644 8,907 8,640 Balcony Wood Balcony, Roof 40 2,296 2,227 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 416 23,812 23,098 Common Wall: 1 Wall 1 -2,686 -2,605 Door Opener 1 547 531								
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 2,683							
(1) Exterior	(6) Ceilings		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(2) Windows	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support															
(3) Roof	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.
PROUT JEFFREY & GERRIE	PROUT JEFFREY J & GERRIE	1	08/19/2016	QC	09-FAMILY	2016-02804	PROPERTY TRANSFER	0.0
ONAN IDA M	PROUT JEFFREY & GERRIE	203,500	08/14/2015	WD	03-ARM'S LENGTH	2015-02814	PROPERTY TRANSFER	100.0
ONAN RICHARD E SR ESTATE	ONAN IDA M	0	07/06/2015	QC	09-FAMILY	2015-02813	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
780 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/31/2005	20050142	Complete

Owner's Name/Address	MAP #:
PROUT JEFFREY J & GERRIE L TRUST 6 LUMBERMEN WAY SAGINAW MI 48603	2024 Est TCV 338,977 TCV/TFA: 246.53

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																											
. SEC 3 T22N R8W LOT 4 PLAT OF CHEROKEE SHORES.	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>GROUP A\$1600/FF</td> <td>73.00</td> <td>195.00</td> <td>0.9097</td> <td>1.1067</td> <td>1600</td> <td>100</td> <td></td> <td>117,592</td> </tr> <tr> <td colspan="8">73 Actual Front Feet, 0.33 Total Acres</td> <td>Total Est. Land Value = 117,592</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A\$1600/FF	73.00	195.00	0.9097	1.1067	1600	100		117,592	73 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 117,592
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
GROUP A\$1600/FF	73.00	195.00	0.9097	1.1067	1600	100		117,592																							
73 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 117,592																							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
839-4827	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>6.58</td> <td>72</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.10</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>25.66</td> <td>176</td> <td>94</td> <td>4,245</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	72	0	0	D/W/P: Asphalt Paving	3.10	1200	0	0	Wood Frame	25.66	176	94	4,245
Description	Rate	Size	% Good	Cash Value																			
D/W/P: 3.5 Concrete	6.58	72	0	0																			
D/W/P: Asphalt Paving	3.10	1200	0	0																			
Wood Frame	25.66	176	94	4,245																			

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



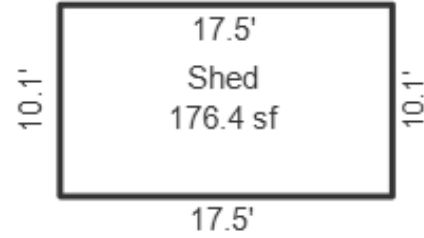
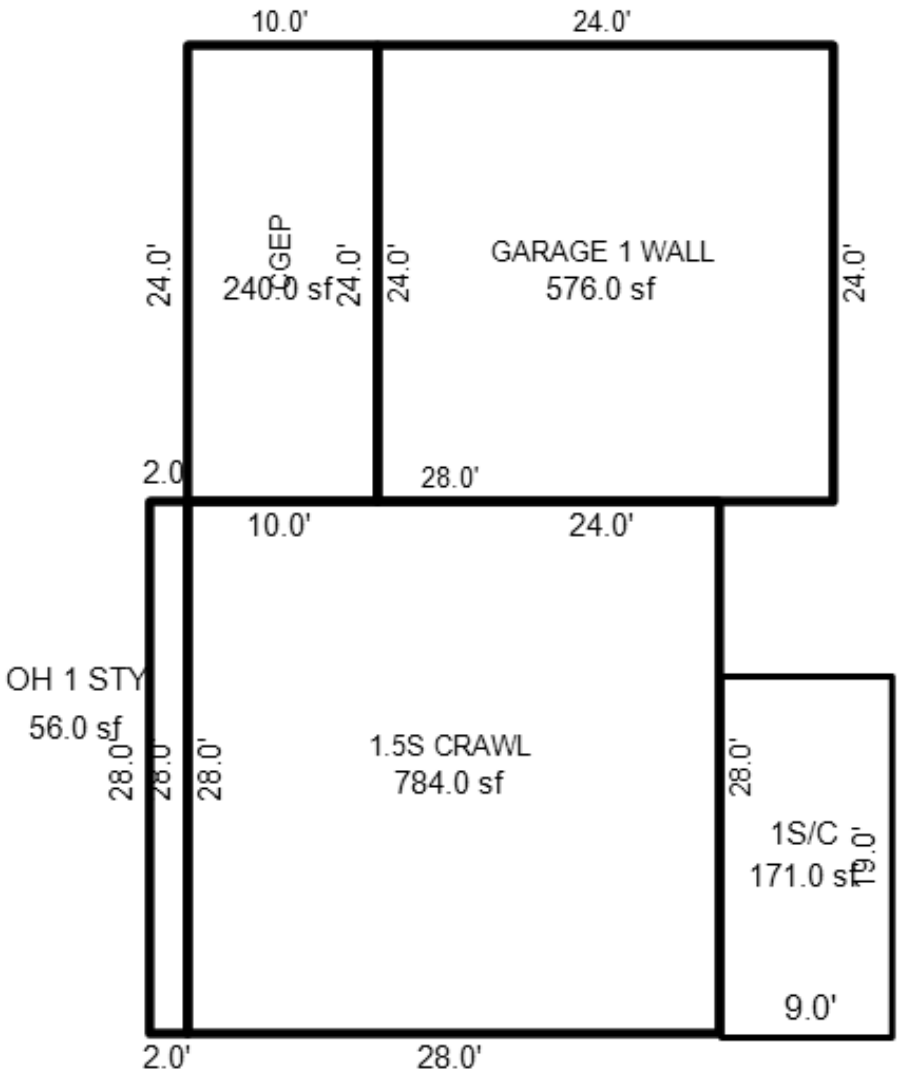
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	58,800	110,700	169,500			117,364C
TPC 04/19/2016	INSPECTED		2023	42,300	106,800	149,100			111,776C
TPC 04/27/2015	INSPECTED		2022	29,800	102,600	132,400			106,454C
			2021	29,800	101,600	131,400			103,054C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 240	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,375 Total Base New : 226,331 Total Depr Cost: 147,099 Estimated T.C.V: 214,765		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.5S		X	Drywall	Plaster																					
Yr Built 1978		Remodeled 2005		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			200 Amps Service			No./Qual. of Fixtures		Ex.		X	Ord.	Min									
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			No. of Elec. Outlets			Many		X	Ave.		Few										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 955 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding 1 Story Siding 1 Story Siding		Foundation Crawl Space Crawl Space Overhang		Size 784 171 28		Cost New 170,667		Depr. Cost 110,917					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath		Porches CCP (1 Story) CGEP (1 Story)		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Fireplaces Prefab 2 Story		Local Cost Items GENERATOR		1 1 1		* * *	
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)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1		1 1		1 1		1 1		1 1		1 1					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																		
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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
790 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST		Remodel		11/05/2004	20040439	Complete				
Owner's Name/Address		P.R.E. 100% 07/08/2015										
MORTENSON RONALD TRUSTEE 790 SW OAK DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 482,689 TCV/TFA: 182.15								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		GROUP A\$1600/FF	75.00	182.00	0.9036	1.0878	1600	100		117,948
		X Paved Road		75 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =		117,948		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description				Rate	Size % Good		Cash Value	
		X Water		Residential Local Cost Land Improvements								
		X Sewer		Description				Rate	Size % Good		Cash Value	
		X Electric		LAND IMPROVE	2500			2,500.00	1	94	2,350	
		X Gas		Total Estimated Land Improvements True Cash Value = 2,350								
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	59,000	182,300	241,300		154,424C		
		TPC 12/27/2017	INSPECTED		2023	42,800	174,100	216,900		147,071C		
		TPC 04/19/2016	INSPECTED		2022	30,300	167,400	197,700		140,068C		
		TPC 03/30/2015	INSPECTED		2021	30,300	165,800	196,100		135,594C		

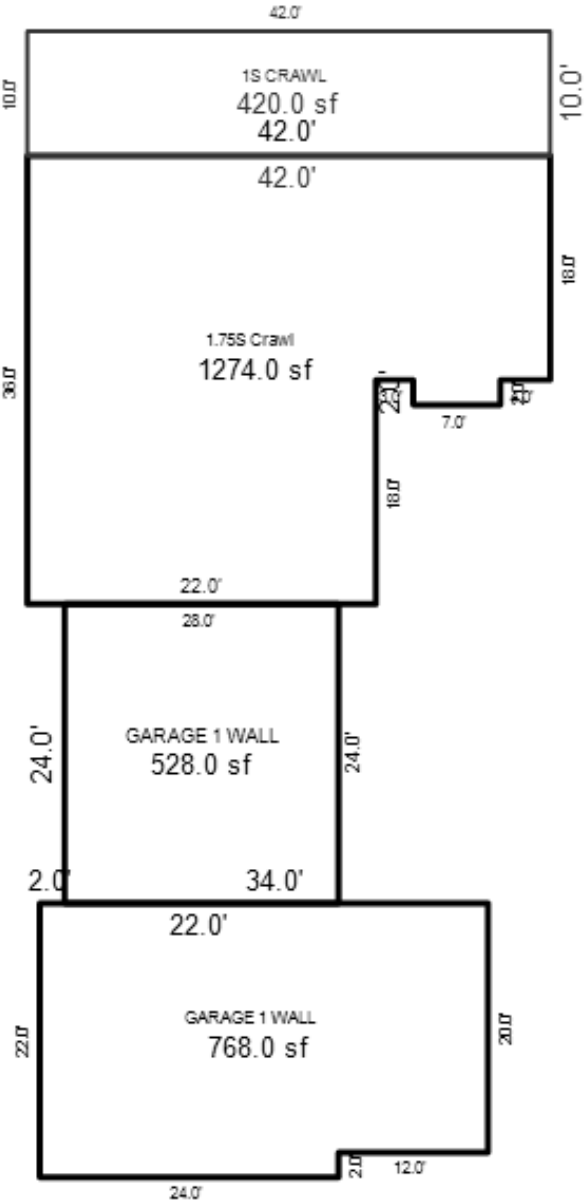


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 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							280	WCP (1 Story)																									
Building Style: 1.5S			Drywall X Paneled																																			
Yr Built 1984			Plaster Wood T&G																																			
Remodeled 0			Trim & Decoration																																			
Condition: Average			Ex X Ord Min																																			
Room List			Size of Closets																																			
	Basement 1st Floor 2nd Floor Bedrooms		Lg X Ord Small																																			
	(1) Exterior		Doors Solid X H.C.																																			
	X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors																																			
	Insulation		Kitchen: Other: Other:																																			
	(2) Windows		(6) Ceilings																																			
	X Many Avg. X Avg. Few Small		No./Qual. of Fixtures																																			
	X Wood Sash Metal Sash Vinyl Sash		Ex. X Ord. Min																																			
	X Double Hung Horiz. Slide Casement		No. of Elec. Outlets																																			
	X Double Glass Patio Doors		Many X Ave. Few																																			
	X Storms & Screens		(13) Plumbing																																			
	(3) Roof		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																			
	X Gable Hip Flat		(14) Water/Sewer																																			
	X Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																			
	X Asphalt Shingle		(9) Basement Finish																																			
	Chimney: Brick		(10) Floor Support																																			
			Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984 (11) Heating System: Forced Air w/ Ducts Ground Area = 1694 SF Floor Area = 2650 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>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,274</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>420</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>305,575</td> <td>198,603</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches WCP (1 Story) 280 9,590 6,233 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,396 15,207 Common Wall: 1 Wall 1 -2,686 -1,746 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 19,698 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 Fireplaces Interior 1 Story 1 5,338 3,470 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,274			1 Story	Siding	Crawl Space	420			Total:				305,575	198,603
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1.75 Story	Siding	Crawl Space	1,274																																			
1 Story	Siding	Crawl Space	420																																			
Total:				305,575	198,603																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN JERRY F & G DELORIS	FEE LAWRENCE D & JOY (H/W	300,000	08/11/2006	WD	03-ARM'S LENGTH	06-0/2934	DEED	100.0
		136,500	05/01/1996	WD	33-TO BE DETERMINED	304:34	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
800 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/08/2020	2020-0118	100%
	P.R.E. 100% 09/28/2020		Addition	04/26/2011	2011-0134	100%
Owner's Name/Address	MAP #:		Remodel	11/14/2007	20070839	Complete
FEE LAWRENCE D & JOY 800 SW OAK DR FARMINGTON HILLS MI 49651	2024 Est TCV 468,149 TCV/TFA: 284.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.	X	Dirt Road		GROUP A\$1600/FF	149.00	190.00	0.7611	1.0995	1600	100		199,505
Comments/Influences		Gravel Road		149 Actual Front Feet, 0.65 Total Acres				Total Est. Land Value =				199,505

20805753 \$328,500 2006	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
	X	Electric	D/W/P: 4in Ren. Conc.	8.18	468	0	0	
	X	Gas	D/W/P: Brick on Sand	18.02	381	0	0	
	X	Curb	D/W/P: Patio Blocks	15.61	45	0	0	
		Street Lights	D/W/P: 3.5 Concrete	6.58	154	0	0	
		Standard Utilities	Residential Local Cost Land Improvements					
		Underground Utils.	Description	Rate	Size % Good		Cash Value	
			LAND IMPROVE 5000	5,000.00	1	100	5,000	
			Total Estimated Land Improvements True Cash Value =					5,000

Topography of Site	X	Level	Rolling	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	99,800	134,300	234,100			150,452C

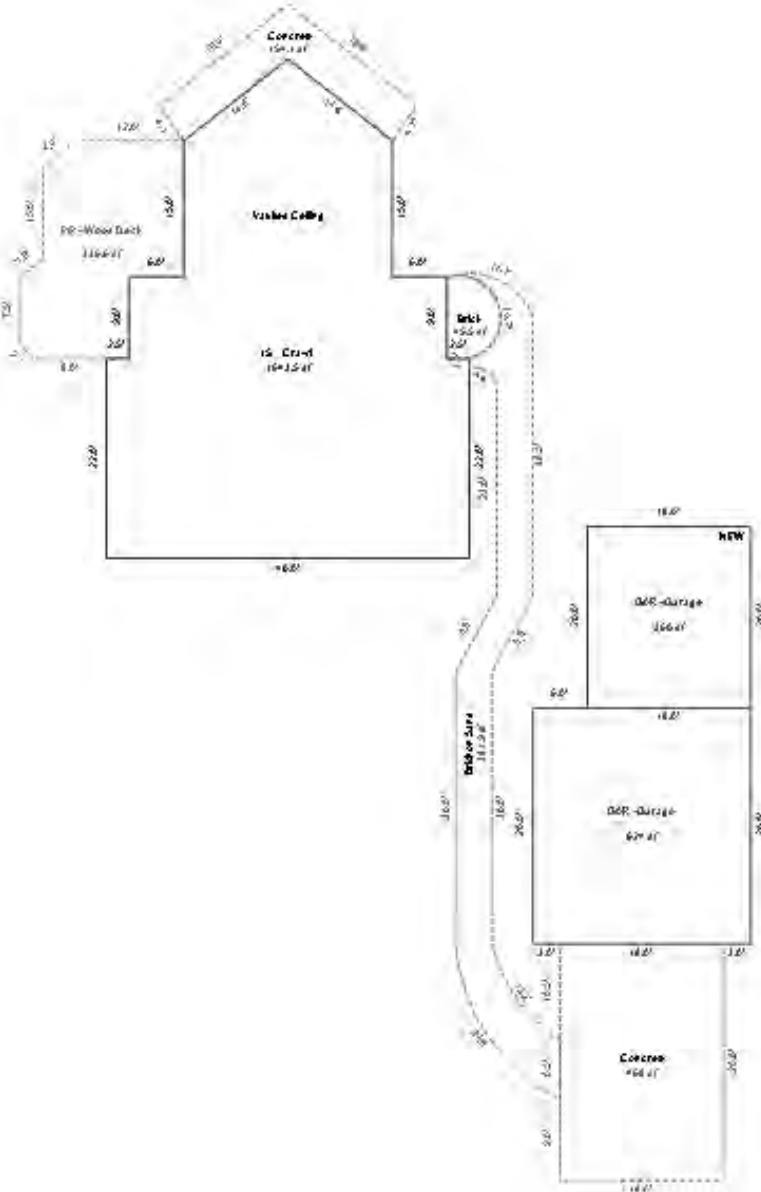
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	09/27/2022	INSPECTED	2023	72,000	128,400	200,400			143,288C
JWV	11/05/2021	INSPECTED	2022	45,700	123,400	169,100			136,465C
JWV	11/06/2020	INSPECTED	2021	45,700	122,300	168,000			132,106C

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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 336	Type Treated Wood	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,643 Total Base New : 277,839 Total Depr Cost: 180,578 Estimated T.C.V: 263,644		E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 277,839 Total Depr Cost: 180,578 Estimated T.C.V: 263,644		E.C.F. X 1.460		Carpport Area:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Floor Area: 1,643		Cls C 5 Blt 1969		Roof:	
1969 202	2011	Ex	X Ord	Min	100 Amps Service			11) Heating System: Forced Air w/ Ducts Ground Area = 1643 SF Floor Area = 1643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total: 217,158		141,135		
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Building Areas			Total: 217,158		141,135		
Room List		Doors	Solid	X H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 217,158		141,135		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			1 Story Siding Crawl Space 1,643			217,158		141,135			
(1) Exterior		Kitchen: Other: Other:		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			Average Fixture(s) 1 1,476 959		3 Fixture Bath 1 4,646 3,020			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Deck			Treated Wood 336 5,823 3,785					
(2) Windows		(7) Excavation		Many X Ave. Few			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 1643 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Plumbing			Base Cost 528 20,972 13,632					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Garages			Base Cost 360 18,166 11,808					
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water/Sewer			Common Wall: 1 Wall 1 -2,686 -1,746					
X	Gable Hip Flat	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			Public Sewer			Public Sewer 1 1,494 971					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water Well, 50 Feet			Water Well, 50 Feet 1 2,686 1,746					
Chimney: Block							Built-Ins			Appliance Allow. 1 2,766 1,798					
							Fireplaces			Interior 1 Story 1 5,338 3,470					
							Local Cost Items			SANITARY SEWER 1 0 0 *					
							Totals:			277,839 180,578					
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
930 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Garage		06/17/2008	2008-0268	Complete		
Owner's Name/Address		P.R.E. 0%		New House		10/20/1994	1994-0298	Complete		
BATEEN REYNOLD A & JUDITH A 3400 E WILKINSON ROAD OWOSSO MI 48867		MAP #:		2024 Est TCV 414,970 TCV/TFA: 307.39						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
. LOT 1 PLAT OF CHIPPEWA SHORES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
NEW HOME FOR 96 @ 45%		Gravel Road		GROUP A\$1600/FF	100.00	180.00	0.8409 1.0848	1600 100	145,947	
REMOVED WELL ADD 5% COMP FOR 97		Paved Road		100 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	145,947
ADD WW & CS FOR 00 PER TOM D.		Storm Sewer		Land Improvement Cost Estimates						
ADD 2WFP FOR 02		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	27.81	64	74	1,317		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,317	
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Topography of Site										
Level										
Rolling										
X Low										
High										
Landscaped										
Swamp										
Wooded										
Pond										
X Waterfront										
Ravine										
Wetland										
Flood Plain										
X Private Road										
Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	73,000	134,500	207,500			118,144C
				2023	53,000	136,300	189,300			112,519C
				2022	36,000	131,000	167,000			107,161C
				2021	36,000	129,700	165,700			103,738C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: 2008 Car Capacity: Class: C Exterior: 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	X	Drywall Paneled			Plaster Wood T&G						324	WCP (1 Story)					
Building Style: 1.25S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 1,350 Total Base New : 229,184 Total Depr Cost: 183,360 Estimated T.C.V: 267,706			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1995	Remodeled 0	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 1.25S			Cls C 5 Blt 1995								
Room List		Doors		Solid	X	H.C.	100 Amps Service			Ground Area = 1080 SF Floor Area = 1350 SF.								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas								
(1) Exterior		(6) Ceilings		Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			1.25 Story Siding Crawl Space 1,080			Total: 174,012 139,223								
(2) Windows		(8) Basement		(13) Plumbing			Other Additions/Adjustments											
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			Porches											
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water/Sewer											
X	Gable Hip Flat	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											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins											
Chimney: Metal							Appliance Allow.											
							Local Cost Items											
							SANITARY SEWER											
							Notes:											
							ECF (4085 CROOKED LAKE) 1.460 => TCV:											
							Totals:			229,184 183,360								


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





Sketch by Apex Medina™

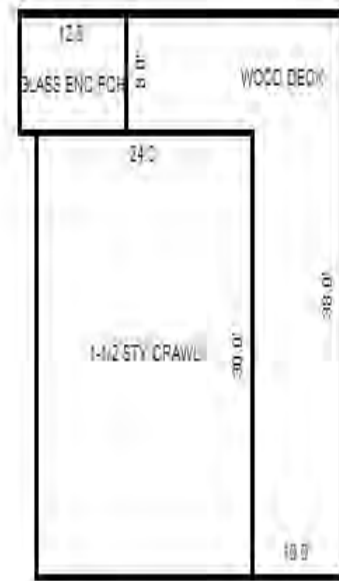
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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									
920 S OAK ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 363,738 TCV/TFA: 336.79											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE													
MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Taxpayer's Name/Address		X Dirt Road		Gravel Road		GROUP A\$1600/FF 100.00 195.00 0.8409 1.1067 1600 100 148,897													
MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844		X Paved Road		Storm Sewer		100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 148,897													
Tax Description		X Electric		Gas		Land Improvement Cost Estimates													
. LOT 2 PLAT OF CHIPPEWA SHORES.		X Sewer		Curb		Description Rate Size % Good Cash Value													
Comments/Influences		X Street Lights		Standard Utilities		D/W/P: 3.5 Concrete 6.58 160 0 0													
ADD WFP/GE & WD @45% FOR 02 1QS TO 1HS FOR 02		X Underground Utils.		Residential Local Cost Land Improvements		Wood Frame 28.00 120 50 1,680													
WFP, WD, GRG COMP FOR 03		Topography of Site		Description		Rate Size % Good Cash Value													
		X Level		Rolling		LAND IMPROVE 1000 1,000.00 1 95 950													
		X Low		High		Total Estimated Land Improvements True Cash Value = 2,630													
		X Landscaped		Swamp		Wooded		Pond											
		X Waterfront		Ravine		Wetland		Flood Plain											
		X Private Road		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2024		74,400		107,500		181,900				81,622C	
		TPC 12/27/2017		INSPECTED		2023		53,600		102,500		156,100				77,736C			
		TPC 04/19/2016		INSPECTED		2022		36,000		98,500		134,500				74,035C			
		TPC 04/27/2015		INSPECTED		2021		36,000		97,500		133,500				71,670C			

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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 96 492	Type WGEP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 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: C +10 Effec. Age: 25 Floor Area: 1,080 Total Base New : 190,186 Total Depr Cost: 145,350 Estimated T.C.V: 212,211		E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1.5S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 10 Blt 1958		Roof:			
Yr Built 1958	Remodeled 2002	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Stories		Foundation		Total:			
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding		Crawl Space			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service		Exterior		Foundation		Total:			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Other Additions/Adjustments		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many			X	Ave.	Plumbing		Foundation		Total:			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Public Water		Plumbing		Foundation		Total:			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Sewer		Average Fixture(s)		Foundation		Total:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water Well		Porches		Foundation		Total:			
(3) Roof		(9) Basement Finish		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic		WGEP (1 Story)		Foundation		Total:			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			2000 Gal Septic		Deck		Foundation		Total:			
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Treated Wood		Foundation		Total:			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Garages		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Class: C Exterior: Siding		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Base Cost		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Water/Sewer		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Public Sewer		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Water Well, 50 Feet		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Built-Ins		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Appliance Allow.		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Local Cost Items		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					SANITARY SEWER		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Notes:		Foundation		Total:			
				Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					ECF (4085 CROOKED LAKE) 1.460 => TCv:		Foundation		Total:			

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



Sketch by Apex IV™

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2024 Est TCV 51,167		
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Owner's Name/Address	MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
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Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 3 PLAT OF CHIPPEWA SHORES.	X	Dirt Road	GROUP E 600/FF	100.00	183.00	1.1708	0.7120	600	100	NOT BUILDABLE: WETLAND	50,018
Comments/Influences		Gravel Road	100 Actual Front Feet, 0.42 Total Acres			Total Est. Land Value =					50,018

UNBUILDABLE PER HEALTH DEPT	X	Water	Description	Rate	Size	% Good	Cash Value
UNBUILDABLE PER HEALTH DEPT	X	Sewer	Wood Frame	28.72	80	50	1,149
	X	Electric	Total Estimated Land Improvements True Cash Value =				1,149

UNBUILDABLE PER HEALTH DEPT	X	Gas	Level
	X	Curb	Rolling
	X	Street Lights	Low
	X	Standard Utilities	High
	X	Underground Utils.	Landscaped

UNBUILDABLE PER HEALTH DEPT	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Swamp	2024	25,000	600	25,600			14,730C
	X	Wooded	2023	23,700	600	24,300			14,029C
	X	Pond	2022	20,000	500	20,500			13,361C
	X	Waterfront	2021	20,000	400	20,400			12,935C
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	23,700	600	24,300			14,029C
TPC 04/19/2016	INSPECTED		2022	20,000	500	20,500			13,361C
TPC 04/27/2015	INSPECTED		2021	20,000	400	20,400			12,935C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURTZ RICHARD R	KURTZ RICHARD R TRUST	0	11/07/2017	QC	09-FAMILY	2021-02305	DEED	0.0
KURTZ H JOSEPHINE ESTATE	KURTZ RICHARD R(SM)	0	11/05/2009	OTH	21-NOT USED/OTHER	2009/3868	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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900 S OAK 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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KURTZ RICHARD R TRUST 1120 HATTIE FOX LN ROCHESTER HILLS MI 48306	2024 Est TCV 290,174 TCV/TFA: 274.79
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A	\$1600/FF	100.00	166.00	0.8409	1.0630	1600	100	143,022
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 143,022

Tax Description	X	Land Improvement Cost Estimates
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. LOT 4 PLAT OF CHIPPEWA SHORES.	X	Dirt Road
----------------------------------	---	-----------

Comments/Influences	X	Gravel Road
---------------------	---	-------------

	X	Paved Road
--	---	------------

	X	Storm Sewer
--	---	-------------

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

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

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

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

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

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

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

	X	Standard Utilities
--	---	--------------------

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

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

Level
-------

X Rolling
-----------

X Low
-------

X High
--------

X Landscaped
--------------

X Swamp
---------

X Wooded
----------

X Pond
--------

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

X Ravine
----------

X Wetland
-----------

X Flood Plain
---------------

X Private Road
----------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	71,500	73,600	145,100			94,107C
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2023	52,300	70,300	122,600			89,626C
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2022	36,000	67,500	103,500			85,359C
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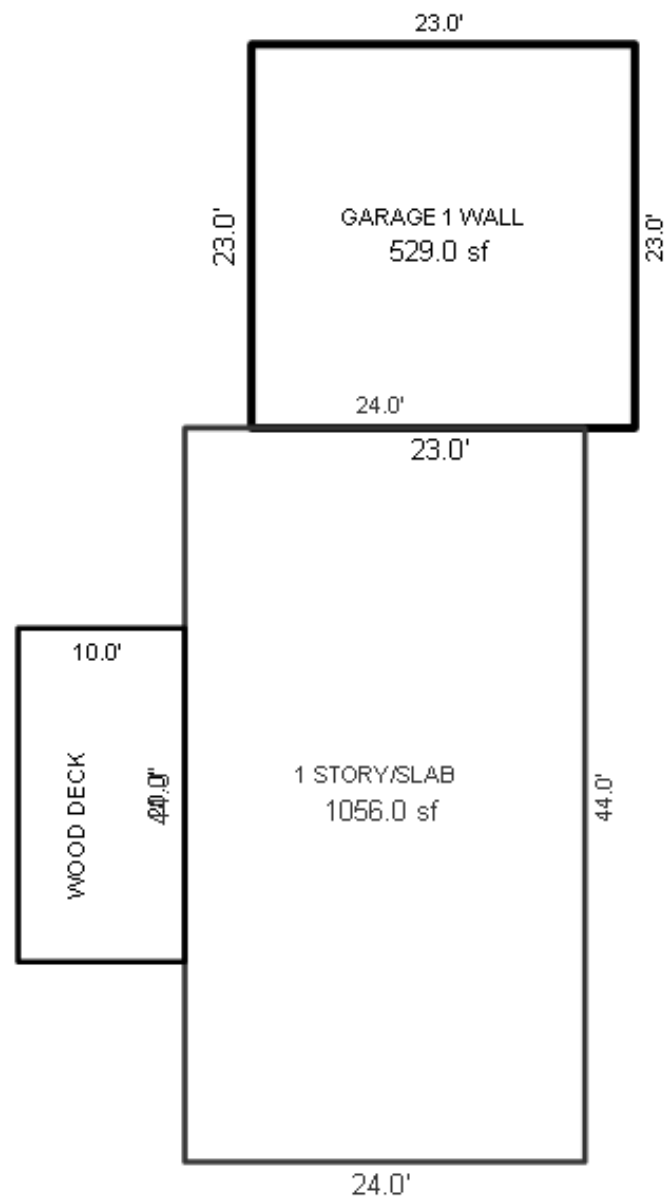
2021	36,000	66,900	102,900			82,633C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front 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	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 200	Type Treated Wood	Year Built: 1963 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: 529 % 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: 1,056 Total Base New : 154,071 Total Depr Cost: 100,145 Estimated T.C.V: 146,212		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		Cls CD		Blt 1963		
Yr Built 1963	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Ground Area = 1056 SF Floor Area = 1056 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 1,056 Total: 119,771 77,851		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		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	
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Deck		Treated Wood		200 4,036 2,623		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s)			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		529 21,001 13,651	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Common Wall: 1 Wall		Water/Sewer		Public Sewer		1 1,326 862	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Many			1 Public Water			Water Well, 50 Feet		Built-Ins		Appliance Allow.		1 1,934 1,257	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0			1 Public Sewer			Fireplaces		Interior 1 Story		Local Cost Items		1 0 0	
X	Many Avg. X Few	Large Avg. Small		Basement			1 Water Well			SANITARY SEWER		Totals:		154,071		100,145	
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			1000 Gal Septic			Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV:		146,212		*	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed		(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.
BOSWELL TERRY W & GAIL AN	BOSWELL TERRY W & GAIL A	1	02/22/2011	QC	21-NOT USED/OTHER	2011-00728	PROPERTY TRANSFER	0.0
HUEBNER IRLITTA A (SW)	BOSWELL TERRY W & GAIL AN	0	05/22/2007	QC	21-NOT USED/OTHER	2007/1957	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
890 S OAK DR			FOUNDATION	06/11/2020	2020-0236	100%
Owner's Name/Address	P.R.E. 0%		Addition	05/07/2020	2020-0110	100%
BOSWELL TERRY W & GAIL A TRUST 4860 AUDUBON SAGINAW MI 48603	MAP #:					
	2024 Est TCV 324,414 TCV/TFA: 291.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value				
. LOT 5 PLAT OF CHIPPEWA SHORES.	X	Dirt Road		GROUP A	\$1600/FF	110.00	174.00	0.8211	1.0756	1600	100		155,438
Comments/Influences		Gravel Road		110 Actual Front Feet, 0.44 Total Acres				Total Est. Land Value =					155,438

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements <td>Description <td>Rate <td>Size % Good <td>Cash Value</td> </td></td></td>		Description <td>Rate <td>Size % Good <td>Cash Value</td> </td></td>	Rate <td>Size % Good <td>Cash Value</td> </td>	Size % Good <td>Cash Value</td>	Cash Value
X	Sewer	LAND IMPROVE 1000	1,000.00	1 94	940
X	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	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	77,700	84,500	162,200			116,374C
	Rolling							
X	Low	2023	56,600	80,700	137,300			110,833C
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2022	38,100	77,500	115,600			105,556C
	Ravine							
	Wetland							
	Flood Plain	2021	38,100	76,800	114,900			102,184C



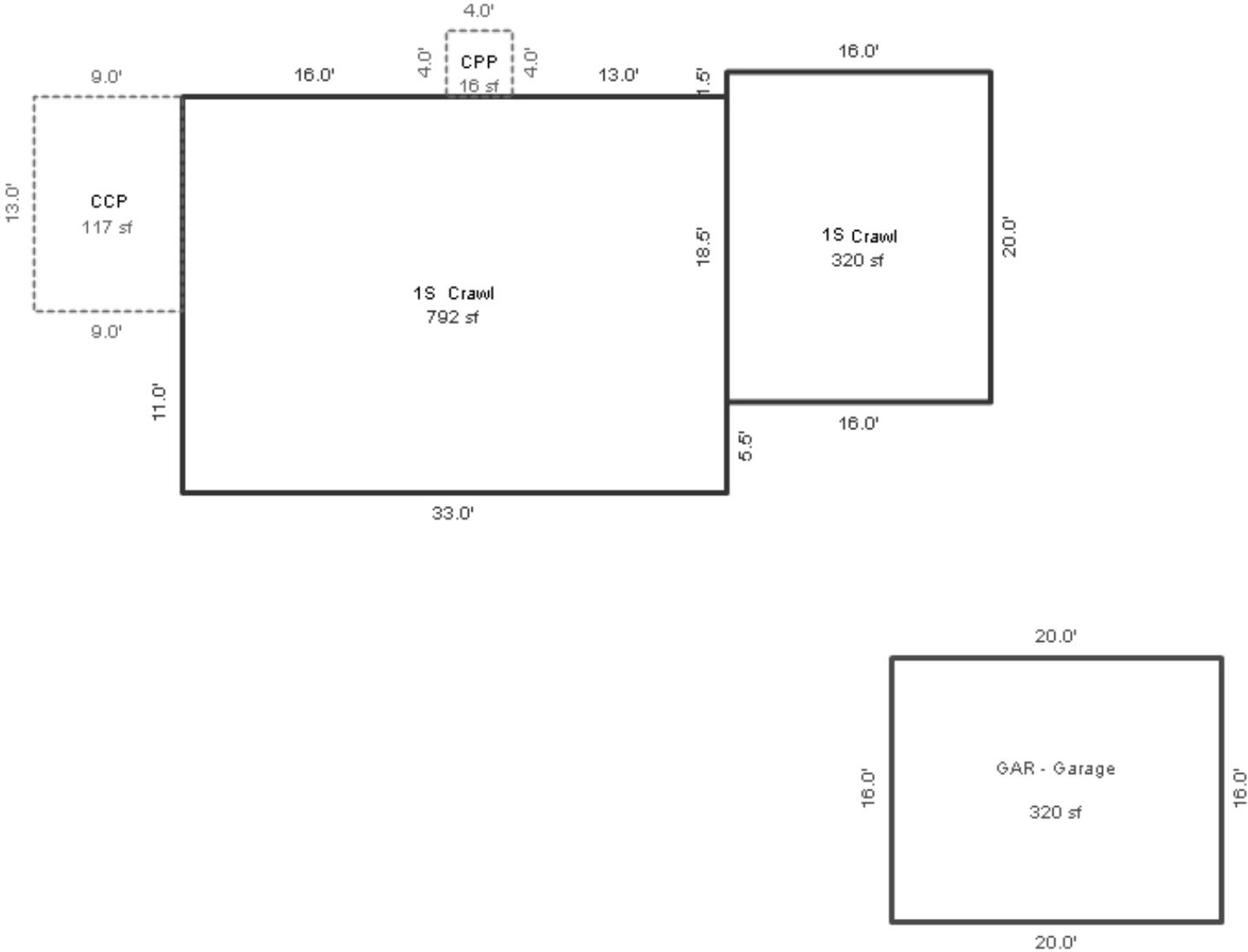
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/09/2020	INSPECTED	2023	56,600	80,700	137,300			110,833C
TPC	12/27/2017	INSPECTED	2022	38,100	77,500	115,600			105,556C
TPC	04/19/2016	INSPECTED	2021	38,100	76,800	114,900			102,184C

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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 117 16	Type CCP (1 Story) CPP			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: 320 % 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 -5 Effec. Age: 35 Floor Area: 1,112 Total Base New : 177,072 Total Depr Cost: 115,093 Estimated T.C.V: 168,036			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																																																																			
Yr Built 1965	Remodeled 2020	Ex	Ord	X	Min	Size of Closets			60 Amps Service			Ex.			Ord. X Min																																																																			
Condition: Average		Lg	Ord	X	Small	Doors			No. of Elec. Outlets			Many			Ave. X Few																																																																			
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Plumbing			Average Fixture(s)			Water/Sewer																																																																		
Basement 5	1st Floor	Kitchen: Other: Other:		60			Ex.			1			1			Public Water																																																																		
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		60			Ord. X Min			1			3			Public Sewer																																																																		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			1			2			Water Well																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets			Ave. X Few			1			2			1000 Gal Septic																																																																		
Insulation		(7) Excavation		Plumbing			1			1			3			2000 Gal Septic																																																																		
(2) Windows		Basement: 0 S.F. Crawl: 1112 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			1			1			3			Lump Sum Items:																																																																		
X	Many Avg. Few	X	Large Avg. Small	1			1			1			1			Lump Sum Items:																																																																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			1			1			1			Lump Sum Items:																																																																		
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone	1			1			1			1			Lump Sum Items:																																																																		
X	Double Glass Patio Doors Storms & Screens		Treated Wood Concrete Floor	1			1			1			1			Lump Sum Items:																																																																		
(3) Roof		(9) Basement Finish		1			1			1			1			Lump Sum Items:																																																																		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1			1			1			Lump Sum Items:																																																																		
X	Asphalt Shingle	(10) Floor Support		1			1			1			1			Lump Sum Items:																																																																		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			1			1			1			Lump Sum Items:																																																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1112 SF Floor Area = 1112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C -5 Blt 1965																																																																								
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>Brick</td> <td>Crawl Space</td> <td>792</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>320</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>144,607</td> <td>93,990</td> </tr> </tbody> </table>								Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Crawl Space	792			1 Story	Siding	Crawl Space	320			Total:				144,607	93,990																																									
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Notes:										ECF (4085 CROOKED LAKE) 1.460 => TCY: 168,036																																																																								

\*\*\* 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.
		115,000	07/01/1998	WD	33-TO BE DETERMINED	321:171	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
880 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/10/2008	20080243	Complete
	P.R.E. 100% 08/08/2005		Remodel	09/20/2007	20070685	Complete
Owner's Name/Address	MAP #:					
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651	2024 Est TCV 499,715 TCV/TFA: 174.48					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
			* Factors *					
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
			GROUP A\$1600/FF	89.00	189.00	0.8658 1.0981	1600 100	135,374
			89 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =	135,374

Taxpayer's Name/Address		X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651		X	Dirt Road				
		X	Gravel Road				
		X	Paved Road				
		X	Storm Sewer				
		X	Sidewalk				
		X	Water				
		X	Sewer				
		X	Electric				
		X	Gas				
		X	Curb				
		X	Street Lights				
		X	Standard Utilities				
		X	Underground Utils.				
		X	Wood Frame				
			Total Estimated Land Improvements True Cash Value =				5,239

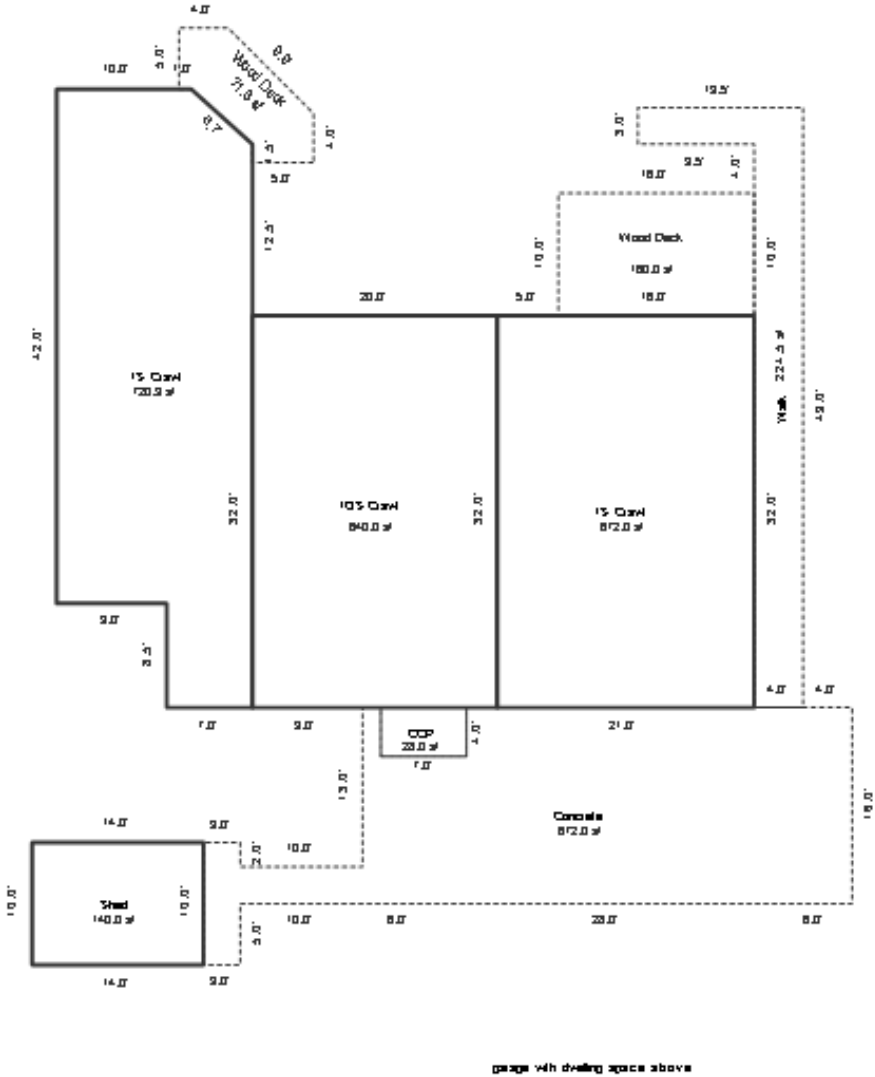
Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. LOT 6 PLAT OF CHIPPEWA SHORES.	2024	67,700	182,200	249,900			143,667C
Comments/Influences	2023	48,900	173,800	222,700			136,826C
	2022	33,600	166,800	200,400			130,311C
	2021	33,600	165,100	198,700			126,149C



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avoid grade change above

Concrete Under

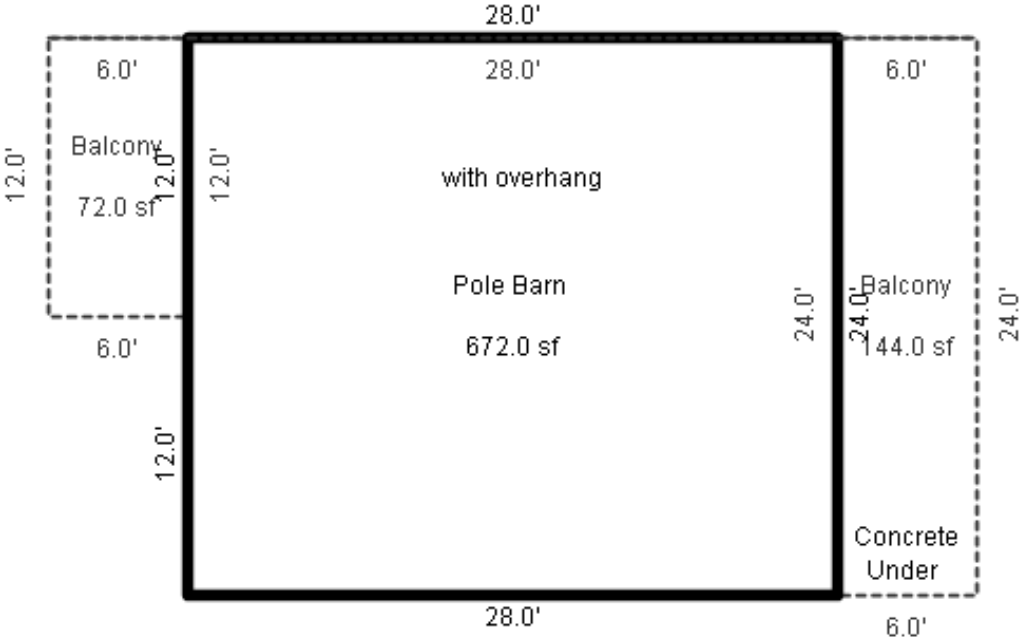
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type Wood Balcony	Year Built: 1986 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater				Class: C -5 Effec. Age: 15 Floor Area: 672 Total Base New : 93,597 Total Depr Cost: 79,558 Estimated T.C.V: 116,155						
Building Style: 2S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 2009	Remodeled 0	Ex	X Ord	Min	Central Air Wood Furnace										
Condition: Average		Size of Closets			(12) Electric										
Room List		Doors	Solid	X H.C.	0 Amps Service										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No./Qual. of Fixtures										
(1) Exterior			Kitchen: Other: Other:		Ex.	X Ord.	Min	Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many	X Ave.	Few	Building Areas							
(2) Windows		(7) Excavation			(13) Plumbing										
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	1	Average Fixture(s) 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			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 Overhang							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments							
X		(3) Roof			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Balcony Wood Balcony Wood Balcony Garages Class: C Exterior: Pole (Finished) Base Cost Door Opener Water/Sewer Public Sewer								
X	Asphalt Shingle	(10) Floor Support			Notes: GRG W/UPPER LIVING ECF (4085 CROOKED LAKE) 1.460 => TCV: 116,155			Totals:							
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Totals:								

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house

Shed



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DENISE KATHRYN	DENISE MARK & KATHRYN	0	10/04/2021	QC	09-FAMILY	2021-03442	PROPERTY TRANSFER	0.0				
HEATER WILLIAM & HEATER B	HEATER BETTY M	1	08/31/2021	QC	09-FAMILY	2021-02947	PROPERTY TRANSFER	0.0				
HEATER BETTY M	DENISE KATHRYN	265,000	08/31/2021	WD	09-FAMILY	2021-02948 & -	PROPERTY TRANSFER	0.0				
HEATER WILLIAM F & BETTY	HEATER WILLIAM F & HEATHE	1	10/22/2014	QC	21-NOT USED/OTHER	2014-03596	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
870 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/22/2013		2013-0395	100%			
Owner's Name/Address		P.R.E. 0%		Addition		01/01/2007		20070773	Complete			
DENISE MARK & KATHRYN 2908 CARDEN LN LA GRANGE KY 40031		MAP #:		Reroof		08/07/2006		20060255	Complete			
		2024 Est TCV 479,179 TCV/TFA: 203.21										
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		* Factors *								
Tax Description		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 7 PLAT OF CHIPPEWA SHORES.			Gravel Road	GROUP A	\$1600/FF	89.00	182.00	0.8658	1.0878	1600	100	134,103
Comments/Influences			Paved Road	89 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 134,103								
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
			Water	D/W/P: 3.5 Concrete	6.58	130	0	0				
		X	Sewer	D/W/P: Asphalt Paving	3.10	3549	0	0				
		X	Electric	Residential Local Cost Land Improvements								
			Gas	Description	Rate	Size	% Good	Cash Value				
			Curb	LAND IMPROVE 5000	5,000.00	1	95	4,750				
			Street Lights	Total Estimated Land Improvements True Cash Value = 4,750								
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
		Rolling										
		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		
		X	PRIVATE RD	2024	67,100	172,500	239,600			94,318C		
		TPC 12/27/2017 INSPECTED		2023	48,600	164,900	213,500			89,827C		
		TPC 04/19/2016 INSPECTED		2022	33,600	158,400	192,000			85,550C		
		TPC 04/27/2015 INSPECTED		2021	33,600	156,900	190,500			82,818C		

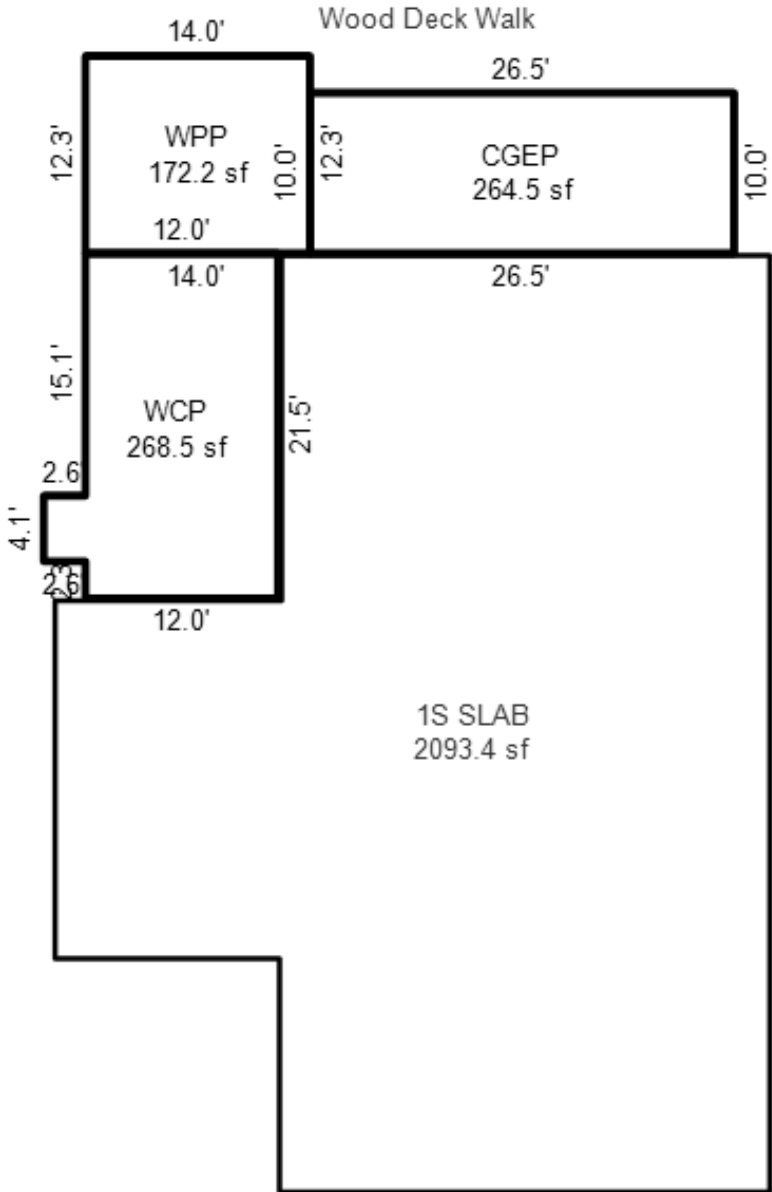


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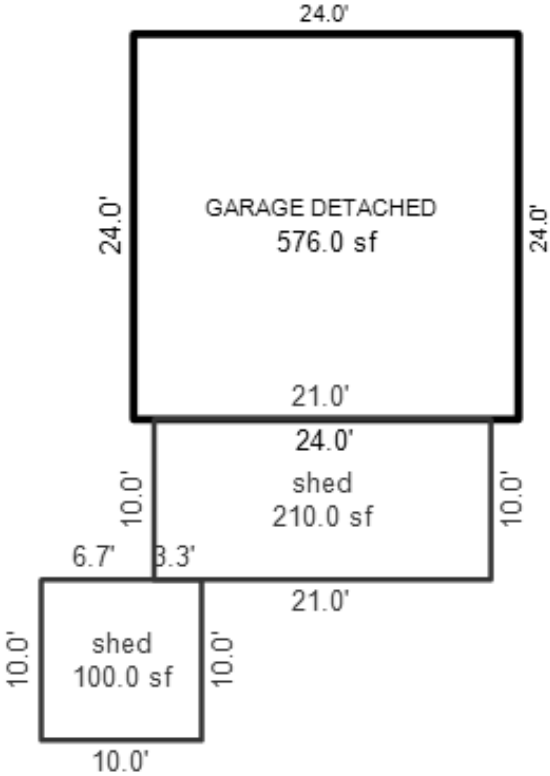
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Class: C +5 Effec. Age: 35 Floor Area: 2,358 Total Base New : 358,650 Total Depr Cost: 233,100 Estimated T.C.V: 340,326		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Condition: Average		Size of Closets		Central Air Wood Furnace		No. of Elec. Outlets		Building Areas		Cls C 5 Blt 1974	
Yr Built 1974	Remodeled 2014	Ex	X	Ord	Min	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2358 SF Floor Area = 2358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid X H.C.		(12) Electric		Building Areas		Total:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		200 Amps Service		Plumbing		Average Fixture(s)			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2358 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Plumbing		2 Fixture Bath			
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)		1		1,476 959	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Porches		2 Fixture Bath		3,108 2,020	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:						Deck		1		10,423 6,775	
(3) Roof								Garages		268		9,415 6,120	
X	Gable Hip Flat	Gambrel Mansard Shed						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		172		4,199 2,729	
X	Asphalt Shingle							Treated Wood		348		5,954 3,870	
Chimney: Brick								Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		576		24,808 16,125	
								Water/Sewer		1		1,494 971	
								Public Sewer		1		2,686 1,746	
								Water Well, 50 Feet					
								Built-Ins		1		2,766 1,798	
								Appliance Allow.					
								Fireplaces		1		5,338 3,470	
								Interior 1 Story					
								Local Cost Items					
								SANITARY SEWER		1		0 0 *	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>													

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



Asphalt



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

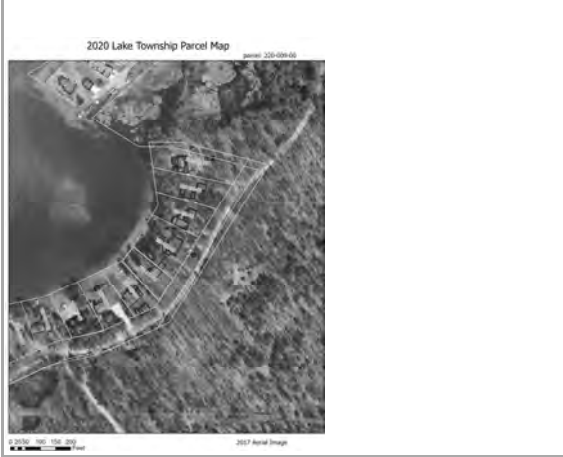
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVANS THOMAS & SILVIA	KARL DAVID & GANSS ELIZAB	130,000	09/10/2021	WD	03-ARM'S LENGTH	2021-03066	PROPERTY TRANSFER	100.0
DOHM JOHN P	EVANS THOMAS & SILVIA	80,000	09/10/2019	WD	03-ARM'S LENGTH	2019-02838	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
860 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KARL DAVID & GANSS ELIZABETH GRACE 12568 DEJAROL DR SOUTH LYON MI 48178	MAP #:					
	2024 Est TCV 108,204					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
			GROUP A \$1600/FF 65.43 194.15 0.9350 1.1055 1600 100 108,204					
			65 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 108,204					

**Tax Description**  
 PART OF LOT 8 PLAT OF CHIPPEWA SHORES OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 51 DESC AS BEG AT SE COR LOT 8, TH N 40 DEG 41'36"W 175.33 FT, N 31 DEG 28'41"E 65.43 FT, S 47 DEG 17'46"E 171.77 FT, S 32 DEG 32'00"W 85.68 FT TO POB. FORMERLY . LOT 8 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.

**Comments/Influences**  
 1/26/2021 TRANSFER 20.68' PART TO LOT 9



**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
2024	54,100	0	54,100			30,759C
2023	39,000	0	39,000			29,295C
2022	27,900	0	27,900			27,900S
2021	27,900	0	27,900			25,350C

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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.
EVANS THOMAS E & SILVIA A	EVANS THOMAS E & SILVIA A	0	11/11/2022	WD	09-FAMILY	2022-03800	DEED	0.0
		76,000	01/01/1997	WD	33-TO BE DETERMINED	308:1482	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
850 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 562,676 TCV/TFA: 310.19					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description			X	Dirt Road					
LOT 9 PLAT OF CHIPPEWA SHORES OF SURVEY IN BOOK OF SURVEYS S-6 P 51. ALSO PCL OF SURVEY IN BOOK OF SURVEYS S-6 P51 DESC AS: BEG AT NE COR LOT 8, TH S 32 DEG 32'00"W 44.48 FT, N 47 DEG 17'46"W 171.77 FT, N 31 DEG 28'41"E 20.68 FT, S 55 DEG 15'40"E 169.58 FT TO POB, BEING PART OF LOT 8 OF CHIPPEWA SHORES. FORMERLY . LOT 9 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.			X	Gravel Road					
			X	Paved Road					
			X	Storm Sewer					
			X	Sidewalk					
			X	Water					
			X	Sewer					
			X	Electric					
				Gas					
				Curb					
				Street Lights					
				Standard Utilities					
				Underground Utils.					



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

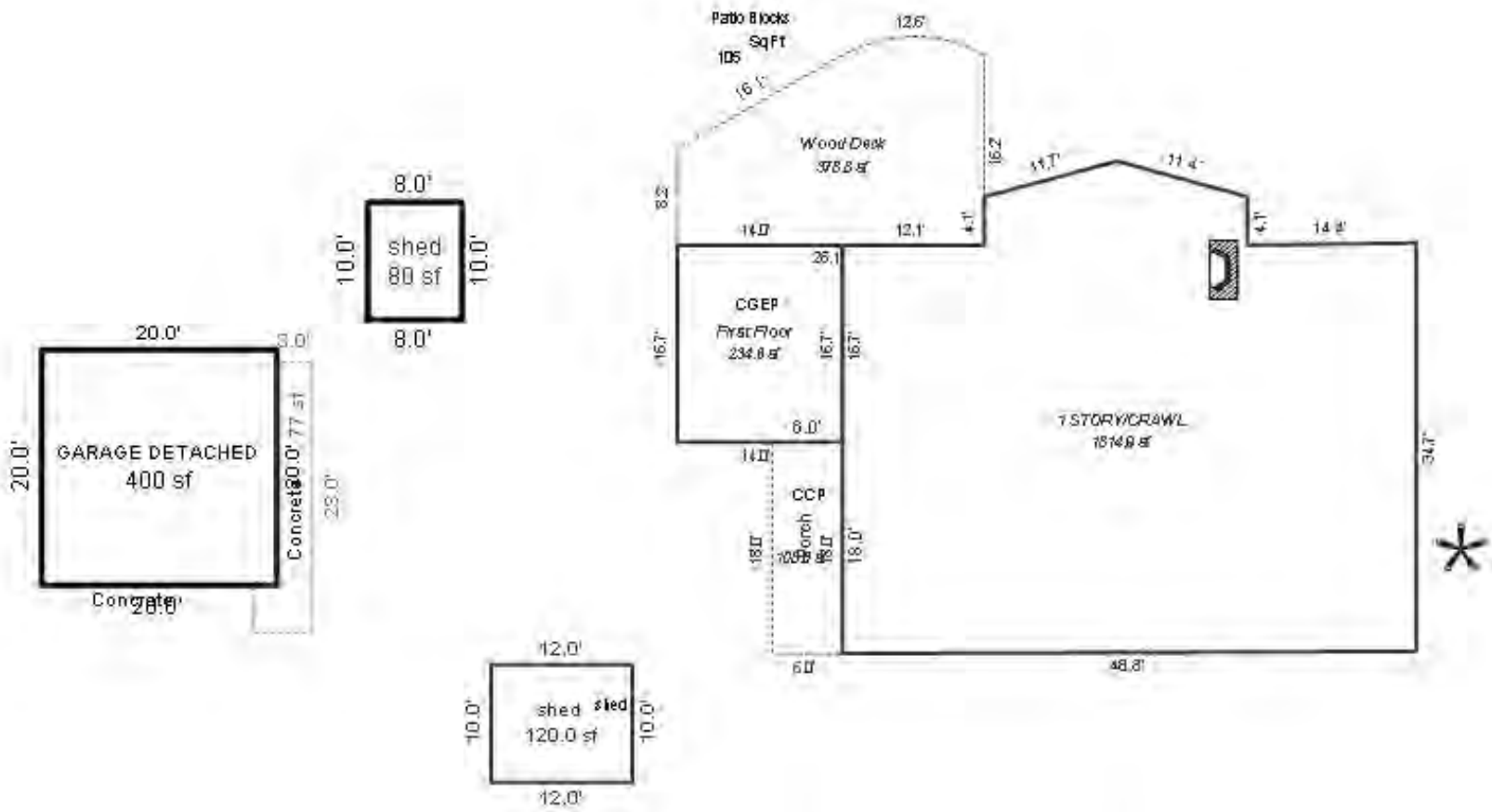
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	78,600	202,700	281,300			147,233C
2023	56,200	193,500	249,700			140,222C
2022	37,000	185,900	222,900			133,545C
2021	37,000	184,100	221,100			129,279C

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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 234 108 378	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1968 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: 400 % 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: 20 Floor Area: 1,814 Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		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 = 1814 SF Floor Area = 1814 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			E.C.F. X 1.460		Cls C 10 Blt 1999			
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1814 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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		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		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(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			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	(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			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Chimney:		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			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
		(14) Water/Sewer		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
		Public Water Public Sewer Water Well		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
		1000 Gal Septic 2000 Gal Septic		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: 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			Total Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
		SANITARY SEWER		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		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 Base New : 343,018 Total Depr Cost: 274,422 Estimated T.C.V: 400,656			E.C.F. X 1.460		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.
HALLGREN DAN E & SHIRLEY	SHUPE TIMOTHY & ELLEN	246,000	07/30/2019	WD	03-ARM'S LENGTH	2019-02380	PROPERTY TRANSFER	100.0
HALLGREN DAN E & SHIRLEY	HALLGREN DAN E & SHIRLEY	0	08/06/2004	WD	21-NOT USED/OTHER	04-0/3826	DEED	0.0
		103,900	10/01/1999	WD	33-TO BE DETERMINED	332:582	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
840 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/01/2019	2019-0509	100%
	P.R.E. 100% 08/19/2019		Addition	12/31/2004	2004-9998	Complete
Owner's Name/Address	MAP #:		2024 Est TCV 396,728 TCV/TFA: 236.57			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. LOT 10 PLAT OF CHIPPEWA SHORES.				GROUP A\$1600/FF	84.00	191.00	0.8784	1.1010	1600 100	129,970
Comments/Influences				84 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =	129,970

CHG PATIO TO CFP/SE ALSO 16X24 ADDN @ 45% FOR 02 ADD'N COMP FOR 05 ADD SEWER FOR 06 +1000.	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Ren. Conc.	8.18	81 50	331
	X	Electric	D/W/P: Patio Blocks	15.61	45 0	0
			Total Estimated Land Improvements True Cash Value =			331

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



Who	When	What	2024	65,000	133,400	198,400			163,176C
TPC	10/24/2019	INSPECTED	2023	46,900	127,300	174,200			155,406C
TPC	05/09/2019	INSPECTED	2022	32,400	123,400	155,800			148,006C
TPC	12/27/2017	INSPECTED	2021	32,400	123,400	155,800			143,278C

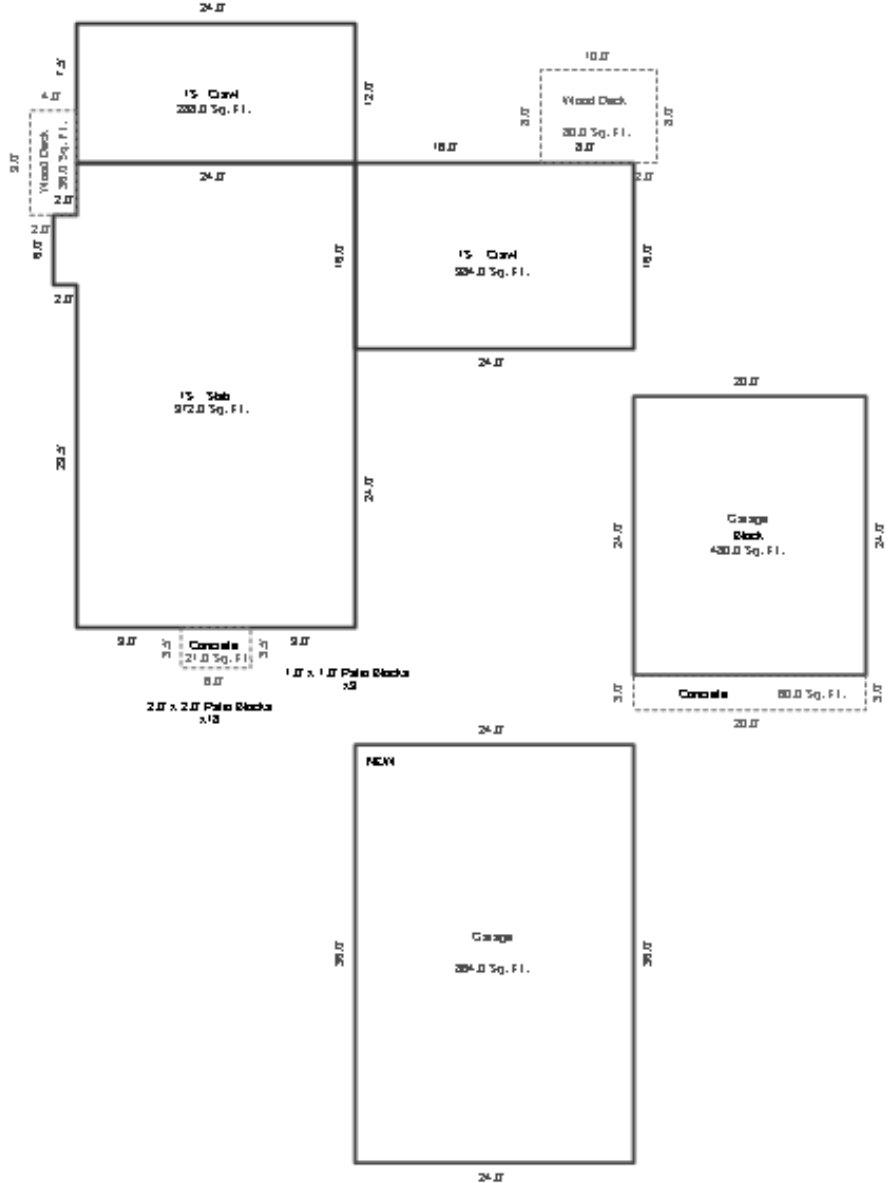
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 36 80	Type Treated Wood Treated Wood	Year Built: 1964 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: 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 No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,677 Total Base New : 280,746 Total Depr Cost: 182,484 Estimated T.C.V: 266,427		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																														
X	Block	X	Drywall	Plaster																																								
Building Style: 1S		X	Paneled	Wood T&G																																								
Yr Built 1964		Remodeled 2004		Ex	X	Ord	Min																																					
Condition: Average		Size of Closets		Lg	X	Ord	Small																																					
Room List		Doors	Solid		X	H.C.																																						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric																																					
(1) Exterior							100 Amps Service																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																																					
	Insulation			No. of Elec. Outlets			Many X Ave. Few																																					
(2) Windows		(7) Excavation		(13) Plumbing																																								
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 677 S.F. Slab: 1000 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																					
(3) Roof		(9) Basement Finish					1 Public Water 1 Public Sewer 1 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)			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: Forced Air w/ Ducts Ground Area = 1677 SF Floor Area = 1677 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>Block</td> <td>Slab</td> <td>1,000</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Block</td> <td>Crawl Space</td> <td>389</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>204,753</td> <td>133,089</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,441 937 3 Fixture Bath 1 4,535 2,948 Deck Treated Wood 36 1,473 957 Treated Wood 80 2,210 1,436 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 480 19,589 12,733 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 32,219 20,942 Door Opener 2 1,067 694 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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,000			1 Story	Block	Crawl Space	389			1 Story	Siding	Crawl Space	288			Total:				204,753	133,089
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Block	Slab	1,000																																									
1 Story	Block	Crawl Space	389																																									
1 Story	Siding	Crawl Space	288																																									
Total:				204,753	133,089																																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRISTOW NORMAN & SALLY TR	MINERT DOUGLAS P & AMAL A	337,000	08/10/2021	WD	03-ARM'S LENGTH	2021-02847	PROPERTY TRANSFER	100.0
BRISTOW NORMAN S & SALLY	BRISTOW NORMAN S & SALLY	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1204	DEED	0.0
		77,500	10/01/1995	WD	33-TO BE DETERMINED	299:133	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
830 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/11/2013	2013-0087	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MINERT DOUGLAS P & AMAL A 811 ANCHOR LN PORTAGE MI 49002	2024 Est TCV 339,866 TCV/TFA: 318.23

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

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

Tax Description	Value
. LOT 11 PLAT OF CHIPPEWA SHORES.	137,606

Comments/Influences	Value
	137,606

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	232 0	0
D/W/P: Asphalt Paving	3.10	1200 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site

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

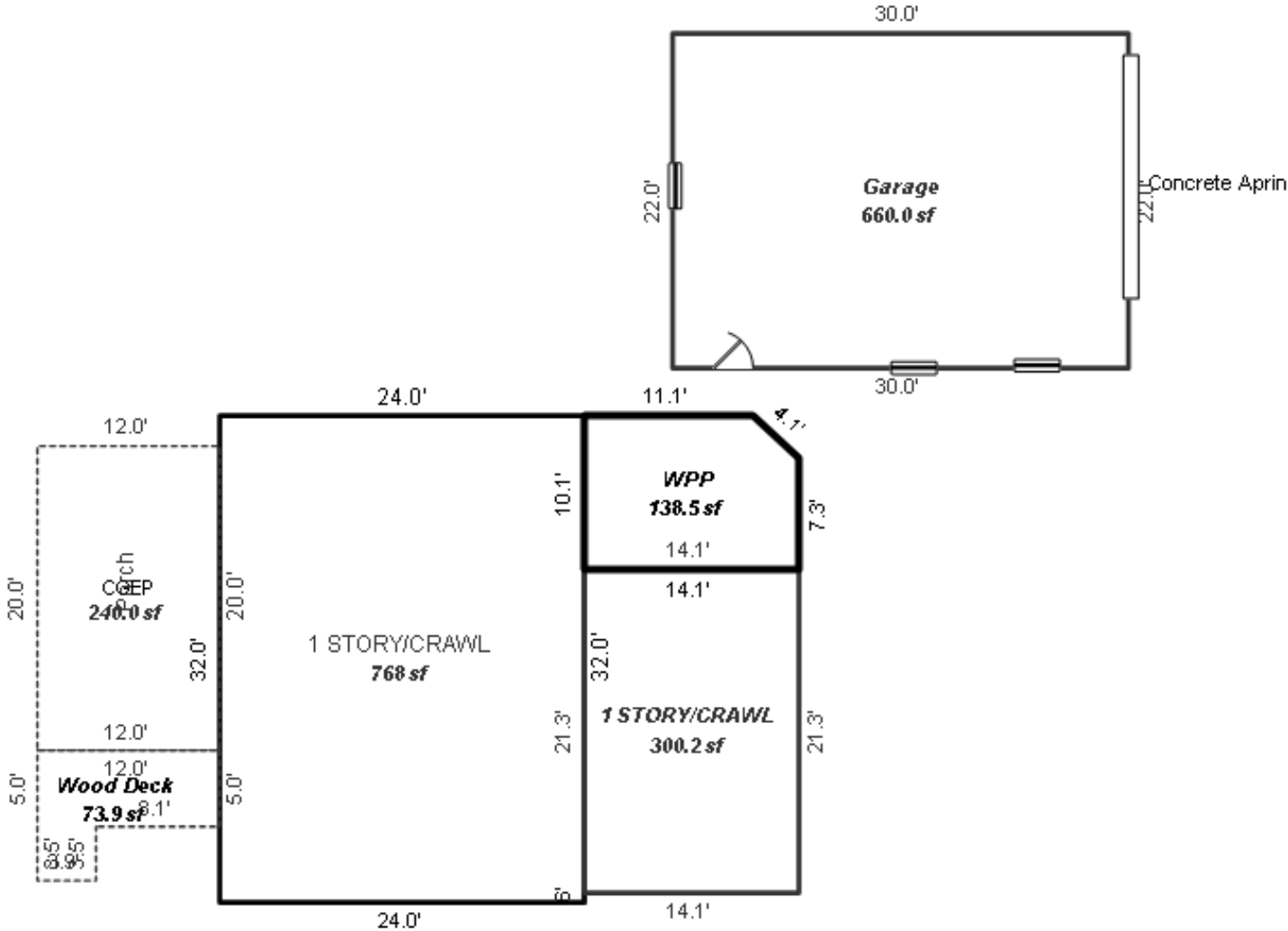
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	68,800	101,100	169,900			138,143C
2023	48,500	96,600	145,100			131,565C
2022	32,400	92,900	125,300			125,300S
2021	32,400	86,800	119,200			78,542C

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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 240 138 73	Type CGEP (1 Story) WPP WPP	Year Built: 1960 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: 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: C +5 Effec. Age: 35 Floor Area: 1,068 Total Base New : 210,517 Total Depr Cost: 136,822 Estimated T.C.V: 199,760			E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		Drywall	Plaster	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1960						
Yr Built 1960		Remodeled 2013		200 Amps Service			No./Qual. of Fixtures			Ground Area = 1068 SF Floor Area = 1068 SF.						
Condition: Average		Ex	X Ord	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		Lg	X Ord	Small	(13) Plumbing			Building Areas								
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			1 Story Siding Crawl Space 768						
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Many X Ave. Few			1 2 Fixture Bath			1 Story Siding Crawl Space 300						
Insulation		Basement: 0 S.F. Crawl: 1068 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 148,655 96,612						
(2) Windows		(8) Basement		Average Fixture(s)			Plumbing			Average Fixture(s)						
Many Avg. X Avg. Few Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath			Porches			2 Fixture Bath						
X Wood Sash Metal Sash Vinyl Sash		(9) Basement Finish		Solar Water Heat			CGEP (1 Story)			1 1,476 959						
X Double Hung Horiz. Slide Casement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Toilet			WPP			1 3,108 2,020						
X Double Glass Patio Doors Storms & Screens		(10) Floor Support		Extra Sink			WPP			1 14,186 9,221						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Separate Shower			Garages			1 3,645 2,369						
X Gable Hip Flat		Public Water		Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			1 2,585 1,680						
Gambrel Mansard Shed		1 Public Sewer		Ceramic Tile Wains			Base Cost			660 24,578 15,976						
X Asphalt Shingle		1 Water Well		Ceramic Tub Alcove			Water/Sewer			1 1,494 971						
Chimney: Block		2000 Gal Septic		Vent Fan			Public Sewer			1 2,686 1,746						
		Lump Sum Items:					Water Well, 50 Feet			1 2,766 1,798						
							Built-Ins			1 2,766 1,798						
							Appliance Allow.			1 2,766 1,798						
							Fireplaces			1 5,338 3,470						
							Interior 1 Story			1 5,338 3,470						
							Local Cost Items			1 0 0 *						
							SANITARY SEWER			1 0 0 *						
							Totals:			210,517 136,822						
							<<<<< 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.
KOBISKA BASIL & ETHEL	MCMIN DEAN R & LOWES PENN	150,000	08/13/2019	WD	16-LC PAYOFF	2019-02529	PROPERTY TRANSFER	0.0
KOBISKA BASIL & ETHEL TRU	LOWES PENNY L & MCMIN DEA	150,000	11/05/2013	LC	16-LC PAYOFF	2013-03765	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03366 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
820 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/30/2021	2021-0684	100%
	P.R.E. 100% 06/16/2021		Addition	09/27/2016	2016-0481	100%
Owner's Name/Address	MAP #:		ALTERATION	12/31/2013	2014-0573	100%
MCMIN DEAN R & LOWES PENNY L 820 S OAK DR LAKE CITY MI 49651	2024 Est TCV 406,433 TCV/TFA: 355.27					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
	Public Improvements		* Factors *				
Tax Description			Description	Frontage	Depth	Rate %Adj. Reason	Value
. LOT 12 PLAT OF CHIPPEWA SHORES.	X		GROUP A\$1600/FF	84.00	304.00	0.8784 1.2366	145,984
Comments/Influences			84 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =				145,984

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X	Dirt Road	D/W/P: 3.5 Concrete	6.58	120 50	395
X	Gravel Road	D/W/P: Patio Blocks	15.61	48 50	374
X	Paved Road	D/W/P: 4in Ren. Conc.	8.18	194 50	793
X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			1,562
X	Sidewalk				
X	Water				
X	Sewer				
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	73,000	130,200	203,200			138,222C
X	Rolling	2023	50,300	124,300	174,600			131,640C
X	Low	2022	32,400	98,600	131,000			104,705C
X	High	2021	32,400	97,700	130,100		130,100W	101,361C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	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 288 150 168 442 55 144	Type WGEP (1 Story) WSEP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,144 Total Base New : 272,804 Total Depr Cost: 177,320 Estimated T.C.V: 258,887			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 = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1963			
Yr Built	Remodeled	Ex	Ord	X	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
1963	2017					Many X Ave. Few			1 Story Siding Slab 1,144			Total: 160,391 104,252						
Condition: Average		Size of Closets		(12) Electric			Plumbing			Other Additions/Adjustments			Plumbing					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Average Fixture(s)			Average Fixture(s)			3 Fixture Bath			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			2			2 Fixture Bath			Softener, Auto			Softener, Manual		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0			3 Fixture Bath			Extra Sink			Separate Shower			Ceramic Tile Floor		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			Extra Toilet			Ceramic Tile Wains			Ceramic Tub Alcove		
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0			2			Solar Water Heat			No Plumbing			Extra Toilet		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			Solar Water Heat			No Plumbing			Extra Toilet		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
X	Storms & Screens	(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
(3) Roof		(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
Chimney: Metal		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat			No Plumbing			Extra Toilet		

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN & DIANA	LOONEY SELWYN EFRAM	1	12/21/2005	WD	06-COURT JUDGEMENT	2005-00193	DEED	0.0

Property Address: S RIVERVIEW 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: LOONEY SELWYN EFRAM  
 7206 RAILROAD ST  
 LAKE CITY MI 49651  
 2024 Est TCV 14,837

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 100' @ 90/	187.00	288.00	0.8551	1.0309	90	100	14,837
			187 Actual Front Feet, 1.24 Total Acres Total Est. Land Value =							14,837

Tax Description: SEC 35 T22N R8W LOT 1 CLAM RIVER ESTATES.  
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,400	0	7,400			2,756C
2023	5,800	0	5,800			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN E & DIANA S	LOONEY DIANA	0	12/22/2004	QC	21-NOT USED/OTHER	04-0/5313	DEED	0.0

Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
5119 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 05/01/1995								
Owner's Name/Address		MAP #:								
LOONEY DIANA 5119 RIVERVIEW DR LAKE CITY MI 49651		2024 Est TCV 181,609 TCV/TFA: 103.19								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
LOONEY DIANA 5119 RIVERVIEW DR LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 35 T22N R8W LOT 2 CLAM RIVER ESTATES.		Gravel Road		A 100' @ 90/	202.01	254.25	0.8388 0.9993	90 100	15,239	
Comments/Influences		Paved Road		202 Actual Front Feet, 1.18 Total Acres					Total Est. Land Value =	15,239
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	3.10	1000	50	1,550		
		Sewer		D/W/P: 3.5 Concrete	6.58	150	50	493		
		Electric		Total Estimated Land Improvements True Cash Value =					2,043	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	7,600	83,200	90,800			56,542C
		Low		2023	5,900	80,600	86,500			53,850C
		High		2022	7,500	72,200	79,700			51,286C
		Landscaped		2021	5,000	68,800	73,800			49,648C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 12/27/2017	INSPECTED							

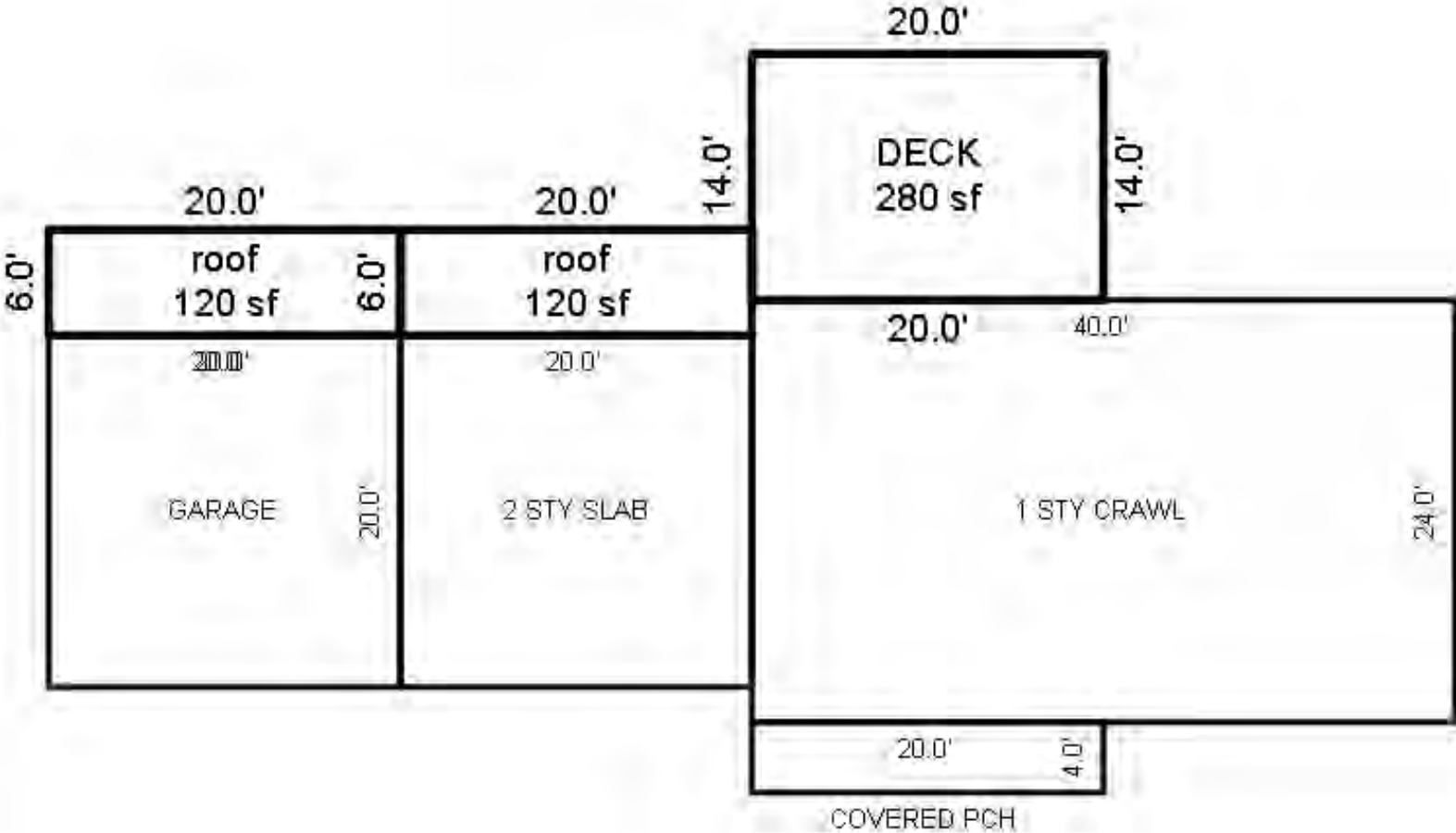


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			80	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,760 Total Base New : 252,425 Total Depr Cost: 176,696 Estimated T.C.V: 164,327			E.C.F. X 0.930		Roof:	
Yr Built 1981	Remodeled 1984	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1981	
Condition: Average		Lg	X	Ord		Small	100 Amps Service			(11) Heating System: Forced Air w/ Ducts						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1360 SF Floor Area = 1760 SF.						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 400 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			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(8) Basement		Basement Finish			1			1 Story Siding Craw Space 960						
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Story Siding Slab 400						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Public Water			1			Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Public Sewer			1			Plumbing						
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Water Well			1			Average Fixture(s)						
(3) Roof		(10) Floor Support		1000 Gal Septic			1			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed		2000 Gal Septic			1			1000 Gal Septic						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Plumbing						
Chimney: Metal										Water Well						
										Solar Water Heat						
										No Plumbing						
										Extra Toilet						
										Extra Sink						
										Separate Shower						
										Ceramic Tile Floor						
										Ceramic Tile Wains						
										Ceramic Tub Alcove						
										Vent Fan						
										Total:			210,059		147,041	
										Plumbing						
										Average Fixture(s)			1		1,476 1,033	
										Water/Sewer						
										1000 Gal Septic			1		4,864 3,405	
										Water Well, 50 Feet			1		2,686 1,880	
										Porches						
										WCP (1 Story)			80		4,246 2,972	
										Deck						
										Treated Wood			280		5,169 3,618	
										w/Roof (Roof portion)			240		3,902 2,731	
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost			400		19,396 13,577	
										Common Wall: 1 Wall			1		-2,686 -1,880	
										Door Opener			1		547 383	
										Built-Ins						
										Appliance Allow.			1		2,766 1,936	
										Totals:			252,425		176,696	
										Notes:						
										ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV:					164,327	

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



\*\*\* 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		
5155 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		08/26/2008		20080487	Complete			
Owner's Name/Address		P.R.E. 100% 07/01/2004		MAP #:		2024 Est TCV 216,020 TCV/TFA: 120.55						
WEBSTER GENE L & MAXINE E 5155 S RIVERVIEW 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 *								
WEBSTER GENE L & MAXINE E 5155 RIVERVIEW DR LAKE CITY MI 49651		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X	Gravel Road	A 100' @ 90/		214.72	267.30	0.8261	1.0118	90	100	16,153
. SEC 35 T22N R8W LOT 3 CLAM RIVER ESTATES.		X	Paved Road	215 Actual Front Feet, 1.32 Total Acres		Total Est. Land Value =						16,153
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	300	0	0			
		X	Sewer	D/W/P: 4in Ren. Conc.		8.18	1000	0	0			
		X	Electric	D/W/P: Crushed Rock		2.27	300	0	0			
		X	Gas	Wood Frame		24.99	192	98	4,702			
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description		Rate	Size	% Good	Cash Value			
		X	Standard Utilities	LAND IMPROVE 2500		2,500.00	1	95	2,375			
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value =						7,077		
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	8,100	99,900	108,000			73,240C	
		TPC 12/27/2017	INSPECTED		2023	6,300	96,800	103,100			69,753C	
		TPC 10/10/2015	INSPECTED		2022	7,500	89,000	96,500			66,432C	
		RJG 12/04/2008	INSPECTED		2021	5,000	87,500	92,500			64,310C	

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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: 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 35 Floor Area: 1,792 Total Base New : 318,943 Total Depr Cost: 207,301 Estimated T.C.V: 192,790			210	CCP (1 Story)	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 1980						
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1288 SF Floor Area = 1792 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		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			1 Average Fixture(s)			1.5 Story Siding Basement 1,008						
(1) Exterior		Kitchen: Other: Other:		200			1 2 Fixture Bath			Total: 235,360 152,971						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			1 3 Fixture Bath			Other Additions/Adjustments						
(2) Windows		X	Drywall	Ex. X Ord. Min			1 2 Fixture Bath			Plumbing						
X	Many Avg. X Few	Large Avg. X Small		Basement: 1008 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Softener, Auto			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		No. of Elec. Outlets			1 Softener, Manual			2 Fixture Bath						
X	Double Hung Horiz. Slide Casement	X		Basement			1 Solar Water Heat			Water/Sewer						
X	Double Glass Patio Doors Storms & Screens	X	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			1 No Plumbing			1000 Gal Septic						
(3) Roof		(9) Basement Finish		Plumbing			1 Extra Toilet			Water Well, 50 Feet						
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Extra Sink			Porches						
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			1 Separate Shower			Ceramic Tile Floor						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Extra Sash			Deck						
				Lump Sum Items:			1 Ceramic Tub Alcove			Treated Wood						
							1 Vent Fan			Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost						
										Common Wall: 1 Wall						
										Door Opener						
										Class: CD Exterior: Pole (Unfinished)						
										Base Cost						
										Built-Ins						
										Appliance Allow.						
										Totals:						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
MARTENS RANDALL & GAIL	TROLZ TERRY S & TONYA L	204,000	10/05/2018	WD	03-ARM'S LENGTH	2018-03255	PROPERTY TRANSFER	100.0									
KOBISKA EARL WAYNE	MARTENS RANDALL & GAIL	182,000	09/25/2015	WD	03-ARM'S LENGTH	2015-03340	PROPERTY TRANSFER	100.0									
KOBISKA EARL WAYNE & ONAL	KOBISKA EARL WAYNE	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2578	DEED	0.0									
BURNETTE LINDA (WIDOW)	KOBISKA EARL WAYNE & ONAL	170,000	05/14/2008	WD	03-ARM'S LENGTH	2008/1777	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
5191 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST															
Owner's Name/Address		P.R.E. 100% 10/15/2018															
TROLZ TERRY S & TONYA L 5191 S RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 264,449 TCV/TFA: 196.47													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS											
. SEC 35 T22N R8W LOT 4 CLAM RIVER ESTATES.		X		Public Improvements		* Factors *		IRR									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NEW HOUSE FOR 96		X		Paved Road		A 100' @ 90/		264.95		453.22	0.7838	1.1546	90	100		21,581	
NEW PC GRG FOR 99		X		Storm Sewer		265 Actual Front Feet,		2.76		Total Acres		Total Est. Land Value =		21,581			
		X		Sidewalk		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 4in Ren. Conc.		8.18		1250	0	0					
		X		Sewer		D/W/P: 3.5 Concrete		6.58		300	0	0					
		X		Electric		D/W/P: Patio Blocks		15.61		150	0	0					
		X		Gas		D/W/P: Asphalt Paving		3.10		3700	0	0					
				Curb		Wood Frame		24.87		195	50	2,425					
				Street Lights		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value				
		X		Standard Utilities		LAND IMPROVE 5000		5,000.00		1	95	4,750					
		X		Underground Utils.		Total Estimated Land Improvements		True Cash Value =		7,175							
Topography of Site		X		Level		Rolling											
		X		Low		High											
				Landscaped		Swamp											
				Wooded		Pond											
				Waterfront		Ravine											
				Wetland		Flood Plain											
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		10,800		121,400		132,200		116,733C	
		TPC 12/27/2017 INSPECTED		2023		8,400		117,700		126,100						111,175C	
		TPC 09/25/2015 INSPECTED		2022		7,500		108,400		115,900						105,881C	
				2021		5,000		104,800		109,800						102,499C	



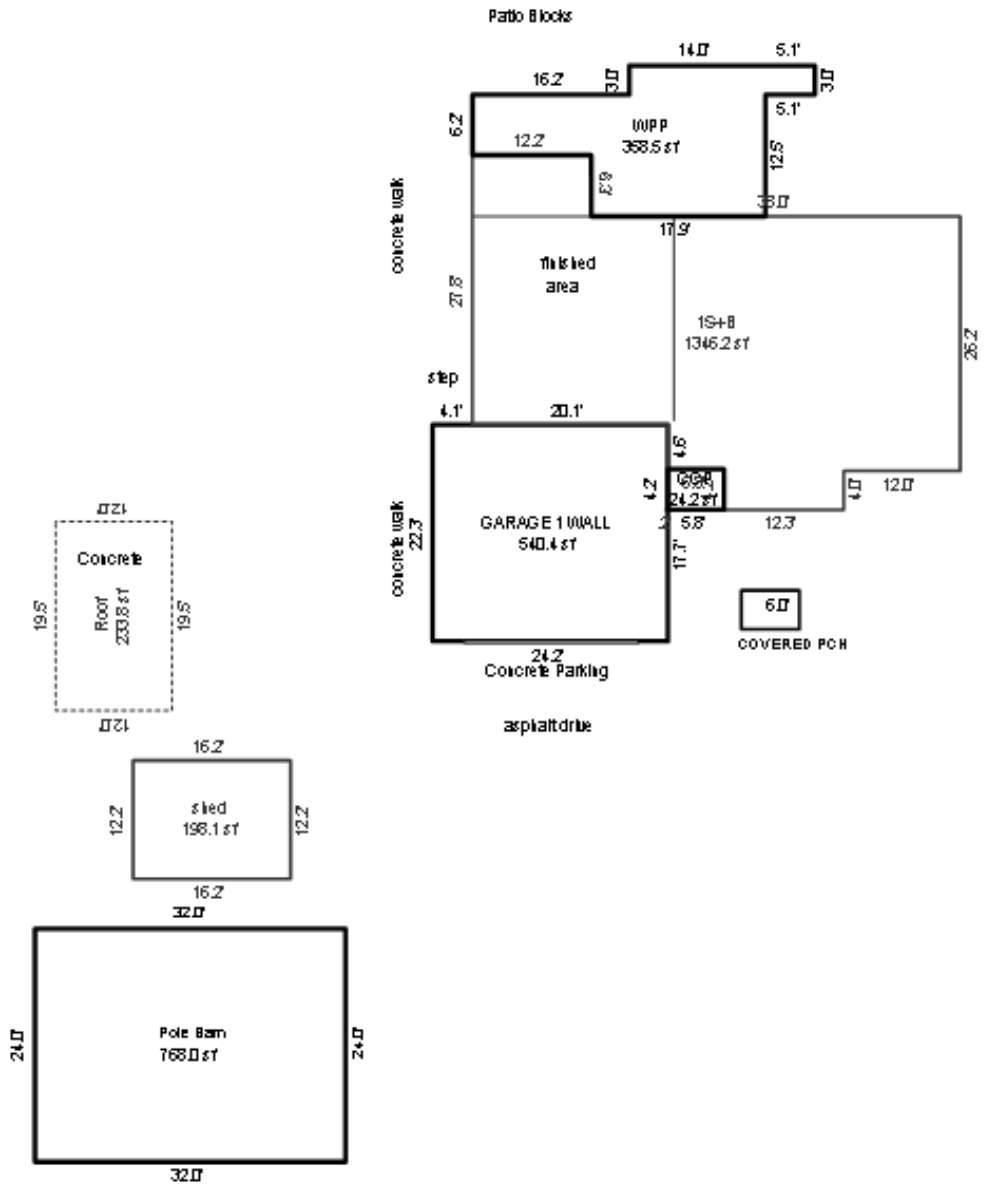
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type			Year Built: 1995 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: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							24 358 233	CCP (1 Story) WPP 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: C Effec. Age: 15 Floor Area: 1,346 Total Base New : 298,156 Total Depr Cost: 253,433 Estimated T.C.V: 235,693			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1995	Remodeled 2017	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1346 SF Floor Area = 1346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1995					
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Amps Service								
Room List		Doors		Solid	X	H.C.	(12) Electric			No. of Elec. Outlets								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			200			Ex. X Ord. Min									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,346 Total: 201,692 171,438								
(2) Windows		(7) Excavation		Basement: 1346 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments Recreation Room 390 7,539 6,408 Basement, Outside Entrance, Below Grade 1 2,560 2,176 Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 2 11,616 9,874 Porches WPP 358 6,025 5,121 CCP (1 Story) 24 1,208 1,027 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 540 28,555 24,272 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Class: C Exterior: Pole (Unfinished) Base Cost 768 20,513 17,436 Built-Ins Appliance Allow. 1 2,766 2,351 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Many Avg. X Few	Large Avg. X Small	(8) Basement			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		390 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLES LAWRENCE P & SHARON	COLES LAWRENCE P & SHARON	0	05/04/2015	QC	21-NOT USED/OTHER	2015-01621	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5197 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
COLES LAWRENCE P & SHARON P COLES MICHELE L 5197 S RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 217,791 TCV/TFA: 153.59					

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 5 CLAM RIVER ESTATES.	X		Dirt Road	199.77	367.51	0.8411	1.0957	90	100	16,570	
Comments/Influences			Gravel Road	200 Actual Front Feet, 1.69 Total Acres						Total Est. Land Value =	16,570

ADD 1.5 BATHS, FB FOR 93 NEW PC GRG FOR 04 (NICE)	X	Electric	Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
	X	Gas	Residential Local Cost Land Improvements						
	X	Curb	Description	Rate	Size % Good	Cash Value			
	X	Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950			
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =						950

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Underground Utils.		Low	2024	8,300	100,600	108,900			74,631C
		High	2023	6,400	97,500	103,900			71,078C
		Landscaped	2022	7,500	89,700	97,200			67,694C
		Swamp	2021	5,000	87,800	92,800			65,532C

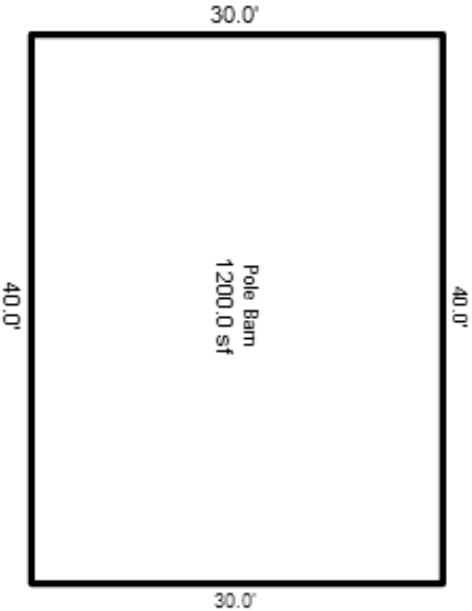
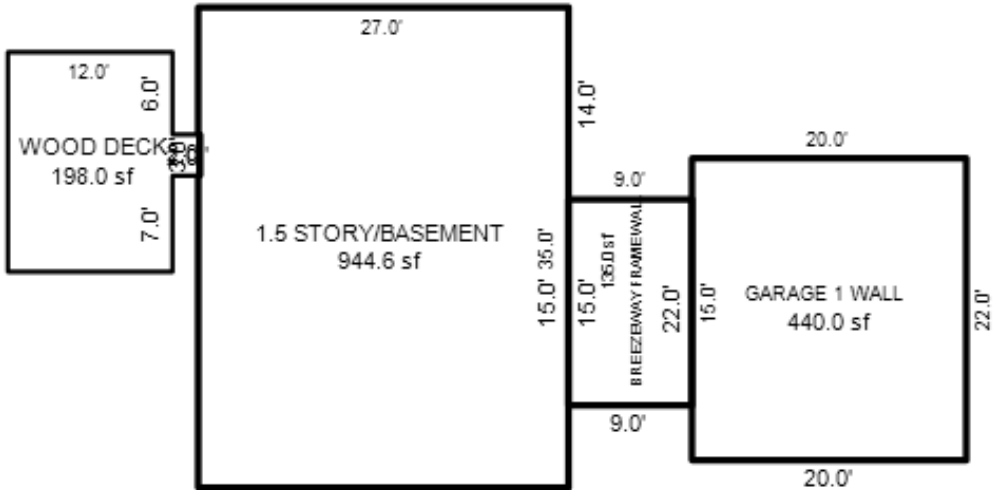


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood 135 Brzwy, FW	Year Built: 1980 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1					
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,418 Total Base New : 307,636 Total Depr Cost: 215,345 Estimated T.C.V: 200,271		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 10		Blt 1980	
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 945 SF		Floor Area = 1418 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Foundation		Size		Cost New	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Basement		Total:		199,935	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 945 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			1.5 Story		Siding		Basement	
(2) Windows		(8) Basement		Basement Living Area			Plumbing			500		17,930		12,551	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages			1		1,476		1,033	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1000 Gal Septic 2000 Gal Septic			1		4,646		3,252	
(3) Roof		(10) Floor Support		Lump Sum Items:			Water/Sewer			1		3,108		2,176	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		4,864		3,405		
X	Asphalt Shingle	Chimney: Block		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Lump Sum Items:			1		4,028		2,820	
				Class: CD Exterior: Pole (Unfinished)						1200		25,920		18,144	
				Base Cost						1		2,766		1,936	
				Common Wall: 1/2 Wall						1		-1,343		-940	
				Door Opener						1		485		339	
				Base Cost						1200		25,920		18,144	
				Built-Ins						1		8,024		5,617	
				Appliance Allow.						1		2,766		1,936	
				Fireplaces						1		8,024		5,617	
				Exterior 2 Story						1		8,024		5,617	
<<<<< 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.
DISCHER THOMAS A	DISCHER DEBORAH L	0	12/13/2021	OTH	07-DEATH CERTIFICATE	2022-00057	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5203 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DISCHER DEBORAH L 5203 RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 181,049 TCV/TFA: 117.26					

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 6 CLAM RIVER ESTATES.	X		A 100' @ 90/	157.50	350.74	0.8926	1.0830	90	100	13,703
Comments/Influences			158 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 13,703							

20X22 BSM'T GRG	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	LAND IMPROVE 1000	1,000.00	1 94	940
	X	Gas	Total Estimated Land Improvements True Cash Value =			940

Topography of Site	X	Residential Local Cost Land Improvements						
		Description	Rate	Size % Good	Cash Value			
Level								
Rolling	X							
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,900	83,600	90,500			69,192C
2023	5,300	81,100	86,400			65,898C
2022	7,500	74,600	82,100			62,760C
2021	5,000	73,000	78,000			60,756C

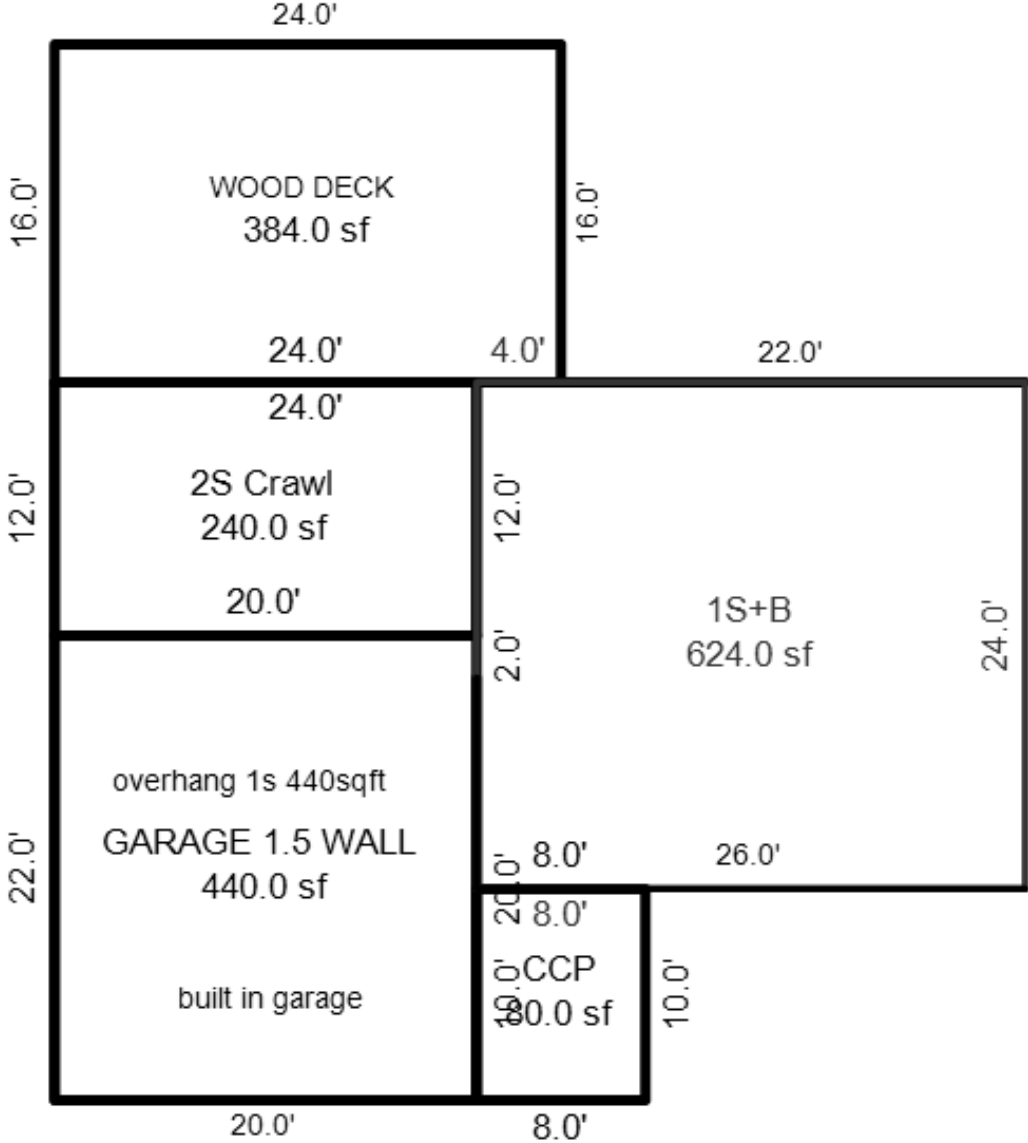
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Wood Stove Direct-Vented Ga	Area 80 384	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration		Ex		X	Ord	Min							
Yr Built 1984	Remodeled 0	Size of Closets			Lg	X	Ord	Small							
Condition: Average		Doors				X	Ord	H.C.							
Room List		(5) Floors		(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service											
(1) Exterior		No./Qual. of Fixtures		Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1984		
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. X Few	Large Avg. Small		Basement: 624 S.F. Crawl: 240 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 1 Story Siding 2 2 Story Siding 1 1 Story Siding			Foundation Basement 624 Crawl Space 240 Overhang 440		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Plumbing			Total: 200,677 140,476		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Recreation Room 600 11,598 8,119 Basement, Outside Entrance, Below Grade 1 2,560 1,792 Plumbing Average Fixture(s) 1 1,476 1,033 2 Fixture Bath 1 3,108 2,176 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 50 Feet 1 2,686 1,880 Porches CCP (1 Story) 80 2,306 1,614 Deck Treated Wood 384 6,355 4,448 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,698 14,489 Common Wall: 1.5 Wall 1 -4,028 -2,820 Door Opener 1 547 383					
(3) Roof		600 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,936					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														

<<<< 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.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	21-NOT USED/OTHER	2014-03703	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5209 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DUDDLES WILLIAM T & MARY ANN 5209 RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 152,983 TCV/TFA: 122.58					

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
. SEC 35 T22N R8W LOT 7 CLAM RIVER ESTATES.	X		* Factors *					
			A 100' @ 90/	157.50	350.74	0.8926	1.0830	90 100
Comments/Influences			158 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 13,703					
	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X		Dirt Road					
			Gravel Road					
	X		D/W/P: 3.5 Concrete	6.16	720	0	0	
			D/W/P: Asphalt Paving	2.89	1050	0	0	
	X		Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
	X		LAND IMPROVE 1000	1,000.00	2	95	1,900	
			Total Estimated Land Improvements True Cash Value = 1,900					



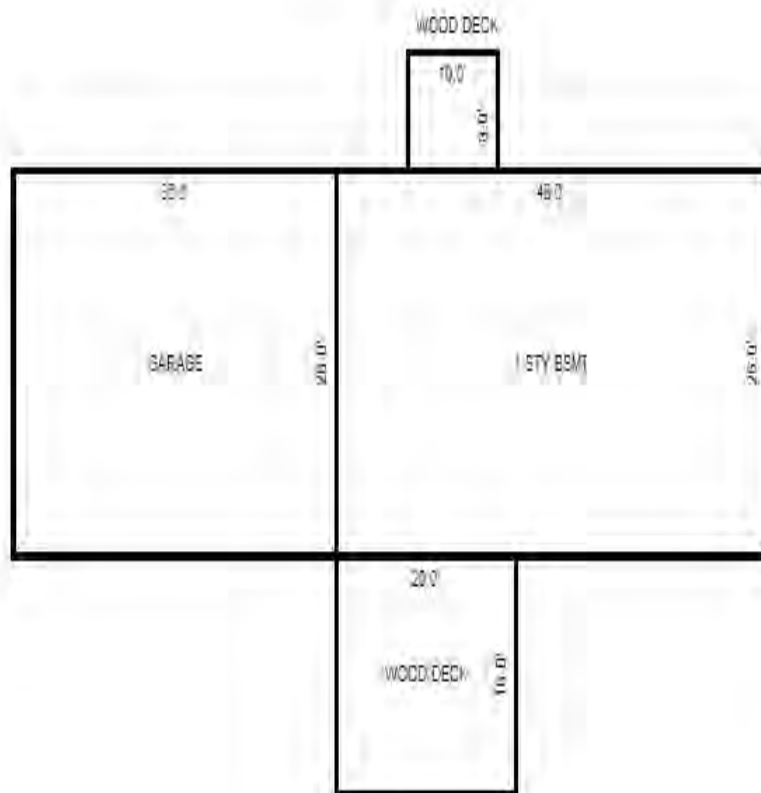
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,900	69,600	76,500			52,239C
X Rolling	2023	5,300	67,500	72,800			49,752C
Low	2022	7,500	62,200	69,700			47,383C
High	2021	5,000	61,100	66,100			45,870C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 320	Type Treated Wood Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration								
Building Style: 1S				Size of Closets											
Yr Built 1974	Remodeled 1988	Ex	X	Ord		Min									
Condition: Average				Lg			X	Ord		Small					
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall												
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No./Qual. of Fixtures											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No. of Elec. Outlets											
(3) Roof		(9) Basement Finish		(13) Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	624	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
				Lump Sum Items:											
							Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD Blt 1974						
							Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
							1 Story Siding Basement 1,248		Total: 162,512 105,633						
							Other Additions/Adjustments		Recreation Room 624 11,563 7,516						
							Basement, Outside Entrance, Below Grade		1 2,160 1,404						
							Plumbing		Average Fixture(s)						
							Solar Water Heat		1 1,230 799						
							No Plumbing		3 Fixture Bath 1 3,860 2,509						
							Extra Toilet		Water/Sewer						
							Extra Sink		1000 Gal Septic 1 4,550 2,957						
							Separate Shower		Water Well, 50 Feet 1 2,585 1,680						
							Ceramic Tile Floor		Deck						
							Ceramic Tile Wains		Treated Wood 80 2,213 1,438						
							Ceramic Tub Alcove		Treated Wood 320 5,514 3,584						
							Vent Fan		Garages						
									Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
									Base Cost 936 31,656 20,576						
									Common Wall: 1 Wall 1 -2,512 -1,633						
									Built-Ins						
									Appliance Allow. 1 1,934 1,257						
									Totals: 227,265 147,720						
									Notes:						
									ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV:				137,380		

\*\*\* 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.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	21-NOT USED/OTHER	2014-03703	PROPERTY TRANSFER	0.0

Property Address: S RIVERVIEW 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: DUDDLES WILLIAM T & MARY ANN  
 5209 RIVERVIEW DR  
 LAKE CITY MI 49651  
 2024 Est TCV 14,041

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
 Improved X Vacant

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	160.00	368.79	0.8891	1.0966	90	100		14,041
160 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								14,041

Tax Description: . SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.  
 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
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,000	0	7,000			3,153C
2023	5,500	0	5,500			3,003C
2022	7,500	0	7,500			2,860C
2021	5,000	0	5,000			2,769C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WUCKER JOHN & HELENA	WUCKER JOHN & HELENA	1	10/02/2014	QC	09-FAMILY	2014-03356	PROPERTY TRANSFER	0.0
		4,300	07/01/1995	WD	33-TO BE DETERMINED	295:501	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5221 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/08/1996					
Owner's Name/Address	MAP #:					
WUCKER JOHN & HELENA 5221 S RIVERVIEW LAKE CITY MI 49651	2024 Est TCV 198,807 TCV/TFA: 165.12					

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 CLAM RIVER ESTATES.			A 100' @ 90/	125.20	368.79	0.9454	1.0966	90	100	11,682
			125 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 11,682							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 4in Concrete	6.97	500 50	1,742
		Sewer	D/W/P: Asphalt Paving	3.10	2400 50	3,720
	X	Electric	Wood Frame	35.08	64 86	1,931
	X	Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	1 97	970
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 8,363			
	X	Underground Utils.				



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

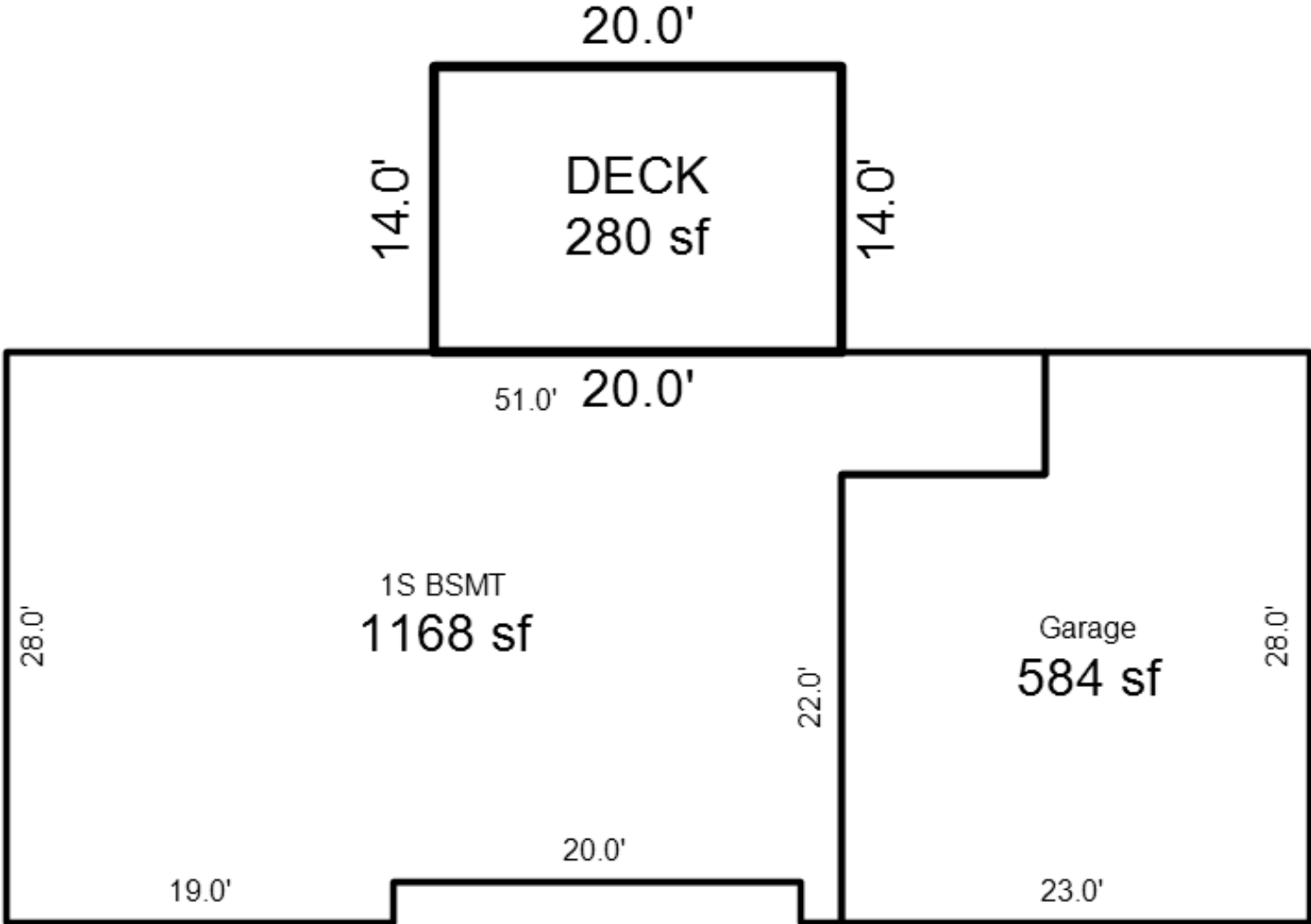
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	5,800	4,500	7,500	5,000
TPC	12/27/2017	INSPECTED	93,600	90,600	85,400	82,800
TPC	09/25/2015	INSPECTED	99,400	95,100	92,900	87,800
			67,799C	64,571C	61,497C	59,533C

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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 100 280	Type CPP Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Class: C +10 Effec. Age: 25 Floor Area: 1,204 Total Base New : 256,287 Total Depr Cost: 192,217 Estimated T.C.V: 178,762		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10 Blt 1995					
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Hot Water						
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1204 SF Floor Area = 1204 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Room List		Lg	X	Ord	Small	(13) Plumbing		Building Areas						
Basement	1st Floor	(5) Floors		1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		2 3 Fixture Bath			1 Story Siding Basement 1,204		Total: 201,542		151,159			
(1) Exterior		(6) Ceilings		2 2 Fixture Bath			Other Additions/Adjustments							
Wood/Shingle	Aluminum/Vinyl	X Drywall		2 Softener, Auto			Plumbing							
Brick	Insulation	X Drywall		2 Softener, Manual			Average Fixture(s)							
(2) Windows		(7) Excavation		2 Solar Water Heat			3 Fixture Bath							
Many	X	Basement: 1204 S.F.		2 No Plumbing			Average Fixture(s)							
Avg.	X	Crawl: 0 S.F.		2 Extra Toilet			1 1,476							
Few	Small	Slab: 0 S.F.		2 Extra Sink			1 4,646							
Wood Sash	Metal Sash	Height to Joists: 0.0		2 Separate Shower			Water/Sewer							
Vinyl Sash	Double Hung	(8) Basement		2 No Plumbing			1000 Gal Septic							
Horiz. Slide	Casement	8 Conc. Block		2 Extra Toilet			Water Well, 100 Feet							
Double Glass	Patio Doors	8 Poured Conc.		2 Extra Sink			Porches							
Storms & Screens	Storms & Screens	Stone		2 Separate Shower			CPP							
(3) Roof		X Concrete Floor		2 Ceramic Tile Floor			Deck							
Recreation SF		(9) Basement Finish		2 Ceramic Tile Wains			Treated Wood							
Living SF		8 Poured Conc.		2 Ceramic Tub Alcove			Garages							
Walkout Doors (B) SF		Stone		2 Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
No Floor SF		X Concrete Floor		(14) Water/Sewer			Base Cost							
Walkout Doors (A) SF		(10) Floor Support		1 Public Water			584							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Common Wall: 1 Wall							
				1 Water Well			Door Opener							
				1 1000 Gal Septic			2,766							
				2000 Gal Septic			410							
				Lump Sum Items:			Appliance Allow.							
							Totals: 256,287							
							Notes:							
							ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCv:						178,762	

\*\*\* 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.
PALMER DENNIS & CYNTHIA R	PALMER CYNTHIA R	0	02/06/2024	QC	15-LADY BIRD	2024-00329		0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5233 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/16/2013	2013-0151	100%
	P.R.E. 100% 07/25/1994		Garage	08/04/2005	20050255	Complete

Owner's Name/Address	MAP #:
PALMER CYNTHIA R 5233 S RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 206,475 TCV/TFA: 163.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 35 T22N R8W LOTS 10 &11 CLAM RIVER ESTATES.			
Comments/Influences			
16X16 ADD'N DOR 04			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A 100' @ 90/	130.88	332.84	0.9349	1.0689	90	100		11,771	
X Gravel Road	A 100' @ 90/	142.61	335.99	0.9151	1.0714	90	100		12,584	
X Paved Road	273 Actual Front Feet, 2.10 Total Acres								Total Est. Land Value =	24,354

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Electric	Fencing: Wd, Split, 2 Rail	16.48	40	0	0
X Gas	D/W/P: 4in Ren. Conc.	8.18	616	0	0
X Curb	D/W/P: Asphalt Paving	3.10	240	0	0
X Street Lights	Wood Frame	26.75	150	94	3,772

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Underground Utils.	LAND IMPROVE 2500	2,500.00	1	95	2,375

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	12,200	91,000	103,200			71,089C
X Rolling	2023	9,500	88,200	97,700			67,704C
X Low	2022	15,000	81,200	96,200			64,480C
X High	2021	10,000	79,800	89,800			62,421C

Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	9,500	88,200	97,700			67,704C
TPC	12/27/2017	INSPECTED	2022	15,000	81,200	96,200			64,480C
TPC	09/25/2015	INSPECTED	2021	10,000	79,800	89,800			62,421C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,200	91,000	103,200			71,089C
2023	9,500	88,200	97,700			67,704C
2022	15,000	81,200	96,200			64,480C
2021	10,000	79,800	89,800			62,421C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	9,500	88,200	97,700			67,704C
TPC	12/27/2017	INSPECTED	2022	15,000	81,200	96,200			64,480C
TPC	09/25/2015	INSPECTED	2021	10,000	79,800	89,800			62,421C



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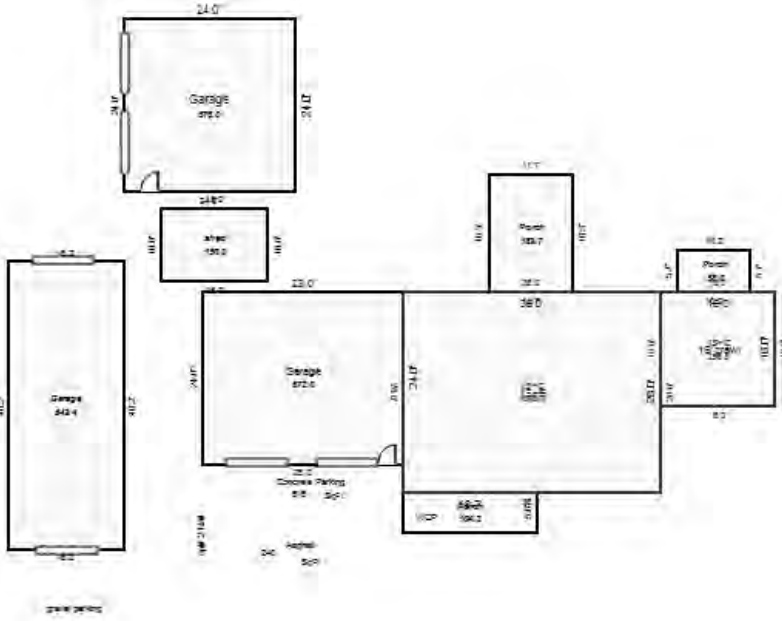
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 104 58 189	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Condition: Average					
Building Style: 1S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.				
Yr Built 1979	Remodeled 0	(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 1008 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			
(2) Windows		Many Avg.	X	Large Avg.	Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1264 SF Floor Area = 1264 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
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		144		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 17,979 Common Wall: 1 Wall 1 -2,686 -1,746 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125 Door Opener 2 1,093 710 Class: C Exterior: Pole (Unfinished)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 1 Story Siding Crawl Space 256 Total: 188,092 122,261		Other Additions/Adjustments Basement Living Area 144 5,164 3,357 Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 50 Feet 1 2,686 1,746 Porches WCP (1 Story) 104 4,908 3,190 WCP (1 Story) 58 3,435 2,233 Deck Treated Wood 189 3,988 2,592 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 17,979 Common Wall: 1 Wall 1 -2,686 -1,746 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125 Door Opener 2 1,093 710			
X	Asphalt Shingle	Chimney: Block		X Asphalt Shingle		Chimney: Block		X Asphalt Shingle		Chimney: Block		X Asphalt Shingle		Chimney: Block		X Asphalt Shingle		Chimney: Block	


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



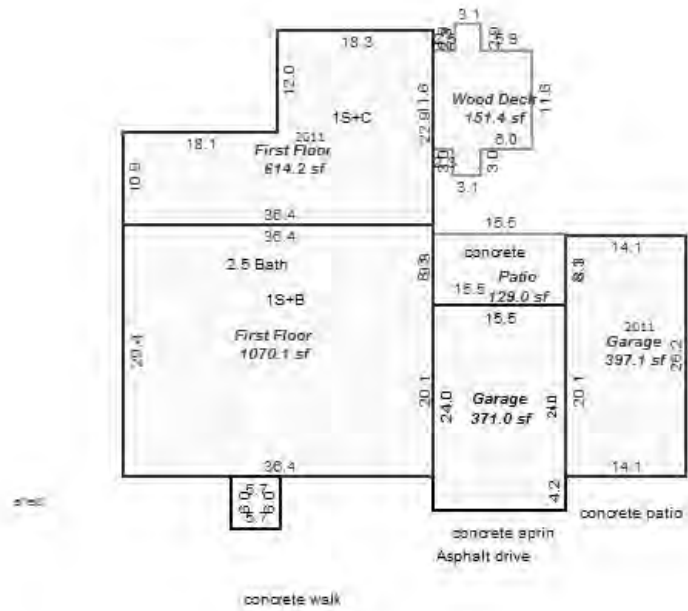
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
5080 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/30/2011	2011-0306	100%			
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2024 Est TCV 245,388 TCV/TFA: 145.72					
WILLETT LORI J 5080 RIVERVIEW DRIVE 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 *							
WILLETT LORI J 5080 RIVERVIEW DRIVE LAKE CITY MI 49651		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		Gravel Road		A 100' @ 90/ 180.00 264.00 0.8633 1.0087 90 100 14,108							
. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.		Paved Road		180 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 14,108							
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.10	720	0	0			
		Sewer		D/W/P: 3.5 Concrete	6.58	129	0	0			
		Electric		Wood Frame	35.77	60	94	2,017			
Topography of Site		Gas		Residential Local Cost Land Improvements							
Level		Curb		Description	Rate	Size	% Good	Cash Value			
X Rolling		Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950			
X Low		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,967							
X High		Underground Utils.		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Landscaped				2024	7,100	115,600	122,700			75,898C	
Swamp				2023	5,500	112,000	117,500			72,284C	
Wooded				2022	2,500	103,000	105,500			68,842C	
Pond				2021	2,500	94,100	96,600			66,643C	
Waterfront				The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan							
Ravine				*** Information herein deemed reliable but not guaranteed***							
Wetland											
Flood Plain											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 371 % 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: 1S		X	Ex		Ord		Min	Size of Closets								
Yr Built 1993	Remodeled 2011		Lg	X	Ord		Small	Room List			Doors		Solid	X	H.C.	
Condition: Average		(5) Floors			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1993		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:			200 Amps Service			Ground Area = 1684 SF Floor Area = 1684 SF.					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
(2) Windows		(8) Basement			(14) Water/Sewer			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Basement: 1070 S.F. Crawl: 614 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 Story Siding Basement 1,070 1 Story Siding Crawl Space 614 Total: 230,932 196,291					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			Lump Sum Items:			Other Additions/Adjustments			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1 4,864 4,134 Water Well, 50 Feet 1 2,686 2,283					
(3) Roof		(10) Floor Support			Deck			Plumbing			Treated Wood 144 3,338 2,837 Treated Wood 34 1,459 1,240					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 371 18,520 15,742 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 397 19,306 16,410 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465								
Chimney: Metal								Built-Ins			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKERSON DJUNA ESTELL	DERUITER DAVID & CYNTHIA	149,000	08/31/2017	WD	03-ARM'S LENGTH	2017-02725	PROPERTY TRANSFER	100.0
MERCER ZACHARY T & MICHEL	WILKERSON DJUNA ESTELL (?)	132,900	07/14/2006	WD	03-ARM'S LENGTH	06-0/2578	DEED	100.0
		6,500	09/01/1999	WD	33-TO BE DETERMINED	330:1254	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5120 S RIVERVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DERUITER DAVID & CYNTHIA	P.R.E. 100% 09/19/2017					
5120 S RIVERVIEW DR	MAP #:					
LAKE CITY MI 49651	2024 Est TCV 214,673 TCV/TFA: 147.04					

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 13 CLAM RIVER ESTATES.	X		Dirt Road	168.00	271.00	0.8784	1.0153	90	100	13,484	
Comments/Influences			Gravel Road	168 Actual Front Feet, 1.04 Total Acres						Total Est. Land Value =	13,484

Comments/Influences	X	Description	Land Improvement Cost Estimates				Cash Value
			Rate	Size	% Good		
	X	Water	8.18	2400	0	0	
	X	Sewer	6.58	500	0	0	
	X	Electric	24.24	240	50	2,909	
	X	Gas	Residential Local Cost Land Improvements				
		Street Lights					
		Standard Utilities					
	X	Underground Utils.	2,500.00	2	95	4,750	
			Total Estimated Land Improvements True Cash Value =				7,659



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,700	100,600	107,300			87,480C
X Rolling	2023	5,200	97,500	102,700			83,315C
X Low	2022	2,500	88,600	91,100			79,348C
X High	2021	2,500	85,700	88,200			76,814C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

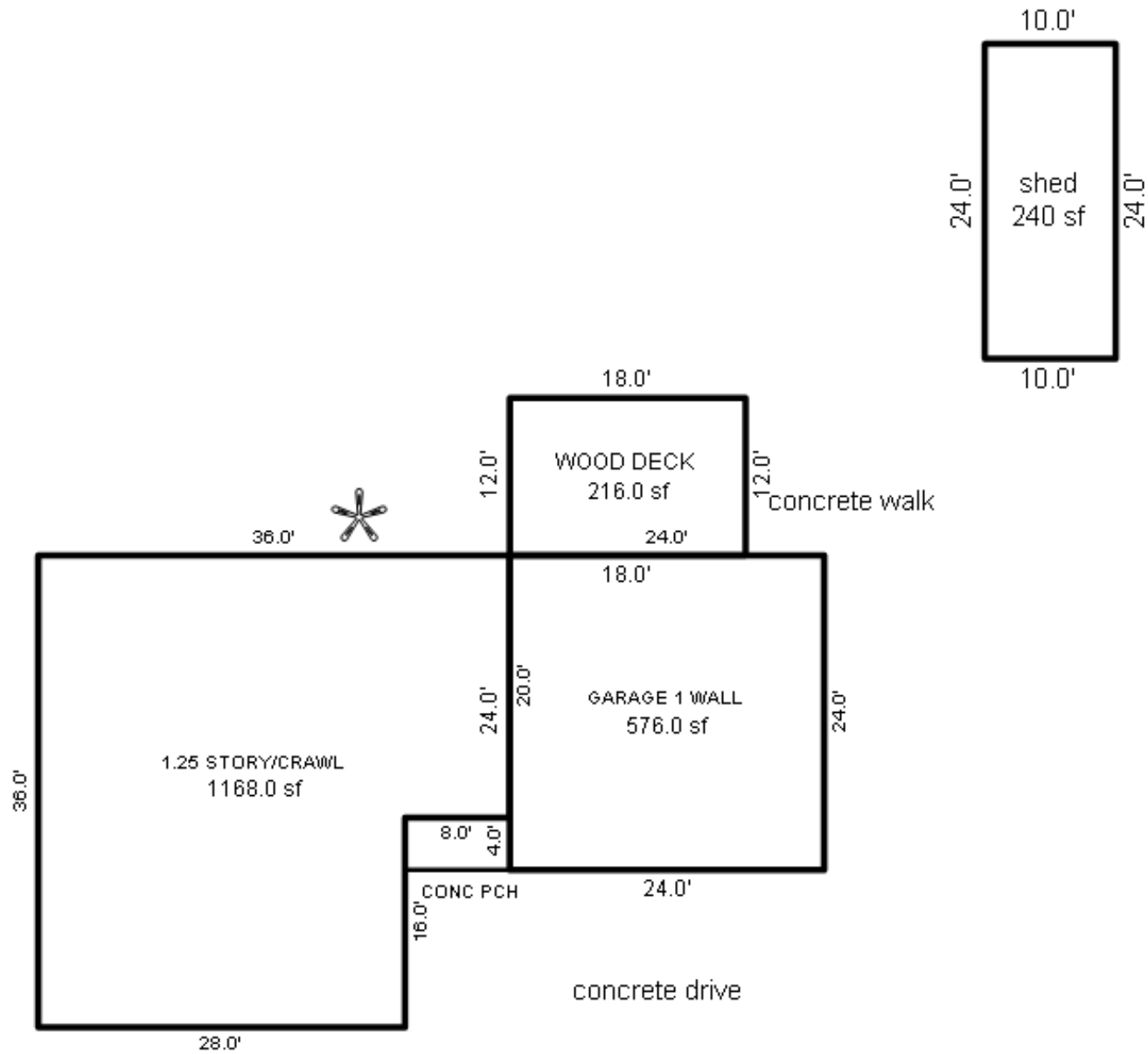
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	5,200	97,500	102,700			83,315C
TPC	12/27/2017	INSPECTED	2022	2,500	88,600	91,100			79,348C
TPC	09/19/2017	INSPECTED	2021	2,500	85,700	88,200			76,814C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 216	Type CPP Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																										
Building Style: 1.25S		Trim & Decoration		Size of Closets																											
Yr Built 1999	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. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 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		(14) Water/Sewer																											
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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1168 SF Floor Area = 1460 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,168</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>192,313</td> <td>163,461</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,168			Total:				192,313	163,461	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1.25 Story	Siding	Crawl Space	1,168																												
Total:				192,313	163,461																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches CPP 32 879 747 Deck Treated Wood 216 4,359 3,705 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 25,376 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351 Totals: 244,826 208,097										Notes: ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 193,530																					

\*\*\* 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.
HILLS CAITLIN	BANDELOW GERALD S & CRYST	129,900	09/10/2020	WD	03-ARM'S LENGTH	2020-02652	PROPERTY TRANSFER	100.0
LEWIS MARIE E & DONALD W	HILLS CAITLIN	85,000	08/12/2016	WD	03-ARM'S LENGTH	2016-02649	PROPERTY TRANSFER	100.0
KOBISKA EARL WAYNE & ONAL	LEWIS MARIE E & DONALD W	95,000	12/03/2008	LC	03-ARM'S LENGTH	2008/4313	DEED	100.0
ENSIGN ETHEL F	KOBISKA EARL WAYNE & ONAL	95,000	08/25/2008	WD	03-ARM'S LENGTH	2008/2925	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5156 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/10/2020					

Owner's Name/Address	MAP #:
BANDELOW GERALD S & CRYSTAL 5156 W RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 145,261 TCV/TFA: 137.56

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	
			A 100' @ 90/	165.00	255.00	0.8823	1.0000	90 100	13,103	
			165 Actual Front Feet, 0.97 Total Acres						Total Est. Land Value =	13,103

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 35 T22N R8W LOT 14 CLAM RIVER ESTATES.	X	Dirt Road	Wood Frame	28.72	80	50	1,149	
		Gravel Road	Total Estimated Land Improvements True Cash Value =				1,149	

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,600	66,000	72,600			64,459C
2023	5,100	64,000	69,100			61,390C
2022	2,500	59,300	61,800			58,467C
2021	2,500	54,100	56,600			56,600S

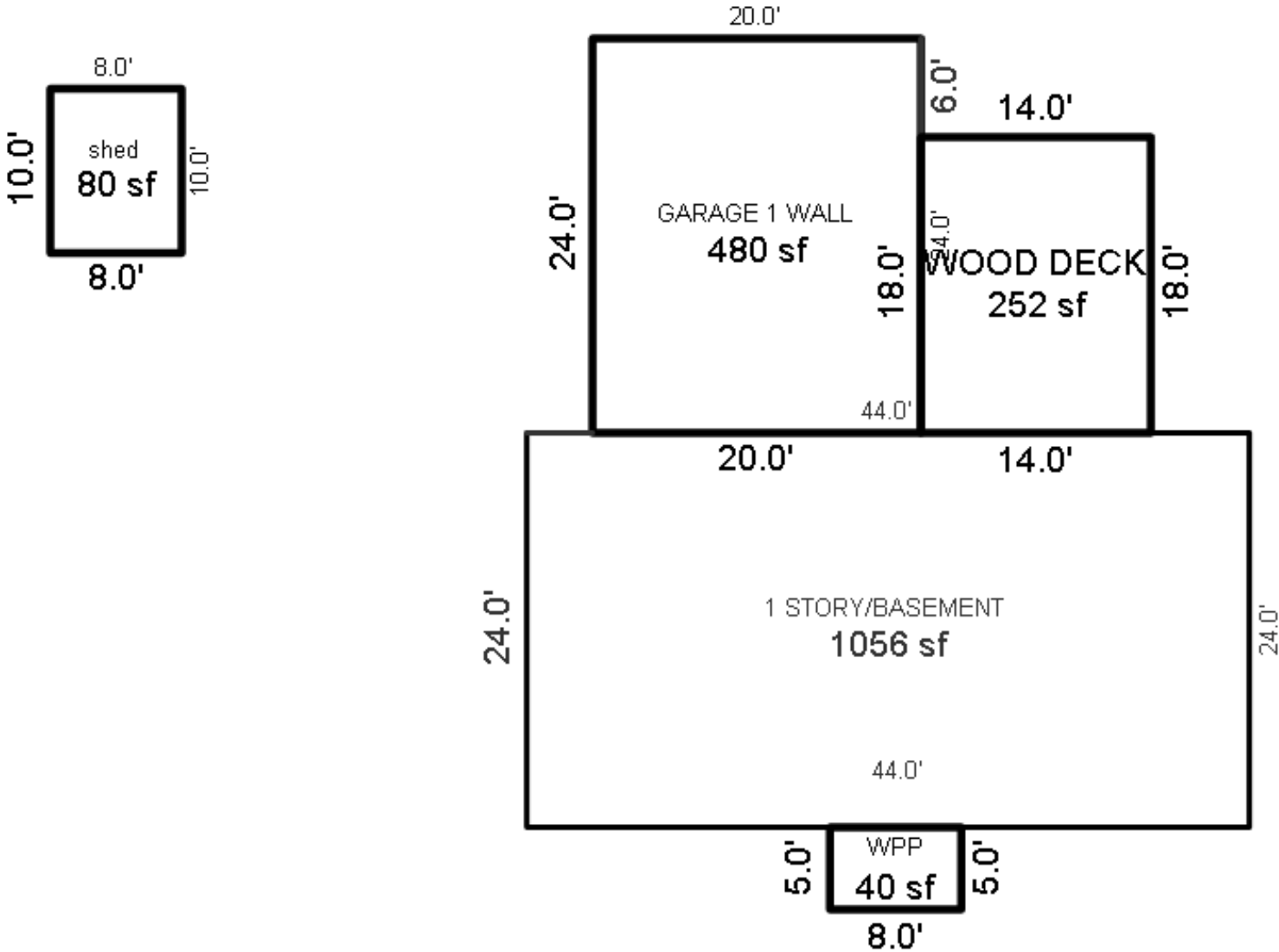


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 252	Type WPP Treated Wood	Year Built: 1985 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,056 Total Base New : 187,828 Total Depr Cost: 140,870 Estimated T.C.V: 131,009		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 1985																																	
Yr Built 1985	Remodeled 2020	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1056 SF		Floor Area = 1056 SF.																																	
Room List		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																							
Basement	1st Floor	2nd Floor	3 Bedrooms	(6) Ceilings		X Drywall		Many		X		Ave.		Few		(13) Plumbing		1 Average Fixture(s)		2 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 1000 Gal Septic		1 2000 Gal Septic		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																					
(2) Windows		Many Avg. Few		X		Large Avg. Small		X		Ave.		Few		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																											
X	Wood Sash	X	Metal Sash	X	Vinyl Sash	X	Double Hung	X	Horiz. Slide	X	Casement	X	Double Glass	X	Patio Doors	X	Storms & Screens	(9) Basement Finish		312 Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	Chimney: Metal		312 Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																													
Condition: Average		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Plumbing		Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																							
Room List		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Plumbing		Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																							
Basement		1st Floor		2nd Floor		3 Bedrooms		(6) Ceilings		X Drywall		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 1000 Gal Septic		1 2000 Gal Septic		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:											
(1) Exterior		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 1000 Gal Septic		1 2000 Gal Septic		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																					
(2) Windows		Many Avg. Few		X		Large Avg. Small		X		Ave.		Few		1 1000 Gal Septic		1 2000 Gal Septic		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:															
X	Wood Sash	X	Metal Sash	X	Vinyl Sash	X	Double Hung	X	Horiz. Slide	X	Casement	X	Double Glass	X	Patio Doors	X	Storms & Screens	(9) Basement Finish		312 Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	Chimney: Metal		312 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\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON GERALD & PEGGY	JACKSON GERALD & PEGGY	0	08/14/2019	QC	09-FAMILY	2019-02593	DEED	0.0
		5,500	05/01/1996	WD	33-TO BE DETERMINED	303:705	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JACKSON GERALD & PEGGY 4210 JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 15,299					

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/	165.00	474.00	0.8823	1.1676	90	100	15,299
165 Actual Front Feet, 1.79 Total Acres						Total Est. Land Value =	15,299

Tax Description  
. SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.

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	7,600	0	7,600			3,153C
2023	5,900	0	5,900			3,003C
2022	7,500	0	7,500			2,860C
2021	5,000	0	5,000			2,769C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNETT PATRICIA M & THOM	KLINE HAMILTON TRUST	136,000	10/16/2015	WD	03-ARM'S LENGTH	2015-03512	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5200 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/31/2015					
KLINE HAMILTON TRUST 5200 S RIVERVIEW DRIVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 211,572 TCV/TFA: 126.54					

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 16 CLAM RIVER ESTATES	X		Dirt Road	165	165	165	165	165	165	165	15,008
Comments/Influences			Gravel Road								
GRG FB FOR 93 440' ADD'N FOR 03	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Wood Frame								
	X		Residential Local Cost Land Improvements								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 35 T22N R8W LOT 16 CLAM RIVER ESTATES	X		D/W/P: 3.5 Concrete	6.58	112	0	0	
Comments/Influences	X		D/W/P: Asphalt Paving	3.10	850	0	0	
GRG FB FOR 93 440' ADD'N FOR 03	X		Wood Frame	32.30	80	71	1,835	
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	Size	% Good	Cash Value	
	X		LAND IMPROVE 1000	1,000.00	1	95	950	
	X		Total Estimated Land Improvements True Cash Value =				2,785	

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

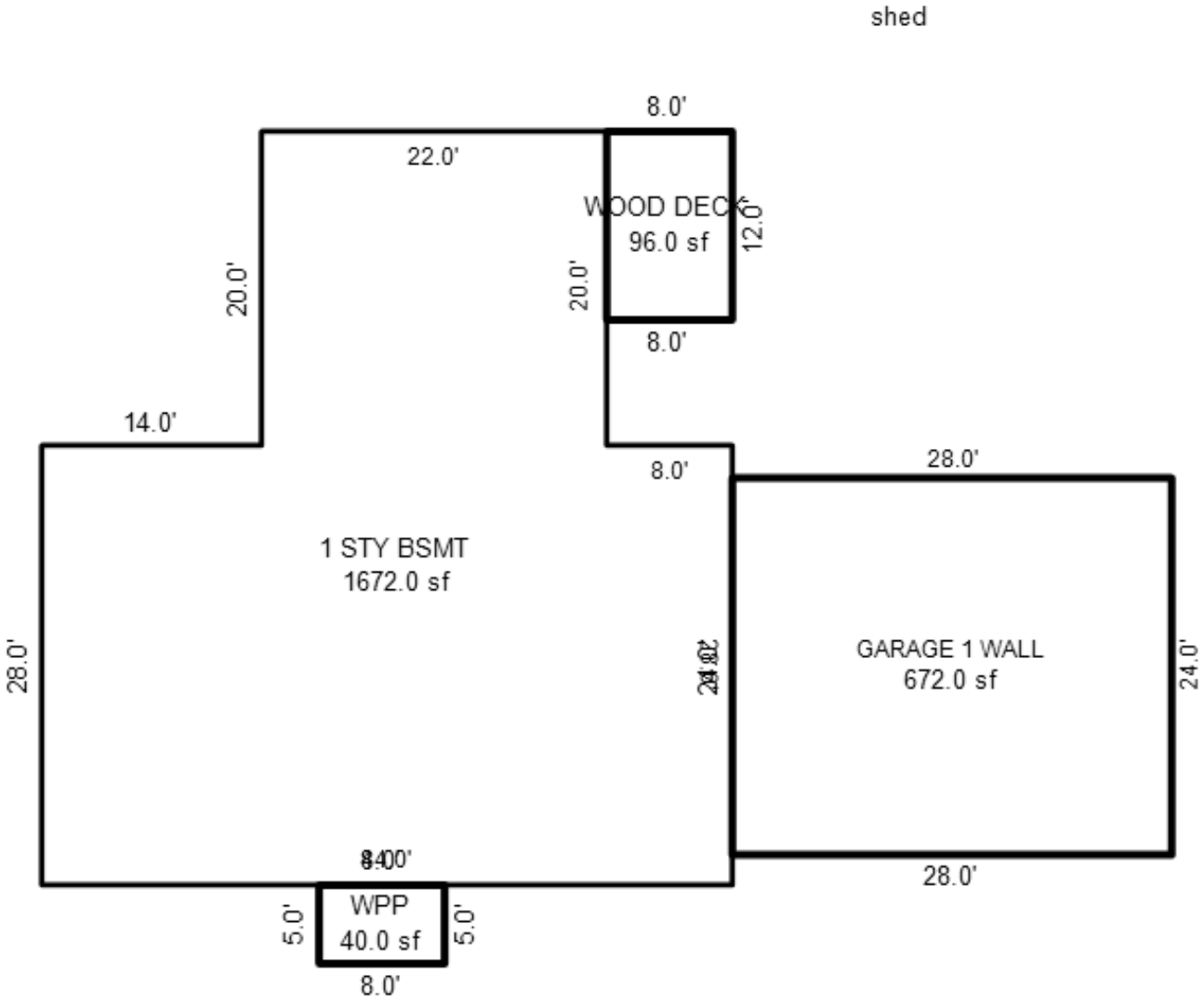
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	7,500	98,300	105,800			83,787C
			2023	5,800	102,000	107,800			79,798C
			2022	7,500	93,700	101,200			75,999C
			2021	5,000	85,700	90,700			73,572C

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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: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1	Class: C -5 Effec. Age: 30 Floor Area: 1,672 Total Base New : 297,707 Total Depr Cost: 208,364 Estimated T.C.V: 193,779	40 96	WPP Treated Wood	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Yr Built 1990 200		Remodeled 2003		Condition: Average		Room List		E.C.F. X 0.930					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1672 SF Floor Area = 1672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C -5 Blt 1990			
Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Drywall		Many X Ave. Few		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		(7) Excavation		Basement: 1672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement		1,672 Total: 224,739 157,287			
Many Avg. X Avg. Few Small		Basement: 1672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Basement Living Area 600 21,516 15,061			
Wood Sash Metal Sash Vinyl Sash		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252			
Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		(11) Heating/Cooling		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		1000 Gal Septic 1 4,864 3,405 Water Well, 100 Feet 1 5,808 4,066			
(3) Roof		600 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Heating/Cooling		(12) Electric		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		WPP 40 1,862 1,303			
X Gable Hip Flat		Gambrel Mansard Shed		(12) Electric		(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		Deck		Treated Wood 96 2,505 1,753			
X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing		(14) Water/Sewer		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		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 19,362 Common Wall: 1 Wall 1 -2,686 -1,880			
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		(15) Built-ins		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		Appliance Allow. 1 2,766 1,936			
		Joints: Unsupported Len: Cntr.Sup:		(15) Built-ins		(16) Porches/Decks		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 Stove 1 2,551 1,786		Totals: 297,707 208,364			
				(16) Porches/Decks		(17) Garage		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 193,779			

\*\*\* 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.
MCPHERSON RUDY A & JOYCE	HOWISON LAWRENCE L JR	129,000	08/27/2018	WD	03-ARM'S LENGTH	2018-02810	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5206 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/27/2018					
HOWISON LAWRENCE L JR 5206 S RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 189,390 TCV/TFA: 112.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
	Public Improvements		* Factors *						
. SEC 35 T22N R8W LOT 17 CLAM RIVER ESTATES.	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences			A 100' @ 90/		165.00	403.00	0.8823 1.1212	90 100	14,691
			165 Actual Front Feet, 1.53 Total Acres				Total Est. Land Value =	14,691	

Land Improvement Cost Estimates	Description		Rate	Size % Good	Cash Value
	D/W/P: Asphalt Paving		2.69	900 0	0
Residential Local Cost Land Improvements	Description		Rate	Size % Good	Cash Value
	LAND IMPROVE 1000		1,000.00	2 100	2,000
Total Estimated Land Improvements True Cash Value =					2,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,300	87,400	94,700			60,130C
2023	5,700	78,700	84,400			57,267C
2022	7,500	72,800	80,300			54,540C
2021	5,000	68,800	73,800			52,798C

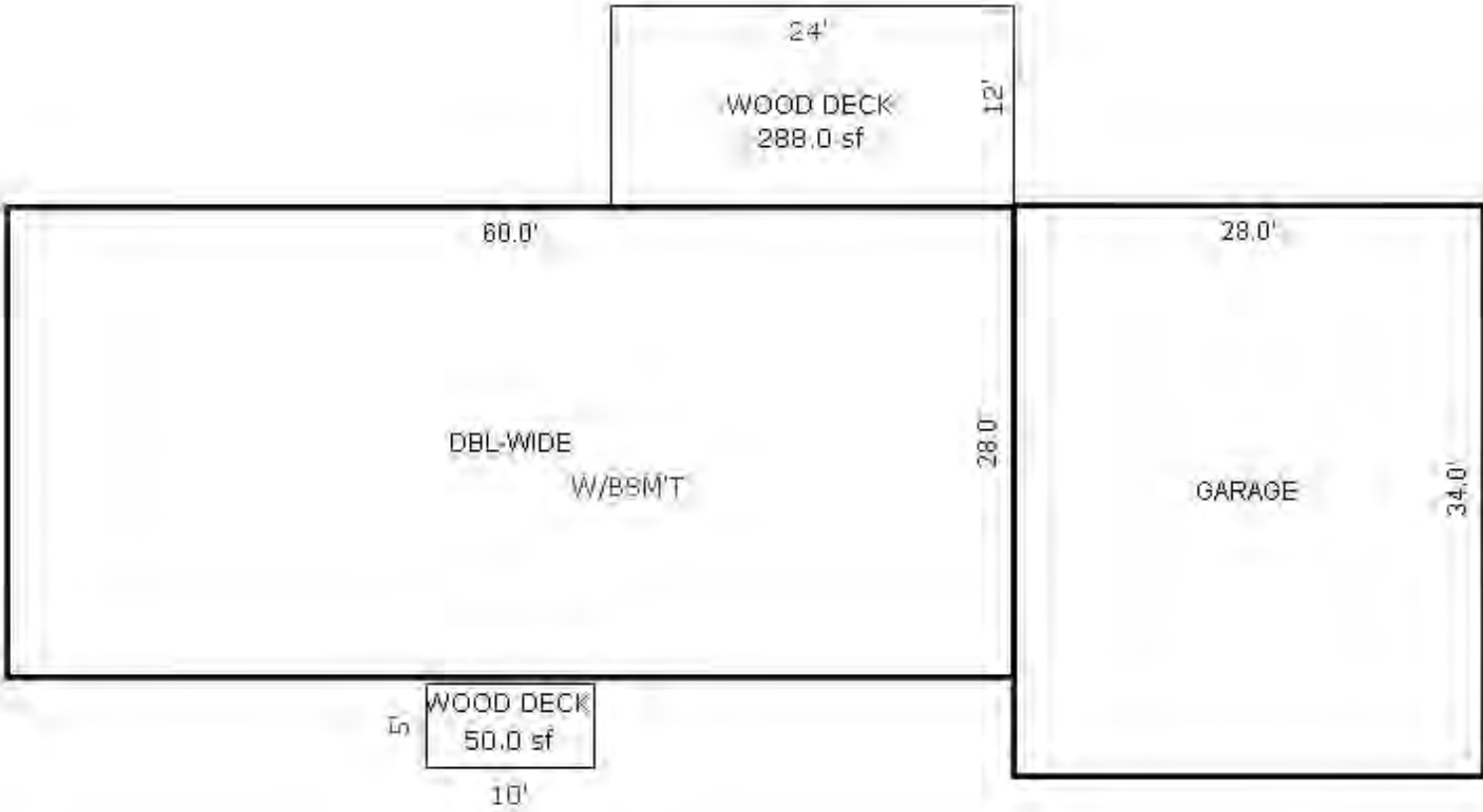
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 298 50	Type Treated Wood Treated Wood	Year Built: 1996 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: 1 Area: 952 % 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: 20 Floor Area: 1,680 Total Base New : 232,124 Total Depr Cost: 185,698 Estimated T.C.V: 172,699			Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.930							
Yr Built 1993	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 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior				200 Amps Service			No./Qual. of Fixtures									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D Blt 1993					
X		X	Drywall	No. of Elec. Outlets			Many	X	Ave.	Few	Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Large Avg. Small	Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,680 Total: 185,973 148,778							
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			Plumbing Average Fixture(s) 1 1,025 820 3 Fixture Bath 1 3,245 2,596 Water/Sewer 1000 Gal Septic 1 4,263 3,410 Water Well, 50 Feet 1 2,498 1,998 Deck Treated Wood 298 5,135 4,108 Treated Wood 50 1,677 1,342 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 952 28,550 22,840 Common Wall: 1 Wall 1 -2,310 -1,848 Door Opener 1 430 344 Built-Ins Appliance Allow. 1 1,638 1,310 Totals: 232,124 185,698									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Notes: ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCY: 172,699								
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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

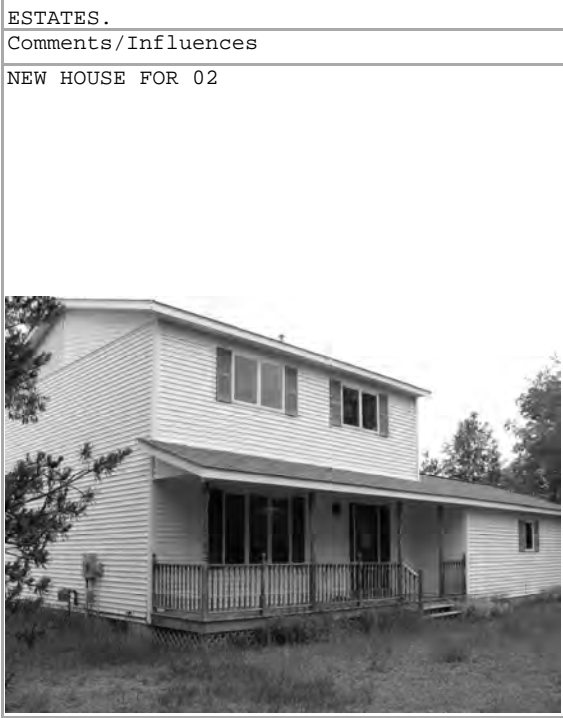


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADEN BILLIE SUE	BOOMS SHELLY A & NEIL C	159,500	06/15/2022	WD	03-ARM'S LENGTH	2022-02041	DEED	100.0
SECRETARY OF HOUSING & UR	RADEN BILLIE SUE	65,000	11/10/2011	WD	11-FROM LENDING INSTITUT	2011-03484 WD	PROPERTY TRANSFER	100.0
PHH MTG CO	SECRETARY OF HOUSING & UR	1	07/19/2011	WD	03-ARM'S LENGTH	2011-02485	PROPERTY TRANSFER	0.0
SHERIFF	PHH MORTGAGE CORP	134,683	07/07/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5212 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/15/2022					
Owner's Name/Address	MAP #:					
BOOMS SHELLY A & NEIL C 5212 S RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 166,072 TCV/TFA: 117.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 35 T22N R8W LOT 18 CLAM RIVER ESTATES.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NEW HOUSE FOR 02			A 100' @ 90/	165.00	373.00	0.8823	1.0997	90	100	14,409
			165 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =						14,409	



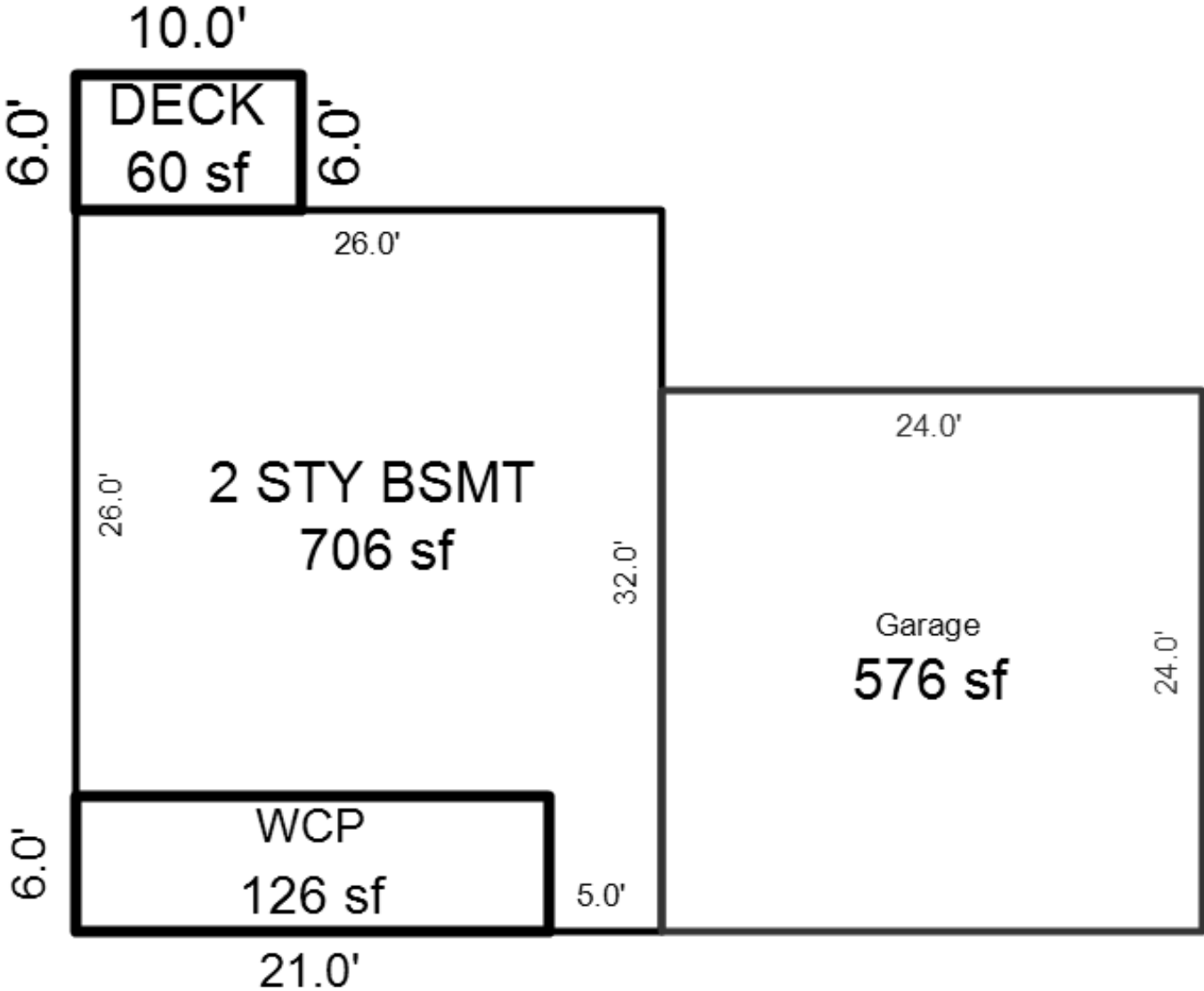
Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2024	7,200	75,800	83,000			83,000S
X Gravel Road	2023	5,600	73,500	79,100			79,100S
X Paved Road	2022	7,500	84,900	92,400		92,400W	58,628C
X Storm Sewer	2021	5,000	77,600	82,600		82,600R	56,756C
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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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 126	Type WCP (1 Story)	Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration							
Building Style: 2S				Ex X Ord Min			Size of Closets							
Yr Built 2001	Remodeled 0			Lg X Ord Small										
Condition: Average				Doors Solid X H.C.										
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall												
(2) Windows		(7) Excavation												
X	Many Avg. X Avg. Few	Large Small		Basement: 706 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										
X	Asphalt Shingle	(9) Basement Finish												
(3) Roof		(10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Chimney:				Joists: Unsupported Len: Cntr.Sup:										
				(12) Electric										
				150 Amps Service										
				No./Qual. of Fixtures										
				Ex. X Ord. Min										
				No. of Elec. Outlets										
				Many X Ave. Few										
				(13) Plumbing										
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				(14) Water/Sewer										
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
				Lump Sum Items:										
				Central Air Wood Furnace										
				Class: CD Effec. Age: 20 Floor Area: 1,412 Total Base New : 203,848 Total Depr Cost: 163,078 Estimated T.C.V: 151,663										
				E.C.F. X 0.930										
				Bsmt Garage:										
				Carport Area:										
				Roof:										
				Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 706 SF Floor Area = 1412 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 706 Total: 161,250 129,000										
				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										
				Porches										
				WCP (1 Story) 126 5,172 4,138										
				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 Door Opener 1 485 388										
				Built-Ins										
				Appliance Allow. 1 1,934 1,547										
				Totals: 203,848 163,078										
				Notes: ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCv: 151,663										

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



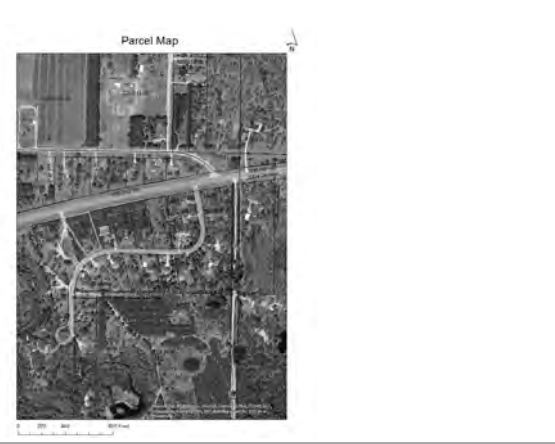
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLUP ERIC & AMY (H/W)	GALLUP ROBERT (?)	1	08/16/2005	QC	21-NOT USED/OTHER	05-0/3204	DEED	100.0
GRIFFIN KEITH	GALLUP ERIC	0	04/01/2005	QC	21-NOT USED/OTHER	05-0/3203	DEED	50.0
		6,250	02/01/2001	WD	33-TO BE DETERMINED	289:743	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	MAP #:	2024 Est TCV 14,029				

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/	157.00	389.00	0.8934	1.1114	90	100	14,029
157 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =							14,029

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water Sewer
GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	X						
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.	X						



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,000	0	7,000			3,153C
2023	5,500	0	5,500			3,003C
2022	7,500	0	7,500			2,860C
2021	5,000	0	5,000			2,769C

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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.
SCARBROUGH KAY F F/K/A SC	MALLERY KAY FRANCES	0	06/30/2014	QC	09-FAMILY	2014-02278	DEED	0.0
SCARBROUGH JAMES H & KAY	SCARBROUGH KAY F	0	04/26/2004	QC	21-NOT USED/OTHER	04-0/1851	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5224 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	05/16/1978	1978-1070	100%

Owner's Name/Address	MAP #:
MALLERY KAY FRANCES 5224 RIVERVIEW DRIVE LAKE CITY MI 49651	2024 Est TCV 171,467 TCV/TFA: 153.10

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																																												
		<table border="1"> <thead> <tr> <th colspan="8">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>I 200' @ 200/</td> <td>159.00</td> <td>474.00</td> <td>0.9855</td> <td>1.0433</td> <td>200</td> <td>100</td> <td></td> <td>32,699</td> </tr> <tr> <td>A 200' @ 90/FF</td> <td>53.00</td> <td>55.00</td> <td>0.9855</td> <td>0.6089</td> <td>90</td> <td>100</td> <td></td> <td>2,863</td> </tr> <tr> <td colspan="8">212 Actual Front Feet, 1.80 Total Acres</td> <td>Total Est. Land Value = 35,561</td> </tr> </tbody> </table>	* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 200/	159.00	474.00	0.9855	1.0433	200	100		32,699	A 200' @ 90/FF	53.00	55.00	0.9855	0.6089	90	100		2,863	212 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value = 35,561
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212 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value = 35,561																																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
. SEC 35 T22N R8W LOTS 20 & 21 CLAM RIVER ESTATES.	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>6.58</td> <td>200</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	200	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 3.5 Concrete	6.58	200	0	0									

Comments/Influences	X	Water Sewer	Residential Local Cost Land Improvements															
ADD 309 FT OF RIVER FRONT (LOT 22) FOR 07.	X	Electric Gas Curb Street Lights	<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>0.00</td> <td>0</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	0.00	0	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	0.00	0	95	950														
Total Estimated Land Improvements True Cash Value =				950														

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X		2024	17,800	67,900	85,700	85,700M		55,279C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2023	17,500	65,800	83,300			52,647C
TPC 12/27/2017	INSPECTED		2022	12,100	60,600	72,700			50,140C
TPC 04/25/2017	INSPECTED		2021	9,100	55,400	64,500		64,500A	48,539C

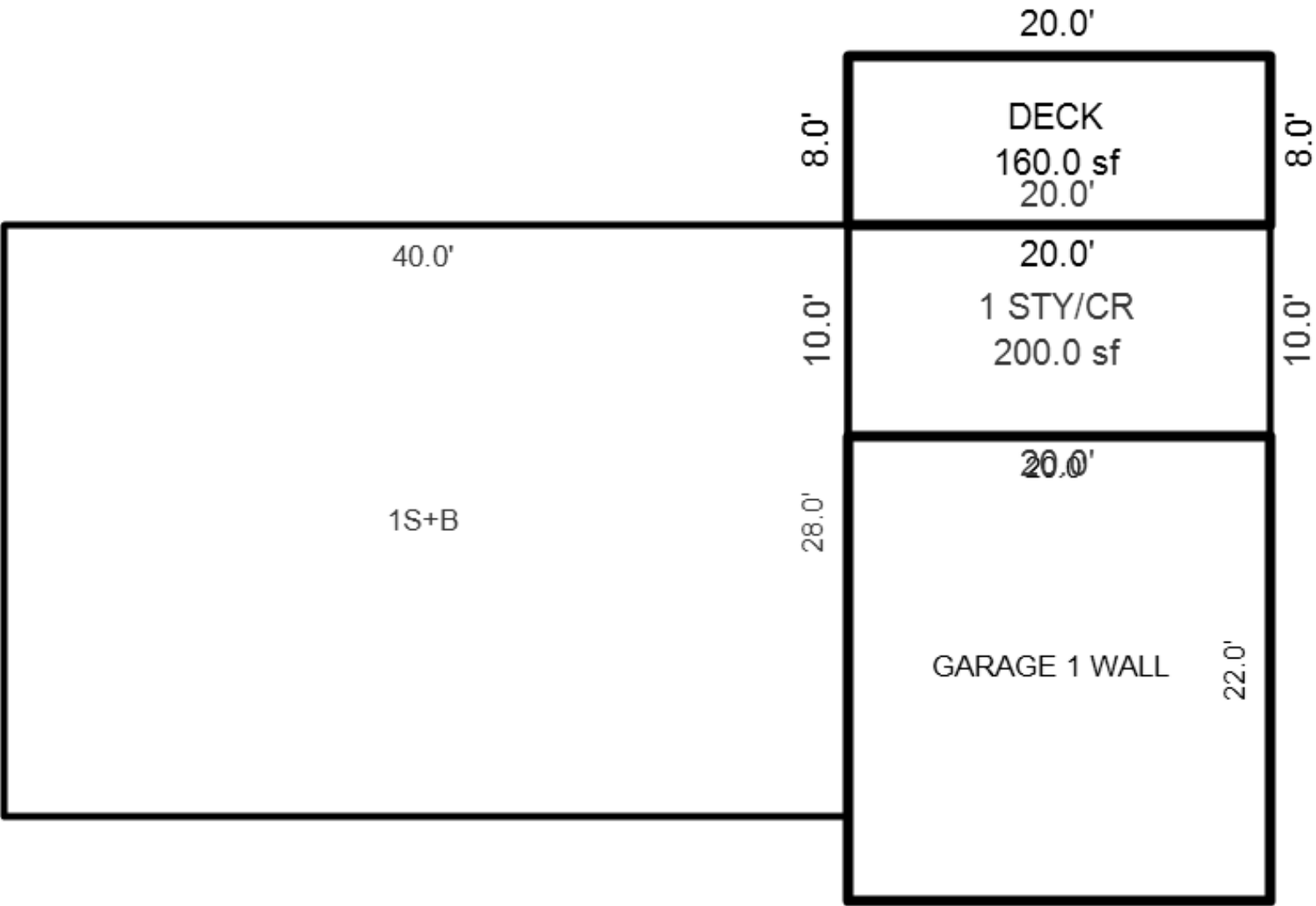
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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: C +10 Effec. Age: 35 Floor Area: 1,120 Total Base New : 223,243 Total Depr Cost: 145,114 Estimated T.C.V: 134,956		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 10 Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service			Ground Area = 1120 SF		Floor Area = 1120 SF.			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,120			Total: 184,668 120,039				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,476 959		
(1) Exterior		(6) Ceilings		No. of Plumbing			No./Qual. of Fixtures			Water/Sewer			1000 Gal Septic 1 4,864 3,162		Water Well, 50 Feet 1 2,686 1,746		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation		Basement: 1120 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			Deck			Treated Wood 160 3,578 2,326		
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 440 20,698 13,454		
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			Built-Ins			Door Opener 1 547 356		Appliance Allow. 1 2,766 1,798		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Notes:			Totals: 223,243 145,114		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCv: 134,956		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Joists: Unsupported Len: Cntr.Sup:													
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			Chimney: Block								

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON RANDAL C & DIANE	HAMILTON LUKE D & HAMILTO	100	10/17/2013	QC	21-NOT USED/OTHER	2013-03610 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5250 S RIVERVIEW DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
	2024 Est TCV 196,781 TCV/TFA: 128.20					

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements		* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		I 200' @ 200/	200.00	304.00	0.8962	0.9337	200	100	33,472
		A 200' @ 90/FF	110.00	304.00	0.8962	0.9337	90	100	8,284
		310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =							41,756

Tax Description  
 . SEC 35 T22N R8W LOT 22 CLAM RIVER ESTATES.

- 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.

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576 71	2,691
Total Estimated Land Improvements True Cash Value =			2,691

Comments/Influences



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

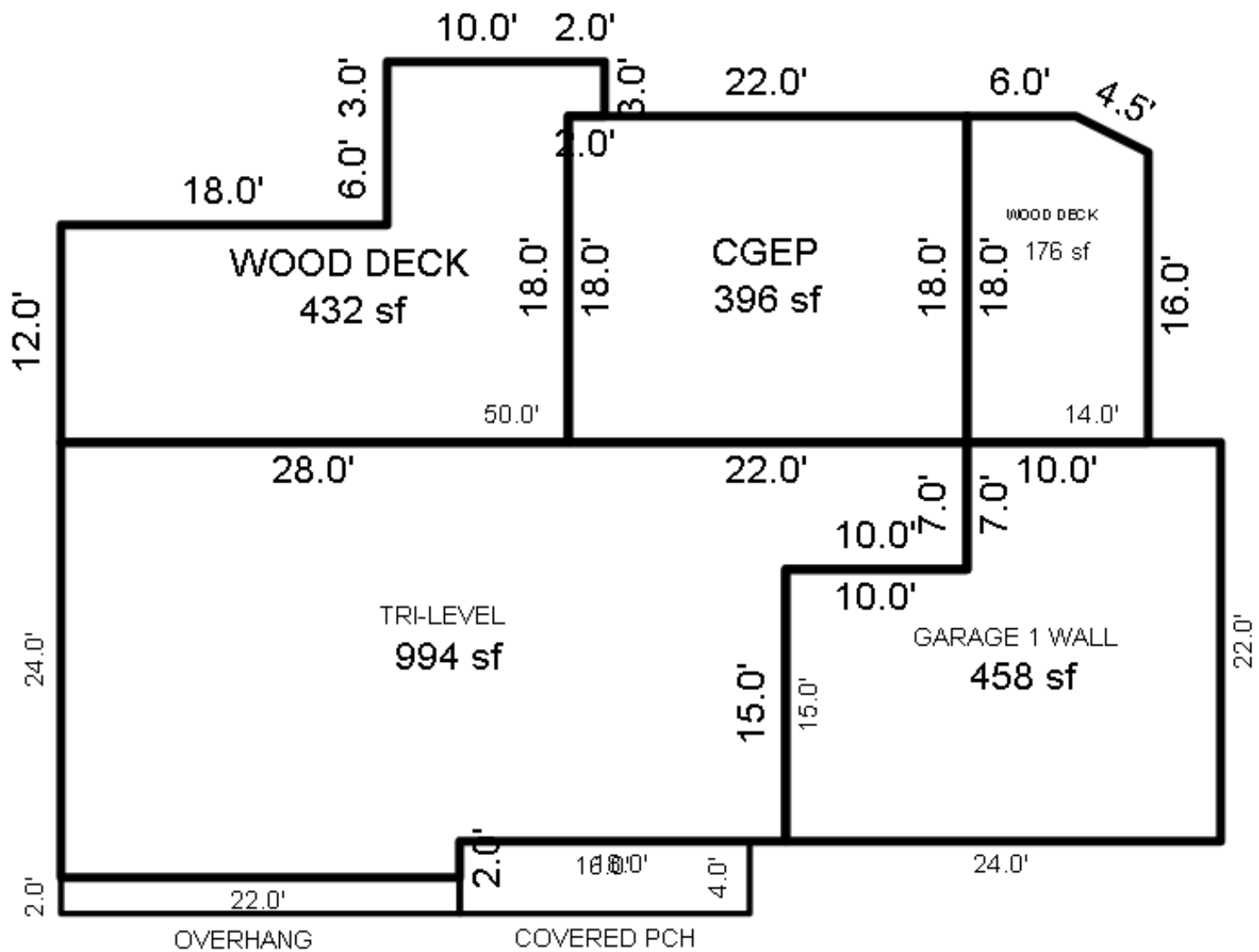
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	20,900	77,500	98,400			60,337C
2023	20,000	75,000	95,000			57,464C
2022	18,000	69,000	87,000			54,728C
2021	13,500	63,000	76,500			52,980C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 458 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior											
Building Style: TRI		Trim & Decoration															
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(5) Floors										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
(1) Exterior		No./Qual. of Fixtures					200 Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex.	X	Ord.		Min	No. of Elec. Outlets										
		X	Drywall				Many	X	Ave.		Few	(13) Plumbing					
(2) Windows		Basement: 0 S.F. Crawl: 994 S.F. Slab: 0 S.F. Height to Joists: 0.0					1	Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1	Public Water Public Sewer Water Well									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1	1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Chimney: Metal																	
Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 1535 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1981					
BUILDING AREAS										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Tri-Level										Siding	Crawl Space	994					
1 Story										Siding	Overhang	44					
										Total:			183,813	119,479			
Other Additions/Adjustments										Plumbing							
										Average Fixture(s)		1	1,476	959			
										Water/Sewer							
										1000 Gal Septic		1	4,864	3,162			
										Water Well, 100 Feet		1	5,808	3,775			
										Porches							
										CCP (1 Story)		64	1,885	1,225			
										CGEP (1 Story)		396	21,594	14,036			
										Deck							
										Treated Wood		432	6,860	4,459			
										Treated Wood		176	3,803	2,472			
										Garages							
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost		458	21,270	13,825			
										Common Wall: 1 Wall		1	-2,686	-1,746			
										Door Opener		1	547	356			
										Built-Ins							
										Appliance Allow.		1	2,766	1,798			
										Totals:			252,000	163,800			
Notes:										ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV:		152,334					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLUP HAROLD & ELIZABET	GALLUP ELIZABETH B	0	07/20/2023	WD	09-FAMILY	2023-01954		0.0
GALLUP ELIZABETH B	GALLUP ELIZABETH B	0	07/20/2023	QC	09-FAMILY	2023-01955	PROPERTY TRANSFER	0.0
GALLUP HAROLD & ELIZABETH	GALLUP ELIZABETH B	0	06/16/2023	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
GALLUP BRADLEY H	GALLUP HAROLD & ELIZABETH	25,000	05/11/2005	WD	21-NOT USED/OTHER	05-0/1987	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/28/2022					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GALLUP ELIZABETH B 5310 S RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 32,183
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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. SEC 35 T22N R8W LOT 23 CLAM RIVER ESTATES.	I 200' @ 200/	173.00	259.00	1.0369	0.8970	200	100	32,183
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Comments/Influences	173 Actual Front Feet, 1.03 Total Acres						Total Est. Land Value =	32,183
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	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
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	X	Level
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	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
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2024	16,100	0	16,100			3,371C
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2023	16,100	0	16,100			3,211C
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2022	10,000	0	10,000			3,059C
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2021	7,500	0	7,500		7,500A	2,962C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
5310 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2024 Est TCV 189,176 TCV/TFA: 161.97								
GALLUP HAROLD & ELIZABETH TRUST 5310 S RIVERVIEW DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	I 200' @ 200/	267.00	247.00	0.9303	0.8865	200	100		44,038
		X	Paved Road	267 Actual Front Feet, 1.51 Total Acres				Total Est. Land Value =		44,038		
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Metal Prefab	20.66	80	71	1,174				
		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 =				2,124				
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	22,000	72,600	94,600			57,428C	
				TPC 12/27/2017 INSPECTED	2023	22,000	70,300	92,300			54,694C	
				TPC 05/21/2013 INSPECTED	2022	10,700	64,600	75,300			52,090C	
					2021	8,000	60,000	68,000			50,426C	

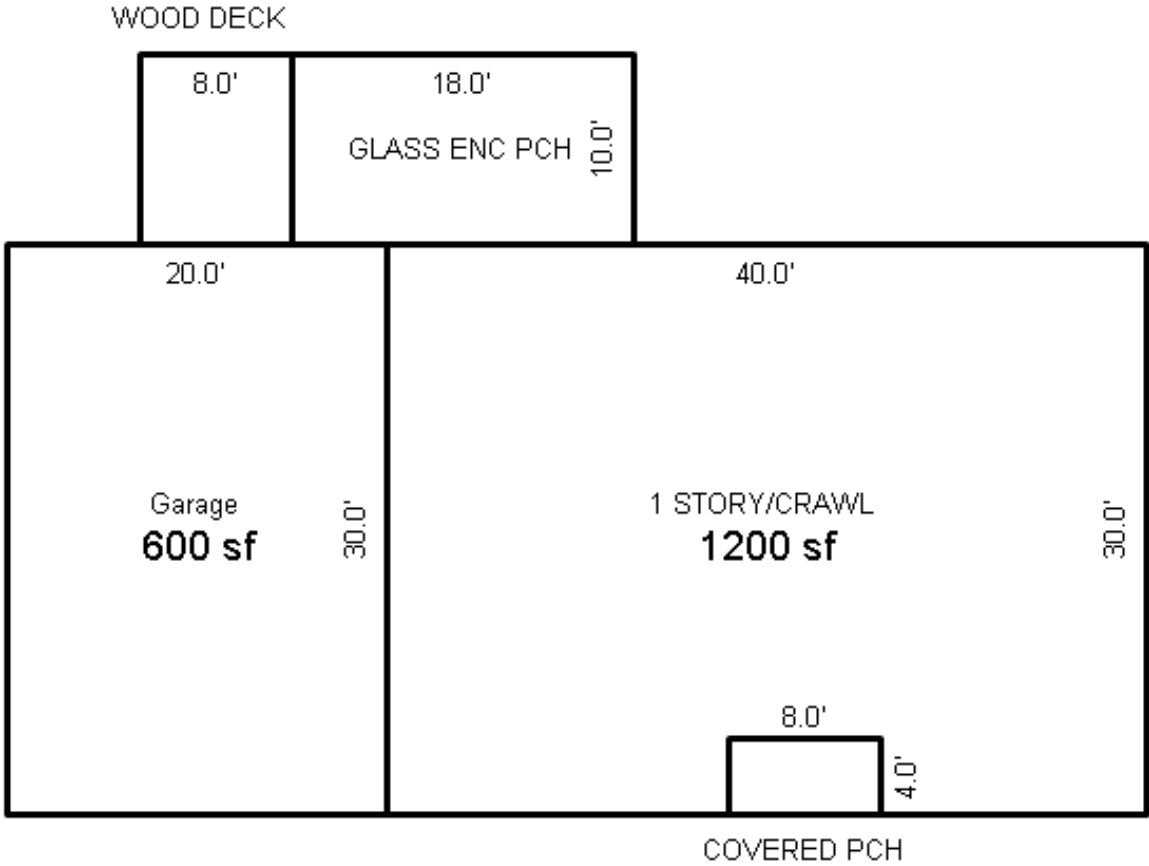
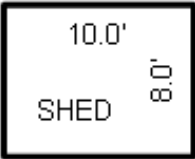


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 180 80	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 600 % 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: 1,168 Total Base New : 219,688 Total Depr Cost: 153,779 Estimated T.C.V: 143,014		E.C.F. X 0.930	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets		(12) Electric		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1168 SF Floor Area = 1168 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C Blt 1989				
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		(14) Water/Sewer		1 Story Brick Crawl Space 1,168		Total: 161,143 112,798				
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		Many X Ave. Few		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		1000 Gal Septic 1 4,864 3,405 Water Well, 50 Feet 1 2,686 1,880				
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		Lump Sum Items:		Porches		CCP (1 Story) 32 1,048 734 CGEP (1 Story) 180 11,554 8,088				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Deck		Treated Wood 80 2,264 1,585				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Garages		Class: C Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 600 30,852 21,596 Common Wall: 1 Wall 1 -3,611 -2,528				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Built-Ins		Appliance Allow. 1 2,766 1,936					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Lump Sum Items:		Notes:		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 143,014				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Totals:		219,688 153,779				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Notes:		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 143,014					
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 143,014				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Lump Sum Items:		Notes:		ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 143,014				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLUP DAYLE	GALLUP ROBERT & JUANITA &	0	03/08/2005	QC	21-NOT USED/OTHER	05-0/834	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5330 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/13/2003	20030140	Complete

Owner's Name/Address	MAP #:
GALLUP ROBERT & JUANITA & GALLUP DAYLE 5330 RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 257,069 TCV/TFA: 223.15

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 35 T22N R8W LOT 25 EXC BEG AT NE COR TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18'06" E 219.62 FT, N 20 DEG 03'27" E 80 FT TO POB. CLAM RIVER ESTATES.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			I 200' @ 200/	200.00	496.00	0.7549	1.0553	200	100		31,862
			A 200' @ 90/FF	416.00	496.00	0.7549	1.0553	90	100		29,823
			616 Actual Front Feet, 7.01 Total Acres							Total Est. Land Value =	61,685

Comments/Influences	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.
pd 11,500 in 1979						

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



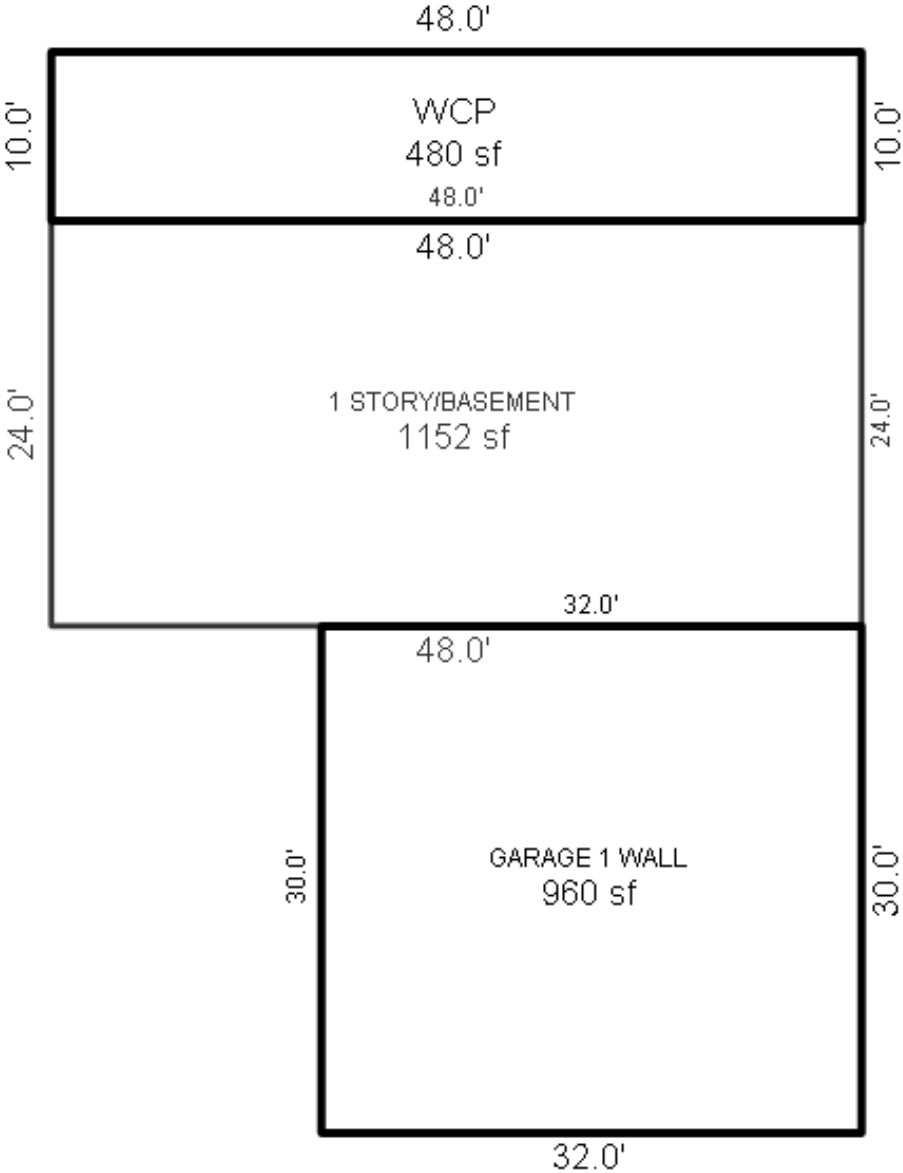
Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =							950
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
2024	30,800	97,700	128,500			73,619C	
2023	27,500	94,700	122,200			70,114C	
2022	18,000	87,100	105,100			66,776C	
2021	13,500	79,600	93,100			64,643C	

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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: 2004 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: 840 % 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			480 WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Size of Closets			Class: C +5 Effec. Age: 15 Floor Area: 1,152 Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Size of Closets		Lg X Ord Small			Central Air Wood Furnace			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Doors		Solid X H.C.			(5) Floors			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			0 Amps Service			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
X	Pine/Cedar Insulation	X	Drywall	Many X Ave. Few			(13) Plumbing			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Avg. Few	Large Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:			(14) Water/Sewer			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			(14) Water/Sewer			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(14) Water/Sewer			Total Base New : 245,962 Total Depr Cost: 209,069 Estimated T.C.V: 194,434			E.C.F. X 0.930			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.
CAROL I LLC	FOX ANTHONY & WOLVERTON T	28,000	03/23/2015	WD	03-ARM'S LENGTH	2015-00956	PROPERTY TRANSFER	100.0
ARNDT DENISE (ETAL)	CAROL I LLC	0	08/31/2010	QC	21-NOT USED/OTHER	2010-4423QC	DEED	100.0
SADOUSKY CAROL A	ARNDT DENISE (ETAL)	0	04/01/2005	QC	21-NOT USED/OTHER	05-0/1670	DEED	100.0
C & D ENTERPRISES LLC	SADOUSKY CAROL A	0	03/03/2004	QC	21-NOT USED/OTHER	04-0/0924	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5344 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2015	2015-0156	100%
	P.R.E. 100% 07/11/2016					

Owner's Name/Address	MAP #:
FOX ANTHONY & WOLVERTON TAMI 5344 S RIVERVIEW LAKE CITY MI 49651	2024 Est TCV 384,832 TCV/TFA: 194.16

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
		* Factors * 161.32 X 1134.094 IRR
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		I 200' @ 200/ 161.321134.09 1.0552 1.2976 200 100 44,177
		161 Actual Front Feet, 4.20 Total Acres Total Est. Land Value = 44,177

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.	Dirt Road Gravel Road	Description Rate Size % Good Cash Value
Comments/Influences	X Paved Road Storm Sewer Sidewalk	D/W/P: 4in Ren. Conc. 8.18 600 50 2,454
	X Electric X Gas	D/W/P: 4in Concrete 6.97 1100 50 3,833
	X Curb Street Lights Standard Utilities	Residential Local Cost Land Improvements
	X Underground Utils.	Description Rate Size % Good Cash Value
		LAND IMPROVE 1000 1,000.00 1 95 950
		Total Estimated Land Improvements True Cash Value = 7,237

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	22,100	170,300	192,400			144,618C
X Rolling	2023	22,100	164,900	187,000			137,732C
X Low	2022	16,500	147,500	164,000			131,174C
X High	2021	12,300	140,500	152,800			126,984C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



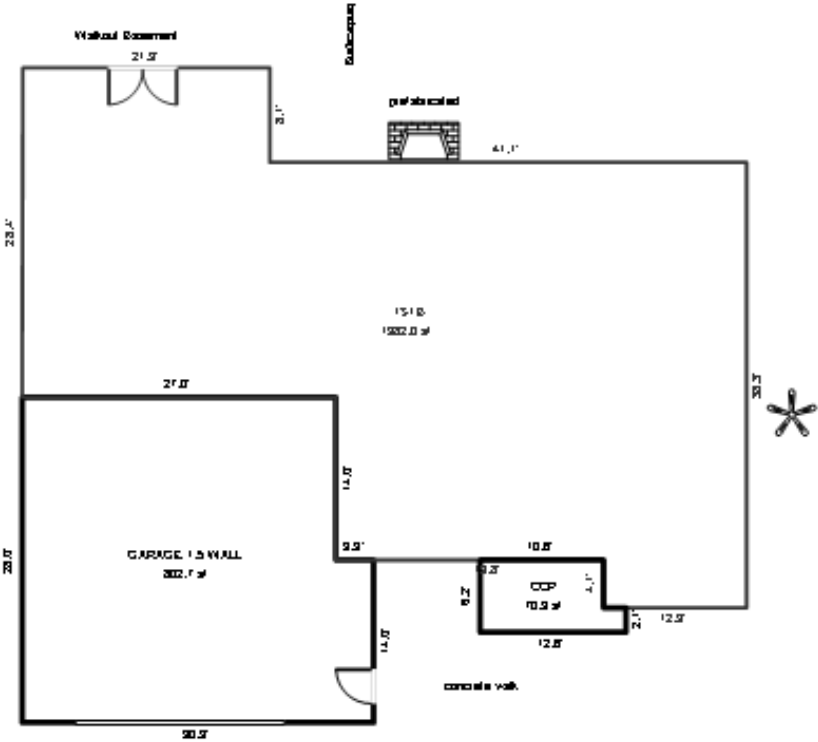
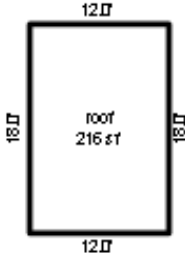
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	01/09/2016	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 70 216	Type CCP (1 Story) Roof Cover Onl	Year Built: 2015 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: 802 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior	
Town Home		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1982 SF Floor Area = 1982 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Cls C 5 Blt 2015		Building Areas			
Duplex						Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size		Cost New		Depr. Cost	
A-Frame		Ex	Ord	Min	0 Amps Service			1 Story Siding Basement		295,548		280,776				
Wood Frame		Lg	Ord	Small	No. of Elec. Outlets			Plumbing		Total:						
Building Style: 1S		Doors		Solid	H.C.	(12) Electric			Other Additions/Adjustments							
Yr Built 2015	Remodeled 0	Basement		(5) Floors			Average Fixture(s)			Recreation Room		868		16,778		
Condition: Average		1st Floor		Kitchen:			2 3 Fixture Bath			Basement, Outside Entrance, Below Grade		1		2,560		
Room List		2nd Floor		Other:			1 2 Fixture Bath			Plumbing		Average Fixture(s)		1,476		
Basement		3 Bedrooms		Other:			No Plumbing			Average Fixture(s)		1		4,646		
(1) Exterior		(6) Ceilings		(7) Excavation			Extra Toilet			Average Fixture(s)		1		3,108		
Wood/Shingle		Aluminum/Vinyl		Brick		Basement: 1982 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Sink			Average Fixture(s)		1		
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Average Fixture(s)		1		9,667		
(2) Windows		Many Avg. Few		Large Avg. Small		(9) Basement Finish			Ceramic Tile Floor			Average Fixture(s)		1		
Wood Sash		Metal Sash		Vinyl Sash		2000 Gal Septic			Ceramic Tile Wains			Average Fixture(s)		1		
Double Hung		Horiz. Slide		Casement		Ceramic Tub Alcove			Vent Fan			Average Fixture(s)		1		
Double Glass		Patio Doors		Storms & Screens		(14) Water/Sewer			Public Water			Average Fixture(s)		1		
(3) Roof		868		Recreation SF		Public Sewer			Water Well			Average Fixture(s)		1		
Gable		Hip		Gambrel		1 Walkout Doors (B)			1000 Gal Septic			Average Fixture(s)		1		
Flat		Mansard		Shed		1 No Floor SF			2000 Gal Septic			Average Fixture(s)		1		
Asphalt Shingle		(10) Floor Support		Joists:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Average Fixture(s)		1	
Chimney:		Unsupported Len:		Cntr.Sup:			Public Water			Base Cost			Average Fixture(s)		1	
							Public Sewer			Common Wall: 2 Wall			Average Fixture(s)		1	
							Water Well			Door Opener			Average Fixture(s)		1	
							1000 Gal Septic			Built-Ins			Average Fixture(s)		1	
							2000 Gal Septic			Appliance Allow.			Average Fixture(s)		1	
										Fireplaces			Average Fixture(s)		1	
										Prefab 1 Story			Average Fixture(s)		1	
										Raised Hearth			Average Fixture(s)		1	
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			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: S DICKERSON RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: NEWELL LYNN & EILEEN  
 5383 S DICKERSON ROAD  
 LAKE CITY MI 49651

MAP #: 2024 Est TCV 32,915

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	167.00	315.00	1.0461	0.9420	200	100	32,915
			167 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =							32,915

Tax Description: . SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.  
 Comments/Influences:

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,500	0	16,500			5,217C
2023	16,500	0	16,500			4,969C
2022	10,000	0	10,000			4,733C
2021	7,500	0	7,500			4,582C

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

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

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

Owner's Name/Address: NEWELL LYNN C  
 5383 S DICKERSON RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 33,490

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

Tax Description	Public Improvements	* Factors *				Rate %Adj.	Reason	Value
		Description	Frontage	Depth	Front Depth			
. SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES	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.	I 200' @ 200/	165.00	312.00	1.0493	0.9398	200 100	32,540
		165 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =						32,540

Comments/Influences: DRAIN FIELD FOR LOT 29

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description	LAND IMPROVE 1000	0.00	0 95	950
Total Estimated Land Improvements True Cash Value =				950

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	16,300	400	16,700			5,078C
2023	16,300	400	16,700			4,837C
2022	10,000	500	10,500			4,607C
2021	7,500	500	8,000			4,460C

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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				
5383 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		09/10/2020	2020-0495	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994		Addition		03/15/2011	2011-0066	100%				
NEWELL LYNN C 5383 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 209,451 TCV/TFA: 139.45								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		I 200' @ 200/	165.00	309.00	1.0493	0.9375	200	100		32,462
		Paved Road		165 Actual Front Feet, 1.17 Total Acres					Total Est. Land Value =		32,462	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.18	507	0	0				
		Sewer		D/W/P: Patio Blocks	15.61	81	0	0				
		X Electric		D/W/P: 3.5 Concrete	6.58	144	94	891				
		X Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,791								
		X 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	16,200	88,500	104,700			60,405C	
		TPC 04/30/2021 INSPECTED			2023	16,200	85,800	102,000			57,529C	
		TPC 12/27/2017 INSPECTED			2022	10,000	78,900	88,900			54,790C	
		TPC 04/08/2015 INSPECTED			2021	7,500	77,100	84,600			53,040C	

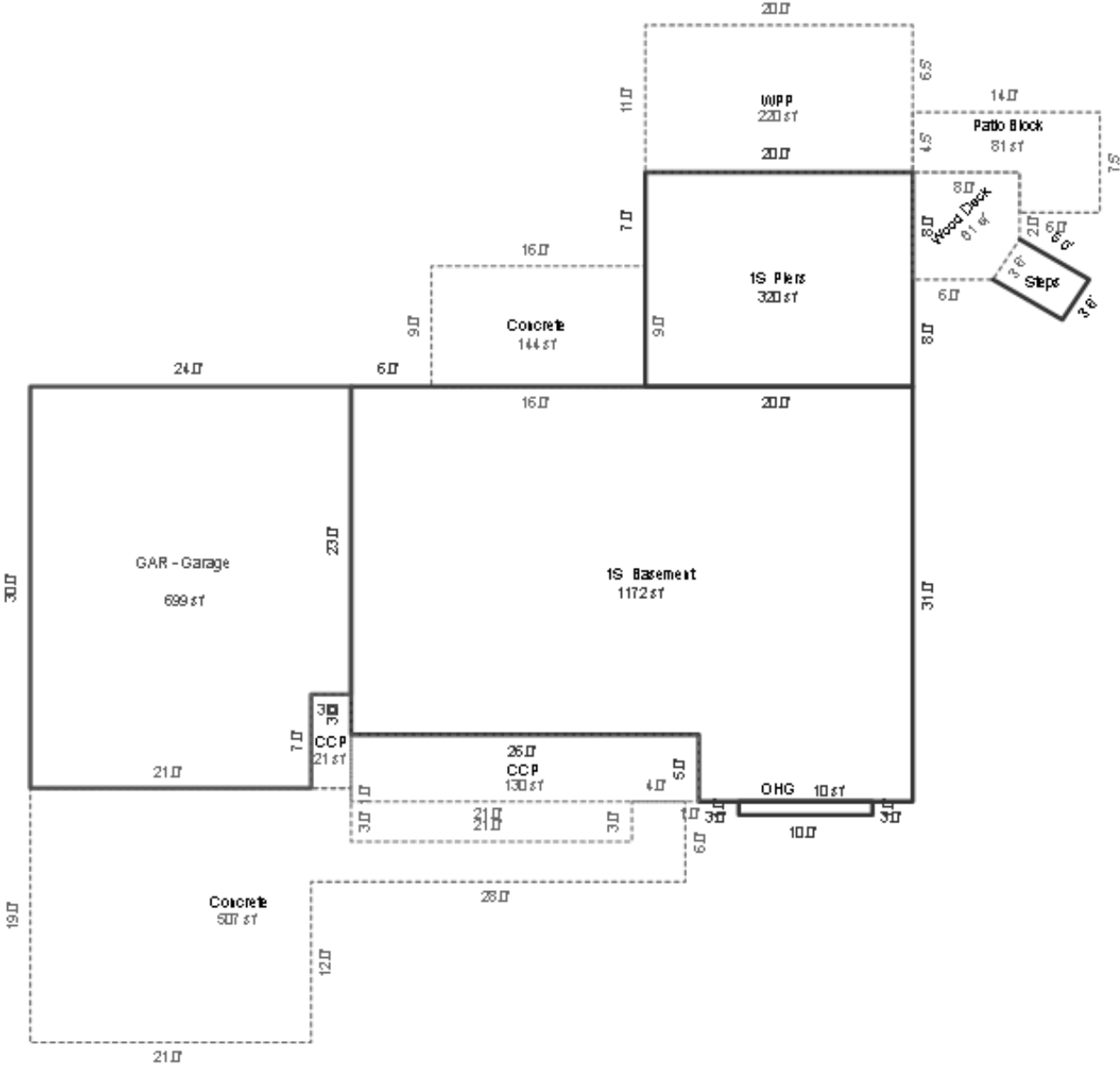


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 130 220 21 90 61	Type CCP (1 Story) WPP CCP (1 Story) WPP Treated Wood	Year Built: 1985 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: 699 % 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 1985		Remodeled 0		Condition: Average			Room List Basement 1st Floor 2nd Floor Bedrooms			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 1172 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 1171 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Electric 200 Amps Service		
(2) Windows X Many Avg. Few X Large Avg. 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		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1492 SF Floor Area = 1502 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,172 1 Story Siding Piers 320 1 Story Siding Overhang 10 Total: 197,031 137,912			Other Additions/Adjustments Recreation Room 1171 22,635 5,659 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 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 50 Feet 1 2,686 1,880 Porches CCP (1 Story) 130 3,578 2,505 WPP 220 4,748 3,324 WPP 90 2,803 1,962 CCP (1 Story) 21 1,057 740 Deck Treated Wood 61 1,976 1,383 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 699 28,442 19,909 Common Wall: 1 Wall 1 -2,686 -1,880		
X Gable Hip Flat X Gambrel Mansard Shed		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 699 28,442 19,909 Common Wall: 1 Wall 1 -2,686 -1,880			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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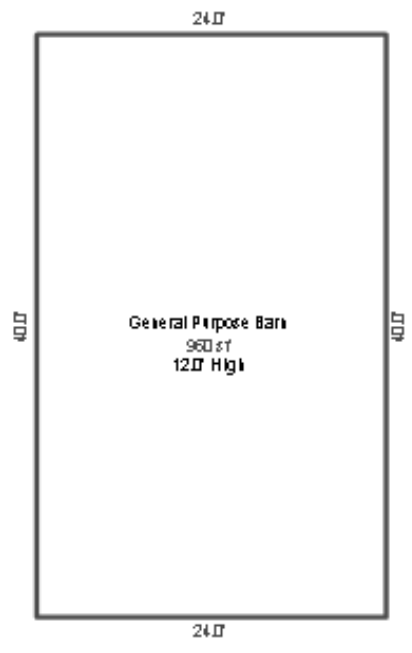
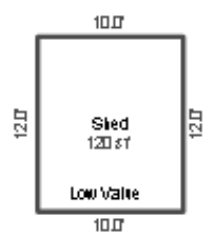
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
NEWELL LYNN C 5383 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 51,905								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 35 T22N R8W LOT 30 CLAM RIVER ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		I 200' @ 200/	165.00	307.00	1.0493	0.9360	200	100		32,409
		Paved Road		165 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =		32,409	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	26.30	120	50	1,578				
		Sewer		Total Estimated Land Improvements True Cash Value = 1,578								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X 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	16,200	9,800	26,000		5,078C		
		TPC 04/30/2021 INSPECTED		2023	16,200	9,300	25,500			4,837C		
		JWV 10/20/2020 INSPECTED		2022	10,000	7,700	17,700			4,607C		
		TPC 12/27/2017 INSPECTED		2021	7,500	7,200	14,700			4,460C		



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Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 128			
Height	18			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 24 = 960			
Cost New	\$ 35,030			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 19,267			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	55			
Est. True Cash Value	\$ 17,918			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17918 / All Cards: 17918				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIMEISTER JOHN R	WEIMEISTER JOHN R & WEIME	1	11/02/2022	WD	09-FAMILY	2022-03568	DEED	0.0
WEIMEISTER JOHN R & WEIME	GILMER DONALD & WEIMEISTE	0	11/02/2022	WD	09-FAMILY	2022-03569	PROPERTY TRANSFER	0.0
WEBSTER GENE L & MAXINE E	WEIMEISTER JOHN R	80,000	08/26/2020	WD	03-ARM'S LENGTH	2020-02447	DEED	100.0

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

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

Owner's Name/Address: GILMER DONALD & WEIMEISTER L TRUST  
 6902 HOBBLEBUSH LN  
 KALAMAZOO MI 49009  
 2024 Est TCV 45,830

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 165' X 1227.60 IRR					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			I 200' @ 200/	165.00	1227.60	1.0493 1.3236	200 100	45,830
			165 Actual Front Feet, 4.65 Total Acres Total Est. Land Value = 45,830					

Tax Description: . SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.

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
2024	22,900	0	22,900			14,234C
2023	22,900	0	22,900			13,557C
2022	16,600	0	16,600			12,912C
2021	12,500	0	12,500			12,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH EDWIN M & AYOTTE AL	GUNNERSON MATTHEW	14,000	09/02/2011	WD	03-ARM'S LENGTH	2011-02761	PROPERTY TRANSFER	100.0
WALSH EDWIN M & AYOTTE AL	WALSH EDWIN & AYOTTE EVVA	0	10/27/2010	QC	09-FAMILY	2010-4894QC	PROPERTY TRANSFER	100.0
BEVR ARTHUR LURIAN		0	10/03/2010	AFF	07-DEATH CERTIFICATE	2010-04893DC	PROPERTY TRANSFER	0.0
BEVER ARTHUR L &	WALSH EDWIN M & AYOTTE AL	100	10/02/2007	QC	21-NOT USED/OTHER	L2010/P04894	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9970 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 40,065 TCV/TFA: 51.37					

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 21 T22N R8W LOT 1 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	104	104.00	502.00	0.9902	1.1845	90	100	10,979
Comments/Influences			Gravel Road	104 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 10,979							
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			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	5,500	14,500	20,000			9,274C
	Rolling		2023	4,300	15,800	20,100			8,833C
	Low		2022	2,100	13,100	15,200			8,413C
	High		2021	2,100	11,900	14,000			8,145C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	09/18/2018	INSPECTED						
	TPC	05/25/2015	INSPECTED						
	TPC	06/21/2011	INSPECTED						

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1978 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Fair Effec. Age: 40 Floor Area: Total Base New : 103,880 Total Depr Cost: 36,358 Estimated T.C.V: 29,086			84 WPP 91 WPP 168 Treated Wood 1541 Roof Cover Onl		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:									
Building Style: HUD		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Fair		Blt 1975									
Yr Built 1975		Remodeled 0		Trim & Decoration		No./Qual. of Fixtures			Type			Size		Cost New		Depr. Cost							
Condition: Average		Ex		X Ord		Min		X Ex.			Ord.		Min										
Room List		Size of Closets		Lg			X Ord		Small		(13) Plumbing			Total:		43,675		15,287					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			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			158			1,749		612					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X Ave.		Few		Plumbing			Average Fixture(s) 1		859		301		
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1		4,550		1,592			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1		1000 Gal Septic 1		2,585		905				
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:			Porches			WPP WPP		84 91		2,478 2,541		867 889	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood w/Roof (Roof portion)		168 1541		3,610 21,096		1,263 7,384	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			Garages			Class: D Exterior: Pole (Unfinished) Base Cost Door Opener		910 1		18,373 430		6,431 150				
Gable Hip Flat		Gambrel Mansard Shed		Notes:			Notes:			Appliance Allow.			1		1,934		677		29,086				
Asphalt Shingle				ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY:									Totals:		103,880		36,358						

\*\*\* 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.
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	0	08/17/2009	QC	21-NOT USED/OTHER	2009/3034	DEED	100.0
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	100	10/31/2008	QC	21-NOT USED/OTHER	2008/3974	DEED	100.0
STEPHAN RANDY	CRITTENDEN THOMAS S	0	05/14/2008	WD	21-NOT USED/OTHER	2008/1778	DEED	100.0
STEPHAN ROBERT LE	STEPHAN RANDY	0	09/07/2004	OTH	21-NOT USED/OTHER	04-0/5324	DEED	100.0

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

Owner's Name/Address	MAP #:
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GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651	2024 Est TCV 11,451
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Improved	X	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
A 100' @ 90/	110.00	502.00	0.9765	1.1845	90	100	11,451
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =							11,451

Tax Description  
 . SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.  
 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
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,700	0	5,700			1,998C
2023	4,500	0	4,500			1,903C
2022	2,200	0	2,200			1,813C
2021	2,200	0	2,200			1,756C

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

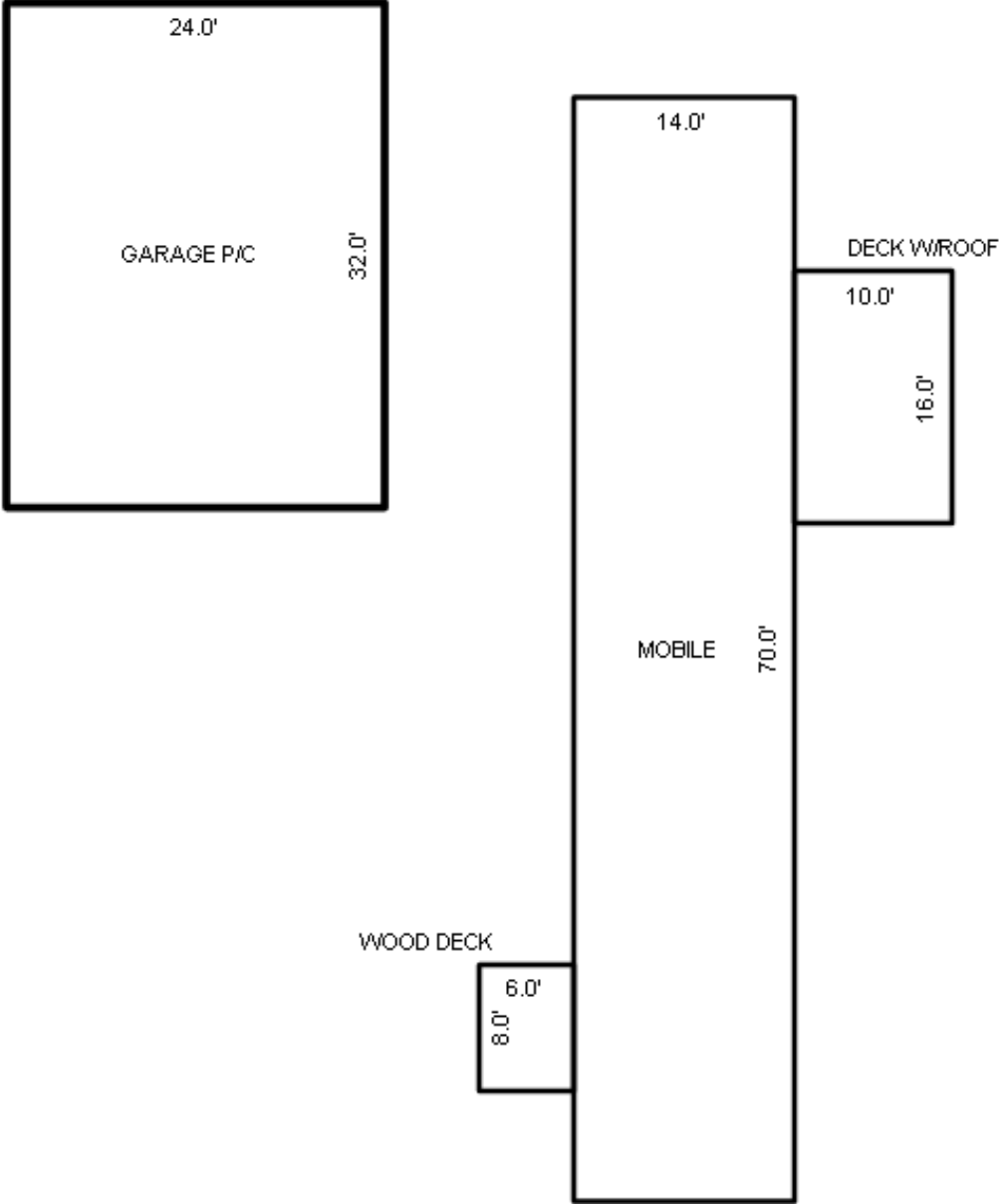
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	28,000	04/29/2009	WD	08-ESTATE	2009/1834	DEED	100.0	
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	0	10/31/2008	QC	21-NOT USED/OTHER	2008/3974	DEED	100.0	
STEPHAN ROBERT ESTATE	CRITTENDEN THOMAS S	65,000	05/14/2008	WD	03-ARM'S LENGTH	2008/1778	DEED	100.0	
STEPHAN ROBERT LE	STEPHAN ROBERT ESTATE	0	09/07/2004	OTH	21-NOT USED/OTHER	04-0/5324	DEED	100.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status	
3643 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%		MAP #:					
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651		2024 Est TCV 58,778 TCV/TFA: 59.98							
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651		X			* Factors *				
Tax Description		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value				
. SEC 21 T22N R8W LOT 3 CLAM RIVER WOODS & RAPIDS.		X			A 100' @ 90/ 110.00 502.00 0.9765 1.1845 90 100 11,451				
Comments/Influences		X			110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 11,451				
		X			Public Improvements				
		X			Dirt Road				
		X			Gravel Road				
		X			Paved Road				
		X			Storm Sewer				
		X			Electric				
		X			Gas				
		X			Curb				
		X			Street Lights				
		X			Standard Utilities				
		X			Underground Utils.				
					Topography of Site				
		X			Level				
		X			Rolling				
		X			Low				
					High				
					Landscaped				
		X			Swamp				
					Wooded				
					Pond				
					Waterfront				
					Ravine				
					Wetland				
					Flood Plain				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	5,700	23,700	29,400	15,801C
		TPC 12/27/2017 INSPECTED			2023	4,500	25,800	30,300	15,049C
		RJG 12/15/2008 INSPECTED			2022	2,200	21,300	23,500	14,333C
					2021	2,200	19,400	21,600	13,876C

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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 48 160	Type Treated Wood Pine	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 100 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD			Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration										
Yr Built 1985	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1985	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile				Ex.	X	Ord.		Min	Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Main Home Ribbed Comp.Shingle 980			Total: 58,758		20,565	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)			14) Water/Sewer			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168 1,908 668 Plumbing Average Fixture(s) 1 964 337 Water/Sewer 1000 Gal Septic 1 4,864 1,702 Water Well, 100 Feet 1 5,808 2,033						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 30,305 *						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 968						
X	Gable Hip Flat		Gambrel Mansard Shed	Asphalt Shingle Metal			Chimney: Metal			Notes: HUD ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv:			Totals: 112,748		59,159	
															47,327	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTHOLOMEW JEREMY & DALA	COLE BUCK	5,000	08/31/2016	QC	03-ARM'S LENGTH	2016-02876	DEED	100.0
FRENDS MINISTRY CCDO	BARTHOLOMEW JEREMY	10,500	08/30/2016	WD	16-LC PAYOFF	2016-0284	DEED	100.0
MISSAUKEE COUNTY HABITAT	FRIENDS CHRISTIAN COMMUNI	0	02/04/2014	OTH	29-SELLERS INTEREST IN A	2014-00434	DEED	0.0
BARTHOLOMEW JEREMY & SONY	BARTHOLOMEW JEREMY	0	04/16/2010	OTH	21-NOT USED/OTHER	2010/1352	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3631 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COLE BUCK 3631 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 25,160 TCV/TFA: 38.12					

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	
			A 100' @ 90/	110.00	503.00	0.9765	1.1851	90 100	11,456
			110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =	11,456

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road	D/W/P: 3.5 Concrete	5.78	720	0	0	
Comments/Influences	X	Gravel Road	Wood Frame	25.61	80	50	1,024	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =					1,024
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	5,700	6,900	12,600			5,882C
X Rolling	2023	4,500	7,400	11,900			5,602C
X Low	2022	2,200	6,100	8,300			5,336C
High	2021	2,200	5,600	7,800			5,166C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



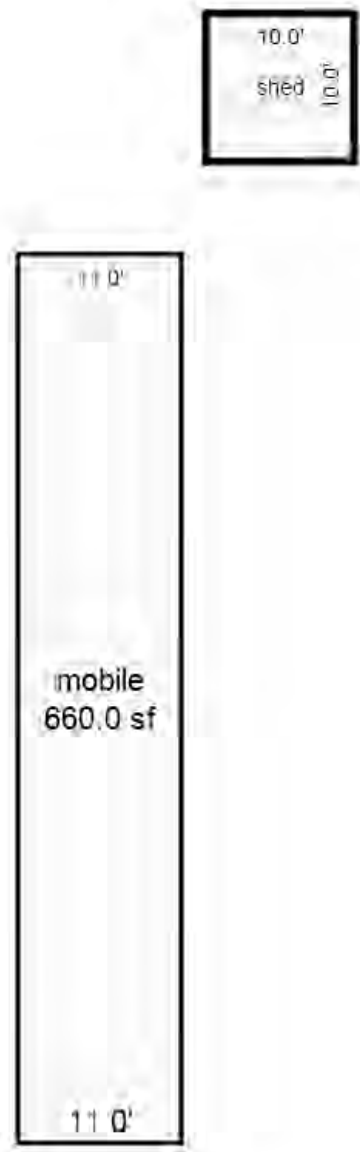
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			20			Treated Wood	Car Capacity:			
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack				Class:						
	Duplex	0	Other Overhang				Two Sided		Exterior 1 Story			Exterior 2 Story			Exterior:			
	A-Frame	(4) Interior					Prefab 1 Story		Prefab 2 Story			Heat Circulator			Auto. Doors:			
	Wood Frame	Drywall Paneled					Plaster Wood T&G		Unvented Hood			Raised Hearth			Mech. Doors:			
	Building Style: HUD	Trim & Decoration					Size of Closets		Vented Hood			Wood Stove			Area:			
	Yr Built	Remodeled	Ex				X	Ord	Min	Intercom		Direct-Vented Ga			% Good:			
	1976	2014	Lg				X	Ord	Jacuzzi Tub			Class: Low			Storage Area:			
	Condition: Fair		Small				Central Air Wood Furnace		Jacuzzi repl.Tub			Effec. Age: 37			X 0.800		No Conc. Floor:	
Room List		Doors					Solid		X			H.C.			Floor Area:		Bsmnt Garage:	
Basement		(5) Floors					(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1976			
1st Floor		Kitchen:		0 Amps Service			(11) Heating System: Forced Warm Air											
2nd Floor		Other:		No./Qual. of Fixtures			Ground Area = 660 SF Floor Area = 660 SF.											
Bedrooms		Other:		Ex.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
(1) Exterior		(6) Ceilings			Ord.			Building Areas										
Wood/Shingle		No. of Elec. Outlets			Min			Type										
Aluminum/Vinyl		Many			Ave.			Ext. Walls										
Brick		Few			(13) Plumbing			Roof/Fnd.										
Insulation		1			Average Fixture(s)			Size										
(2) Windows		(7) Excavation			3 Fixture Bath			Cost New										
Many		Basement: 0 S.F.			2 Fixture Bath			Depr. Cost										
Avg.		Crawl: 0 S.F.			Softener, Auto			Total:										
Few		Slab: 0 S.F.			Softener, Manual			37,648										
Large		Height to Joists: 0.0			Solar Water Heat			4,263										
Avg.		(8) Basement			No Plumbing			2,498										
Small		Conc. Block			Extra Toilet			877										
Wood Sash		Poured Conc.			Extra Sink			45,286										
Metal Sash		Stone			Separate Shower			15,850										
Vinyl Sash		Treated Wood			Ceramic Tile Floor			Notes:										
Double Hung		Concrete Floor			Ceramic Tile Wains			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:										
Horiz. Slide		(9) Basement Finish			Ceramic Tub Alcove			12,680										
Casement		(14) Water/Sewer			Vent Fan													
Double Glass		Public Water			1													
Patio Doors		Public Sewer			1													
Storms & Screens		Water Well			1													
(3) Roof		1000 Gal Septic			2000 Gal Septic													
Gable		Lump Sum Items:																
Hip																		
Flat																		
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.
		33,000	11/01/1994	WD	33-TO BE DETERMINED	291:752	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3611 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	REPAIR	06/14/2018	2018-0248	100%	
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:	2024 Est TCV 115,886 TCV/TFA: 111.43
ADKINS BRENDA M 3611 LACHANCE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS					
. SEC 21 T22N R8W LOT 5 CLAM RIVER WOODS & RAPIDS.			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			A 100' @ 90/	110.00	503.00	0.9765 1.1851	90 100	11,456
			110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value = 11,456

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	Fencing: Wd, Solid, 6 ft.	30.88	408	25	3,150
		Paved Road	D/W/P: 3.5 Concrete	6.58	527	0	0
		Storm Sewer	Wood Frame	23.24	336	50	3,904
		Sidewalk	Wood Frame	22.57	700	25	3,950
		Water	Residential Local Cost Land Improvements				
		Sewer	Description	Rate	Size	% Good	Cash Value
		Electric	LAND IMPROVE 1000	1,000.00	1	100	1,000
		Gas	Total Estimated Land Improvements True Cash Value = 12,004				
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2024	5,700	52,200	57,900			28,312C
														2023	4,500	45,600	50,100			26,964C
														2022	2,200	40,200	42,400			25,680C
														2021	2,200	38,400	40,600			24,860C

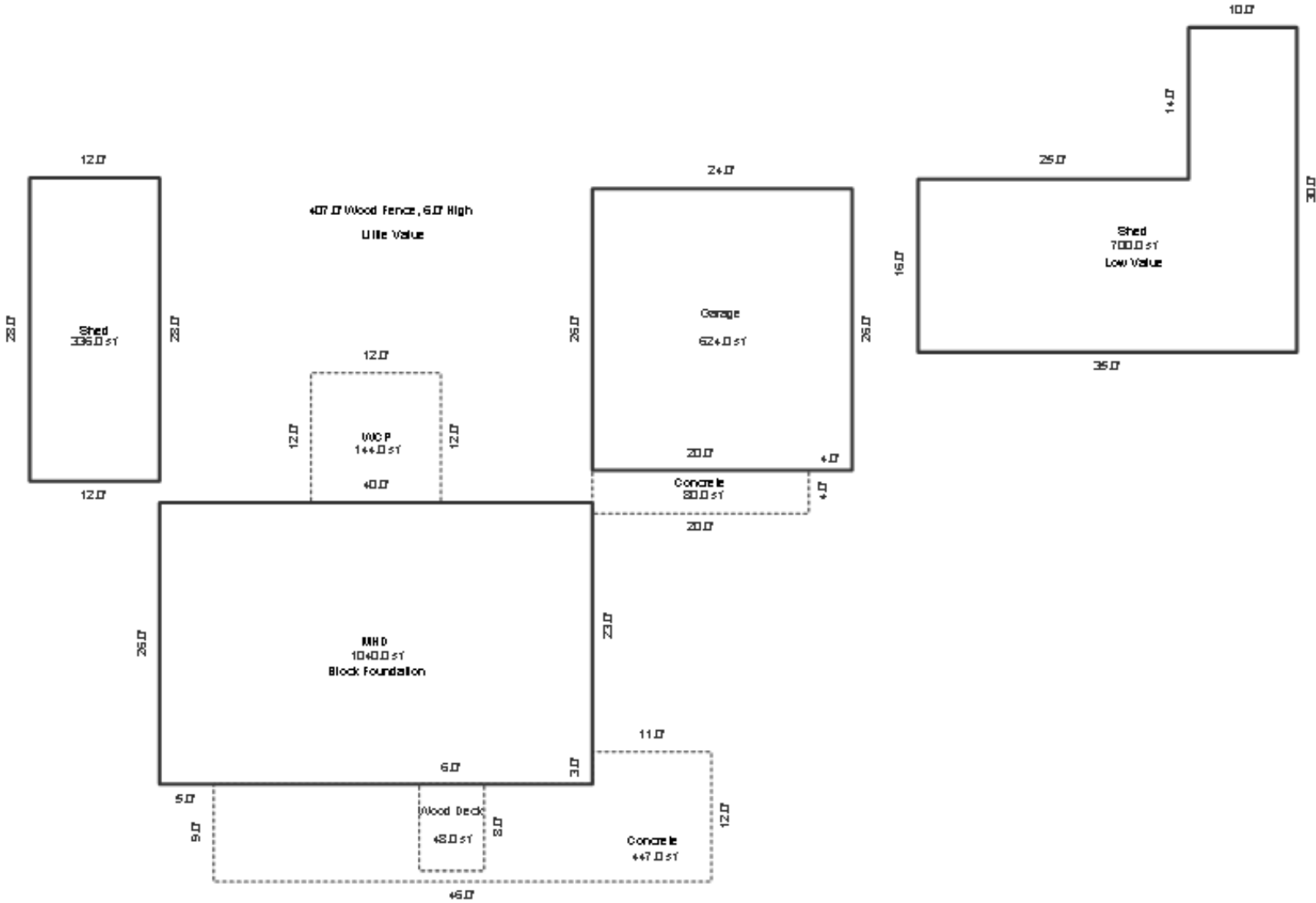


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type WCP (1 Story) 48 Treated Wood	Year Built: ? 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,040 Total Base New : 189,591 Total Depr Cost: 123,235 Estimated T.C.V: 92,426			E.C.F. X 0.750		Bsmnt Garage:						
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1986						
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost					
Condition: Average		Size of Closets		Lg	X	Ord		Small	No. of Elec. Outlets			Stories			Total:						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Exterior			Foundation								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story			Siding			Crawl Space					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1	1,476	959	
(2) Windows		Many		Large	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Water/Sewer			1000 Gal Septic			1		4,864	3,162	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Avg.	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Water Well, 50 Feet			1			2,686	1,746			
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Porches			WCP (1 Story)			144		6,372	4,142		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well			Deck			Treated Wood		48		1,730	1,124	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		624		26,220	17,043
Chimney: Metal		Lump Sum Items:		Notes: 1986 FAIRMONT MHD ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCv:			Door Opener			Built-Ins			Appliance Allow.			1		2,766	1,798		
				Totals:			189,591			92,426											

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



Owner didn't want measuring/pictures behind home

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNER EDWARD H & EDITH &	0	02/27/2018	WD	03-ARM'S LENGTH	2018-01368	DEED	100.0

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

Owner's Name/Address	MAP #:					
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WANNER EDWARD H & EDITH & 515 W LINCOLN REED CITY MI 49677		2024 Est TCV 23,985				
--	--	---------------------	--	--	--	--

	Improved	X	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

	A 100' @ 90/	252.00	803.81	0.7937	1.3325	90	100	23,985
--	--------------	--------	--------	--------	--------	----	-----	--------

	252 Actual Front Feet, 4.65 Total Acres						Total Est. Land Value =	23,985
--	---	--	--	--	--	--	-------------------------	--------

Tax Description								
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. SEC 21 T22N R8W LOT 6 EXC W 200 FT OF S 250 FT THEREOF. CLAM RIVER WOODS & RAPIDS.	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						
--	---	------------	--	--	--	--	--	--



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,000	0	12,000			4,469C
2023	9,300	0	9,300			4,257C
2022	5,000	0	5,000			4,055C
2021	5,000	0	5,000			3,926C

\*\*\* 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			
3591 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
BALDWIN TIMOTHY E 8085 CONSTITUTION BLVD CADILLAC MI 49601		MAP #:		2024 Est TCV 29,075 TCV/TFA: 47.20							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 21 T22N R8W W 200 FT OF S 250 FT OF LOT 6 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *							
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Gravel Road		A 100' @ 90/	200.00	250.00	0.8409	0.9951	90	100	15,061
		X Paved Road		200 Actual Front Feet, 1.15 Total Acres				Total Est. Land Value =		15,061	
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		Wood Frame	20.87	160	46	1,536			
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,536							
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	7,500	7,000	14,500			7,999C
		TPC 12/27/2017	INSPECTED		2023	5,900	7,500	13,400			7,619C
		TPC 12/02/2013	INSPECTED		2022	2,500	7,600	10,100			7,257C
					2021	2,500	6,900	9,400			7,026C

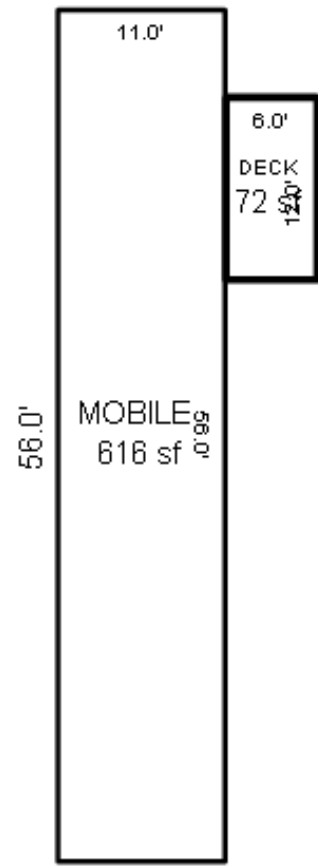


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough		X	Gas Wood	Oil Coal	Elec. Steam				Appliance Allow.	Interior 1 Story	Area	Type	Year Built:			
	Mobile Home	Insulation														X	Forced Warm Air	
	Town Home	0	Front Overhang	Wall Furnace			Garbage Disposal	Dishwasher	2nd/Same Stack		Two Sided			Class:				
	Duplex	0	Other Overhang	Warm & Cool Air											Bath Heater	Vent Fan	Exterior 1 Story	
	A-Frame	(4) Interior		Heat Pump			Hot Tub	Unvented Hood	Prefab 1 Story		Prefab 2 Story			Common Wall:				
X	Wood Frame	Drywall Paneled		Plaster Wood T&G											Vented Hood	Intercom	Heat Circulator	
	Building Style: HUD	Trim & Decoration		Ex X Ord			Jacuzzi Tub	Jacuzzi repl.Tub	Oven					Finished ?				
	Yr Built 1970		Remodeled 0	Size of Closets											Oven	Microwave	Standard Range	
	Condition: Average		Ex X Ord	Lg X Ord			Trash Compactor	Central Vacuum	Security System					Mech. Doors:				
	Room List	Doors		Solid X H.C.											Central Air Wood Furnace			Class: Low
	Basement	(5) Floors		(12) Electric			0 Amps Service			Total Base New : 44,564	Total Depr Cost: 15,598	Estimated T.C.V: 12,478	E.C.F. X 0.800	No Conc. Floor:				
	1st Floor	Kitchen:		No./Qual. of Fixtures			Ex. X Ord. Min								Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low
	2nd Floor	Other:		0 Amps Service			No. of Elec. Outlets			(11) Heating System: Wall Furnace								
	Bedrooms	Other:		Many X Ave. Few			Average Fixture(s)			Ground Area = 616 SF Floor Area = 616 SF.								
(1)	Exterior	(6) Ceilings		(13) Plumbing			1			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
X	Wood/Shingle	(7) Excavation		1			3 Fixture Bath			Building Areas					Type	Ext. Walls	Roof/Fnd.	Size
	Aluminum/Vinyl	Basement: 0 S.F.		Average Fixture(s)			2 Fixture Bath			Main Home Ribbed Metal			616	Total:				
	Brick	Crawl: 0 S.F.		3 Fixture Bath			Softener, Auto			Other Additions/Adjustments								
	Insulation	Slab: 0 S.F.		Softener, Manual			Softener, Auto			Skirting, Metal or Vinyl, Vertical			144	1,554				
(2)	Windows	Height to Joists: 0.0		No Plumbing			Solar Water Heat			Water/Sewer					1	4,263	1,492	
X	Many	X	Large	Extra Toilet			No Plumbing			1000 Gal Septic			1	2,498				874
	Avg.	X	Avg.	Extra Sink			Extra Toilet			Solar Water Heat								
	Few		Small	Separate Shower			Extra Sink			Water Well, 50 Feet								
	Wood Sash	(8) Basement		Ceramic Tile Floor			Deck			Deck					72	2,048	717	
	Metal Sash	Conc. Block		Ceramic Tile Wains			Treated Wood			Deck								
	Vinyl Sash	Poured Conc.		Ceramic Tub Alcove			Notes: 1970 MASTERCRAFT MH			Deck								
	Double Hung	Stone		Vent Fan			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:			Deck								
	Horiz. Slide	Treated Wood		(14) Water/Sewer			Public Water			Deck								
	Casement	Concrete Floor		1			Public Sewer			Deck								
	Double Glass	(9) Basement Finish		1			Water Well			Deck								
	Patio Doors	Recreation SF		1			1000 Gal Septic			Deck								
	Storms & Screens	Living SF		1			2000 Gal Septic			Deck								
(3)	Roof	Walkout Doors (B)		Lump Sum Items:			Notes: 1970 MASTERCRAFT MH			Deck								
X	Gable		Gambrel	Public Water			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:			Deck								
	Hip		Mansard	Public Sewer						Deck								
	Flat		Shed	Water Well						Deck								
X	Asphalt Shingle	No Floor SF		1000 Gal Septic						Deck								
	Chimney: Metal	Walkout Doors (A)		2000 Gal Septic						Deck								
		(10) Floor Support		Lump Sum Items:						Deck								
		Joists:								Deck								
		Unsupported Len:								Deck								
		Cntr.Sup:								Deck								

\*\*\* 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.
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	11/03/2011	WD	03-ARM'S LENGTH	2011-03427	PROPERTY TRANSFER	100.0
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	08/25/2008	LC	16-LC PAYOFF	NOT RECORDED	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9910 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RICHARDS BRIAN S 9910 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 100,100 TCV/TFA: 82.32					

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 21 T22N R8W LOT 7 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100.00	134.00	1.0000	1.4522	65	100	9,439
			Gravel Road	100 Actual Front Feet, 2.60 Total Acres					Total Est. Land Value =	9,439

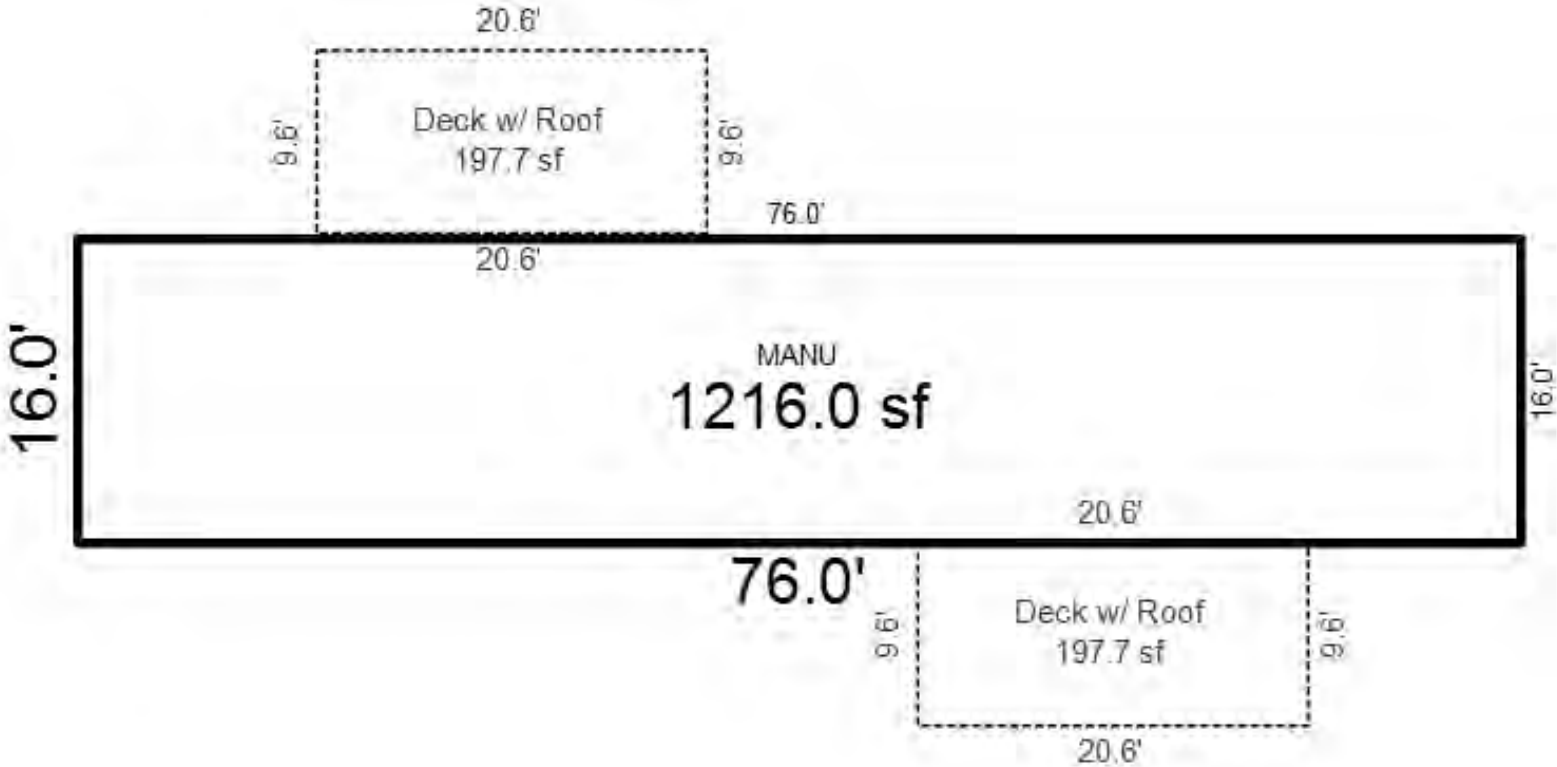


Comments/Influences	X	Public Improvements	* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	4,700	45,400	50,100			19,983C
			2023	3,600	44,900	48,500			19,032C
			2022	2,300	38,500	40,800			18,126C
			2021	2,300	36,300	38,600			17,547C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	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 197 197	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			Class: D Effec. Age: 30 Floor Area: 1,216 Total Base New : 139,268 Total Depr Cost: 97,485 Estimated T.C.V: 90,661			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:							
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 139,268 Total Depr Cost: 97,485 Estimated T.C.V: 90,661			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls D		Blt 1992				
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size 1 Story Siding Piers 1,216			Cost New		Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			Total: 119,187			83,428						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments			Water/Sewer		Deck				
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
(2) Windows		(8) Basement		1			Water/Sewer			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Notes:			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
(3) Roof		(10) Floor Support		1			Notes:			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Notes:			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Notes:			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		
Chimney: Metal				1			Notes:			Treated Wood w/Roof (Deck Portion)			Treated Wood w/Roof (Roof portion)		Treated Wood w/Roof (Deck Portion)		Treated Wood w/Roof (Roof portion)		

\*\*\* 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.
BRUCE TRUST 50% & DAIRE T	NEREM JEFFREY A (SM)	0	12/03/2009	OTH	21-NOT USED/OTHER	2009/4117	DEED	0.0
RENDON BRUCE R & RENDON (	NEREM JEFFREY A	80,000	11/11/2009	LC	03-ARM'S LENGTH	2009/3869	DEED	100.0
RENDON BRUCE R & DAIRE L	RENDON BRUCE TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0
LICHON		76,000	11/01/2000	WD	33-TO BE DETERMINED	00-0:1302	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9890 W LOTAN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2010					
Owner's Name/Address	MAP #:					
NEREM JEFFREY A 9890 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 123,914 TCV/TFA: 117.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100.00	182.00	9,537
			Gravel Road	100 Actual Front Feet, 2.71 Total Acres		9,537

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water Sewer	7.35	310 0	0
		Electric			
	X	Gas	1,000.00	1 95	950
		Curb			

Topography of Site	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
Level	X	LAND IMPROVE 1000	1,000.00	1 95	950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,800	57,200	62,000			41,866C
2023	3,700	56,500	60,200			39,873C
2022	2,300	51,000	53,300			37,975C
2021	2,300	47,900	50,200			36,762C

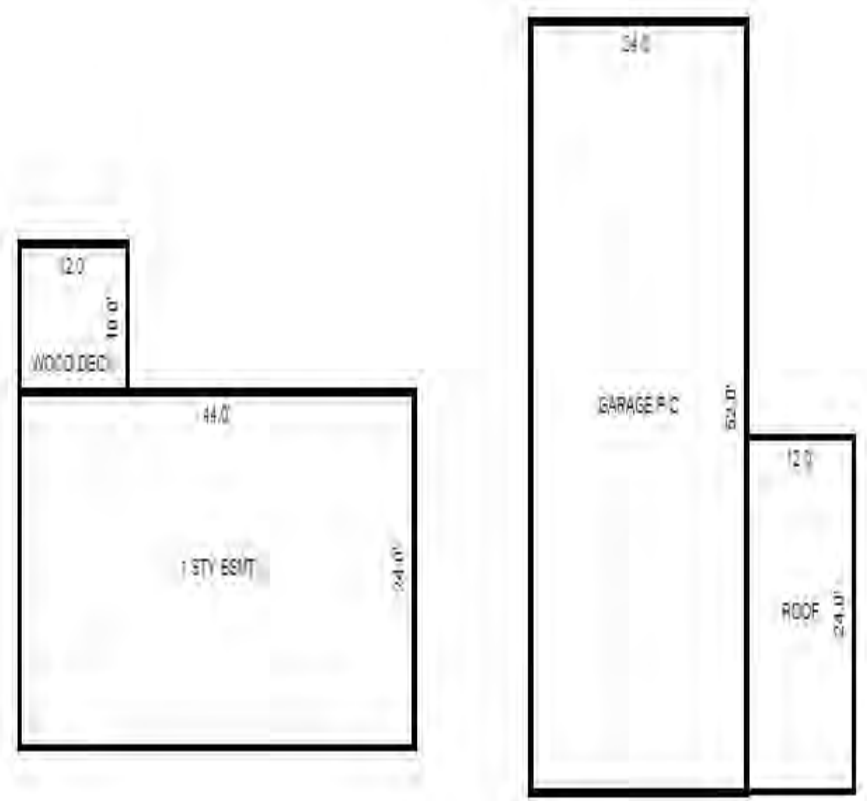


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 120 288	Type Treated Wood Roof Cover Onl	Year Built: 1983 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: 1248 % 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: 1,056 Total Base New : 187,639 Total Depr Cost: 121,965 Estimated T.C.V: 113,427			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1972		
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	150 Amps Service			Building Areas			Size 1,056		Cost New 141,293		Depr. Cost 91,841		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Total:		Totals:		
Room List		X 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			Stories Exterior Foundation 1 Story Siding Basement			Water/Sewer		Garages		Notes:		
Basement	1st Floor	(5) Floors		(12) Electric			Plumbing			Deck			Class: CD Exterior: Pole (Unfinished)		Base Cost		
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		150 Amps Service			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			Treated Wood w/Roof (Roof portion)			1248		26,957		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Built-Ins			Totals:		187,639		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Ex. X Ord. Min			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow. Fireplaces Wood Stove			1,934		1,257		
(2) Windows		(7) Excavation		No. of Elec. Outlets			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 Wood Stove			2,149		1,397		
X	Many Avg. X Avg. Few Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			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 Wood Stove			2,149		1,397		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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 Wood Stove			2,149		1,397		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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			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 Wood Stove			2,149		1,397		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		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			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 Wood Stove			2,149		1,397	
X	Asphalt Shingle	(10) Floor Support		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			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 Wood Stove			2,149		1,397		
Chimney: Block		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			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 Wood Stove			2,149		1,397		
		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			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 Wood Stove			2,149		1,397		

\*\*\* 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.
LUMBERT WADE	TOMPKINS JACK LEE II	25,000	07/08/2020	WD	19-MULTI PARCEL ARM'S LE	2020-01959	PROPERTY TRANSFER	100.0
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	21-NOT USED/OTHER	05-0/4593	DEED	100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	21-NOT USED/OTHER	05-0/2369	DEED	0.0

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

Owner's Name/Address	MAP #:
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TOMPKINS JACK LEE II 202060 LAKEVIEW RD TUSTIN MI 49688	2024 Est TCV 9,623
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Improved	X	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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B 100' @ 65/	100.00	1225.00	1.0000	1.4805	65	100	9,623
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100 Actual Front Feet, 2.81 Total Acres							Total Est. Land Value =	9,623
---	--	--	--	--	--	--	-------------------------	-------

Tax Description	X	Value
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. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
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	X	
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	X	
--	---	--

	X	
--	---	--

	X	
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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	4,800	0	4,800			2,535C
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2023	3,700	0	3,700			2,415C
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2022	2,300	0	2,300			2,300S
------	-------	---	-------	--	--	--------

2021	2,300	0	2,300			2,300S
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Who When What

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 05/25/2015 INSPECTED

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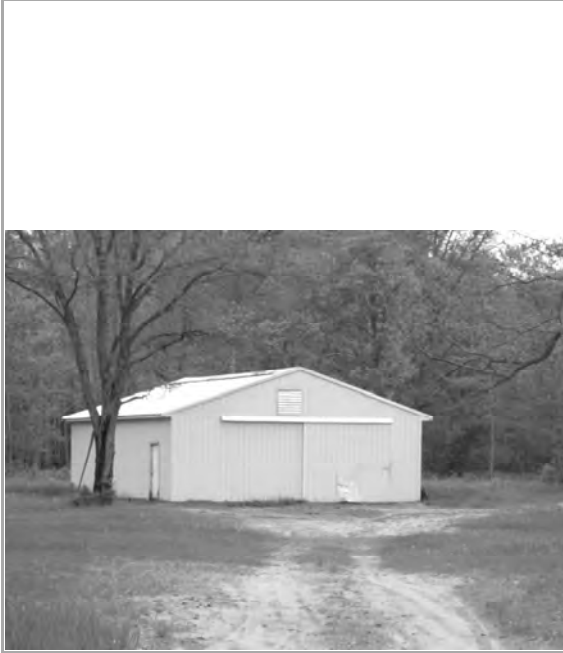
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUMBERT WADE	TOMPKINS JACK LEE II	25,000	07/08/2020	WD	03-ARM'S LENGTH	2020-01959	PROPERTY TRANSFER	100.0
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	21-NOT USED/OTHER	05-0/4593	DEED	100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	21-NOT USED/OTHER	05-0/2369	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9870 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	05/01/2006	20060079	100%

Owner's Name/Address	MAP #:
TOMPKINS JACK LEE II 202060 LAKEVIEW RD TUSTIN MI 49688	2024 Est TCV 32,847 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS																									
		<table border="1"> <thead> <tr> <th colspan="5">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>B 100' @ 65/</td> <td>100.00</td> <td>1232.75</td> <td>1.0000</td> <td>1.4828</td> </tr> <tr> <td>100 Actual Front Feet, 2.83 Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td>65</td> <td>100</td> </tr> <tr> <td></td> <td></td> <td></td> <td>9,638</td> <td>9,638</td> </tr> </tbody> </table>	* Factors *					Description	Frontage	Depth	Front	Depth	B 100' @ 65/	100.00	1232.75	1.0000	1.4828	100 Actual Front Feet, 2.83 Total Acres	Total Est. Land Value =		65	100				9,638	9,638
* Factors *																											
Description	Frontage	Depth	Front	Depth																							
B 100' @ 65/	100.00	1232.75	1.0000	1.4828																							
100 Actual Front Feet, 2.83 Total Acres	Total Est. Land Value =		65	100																							
			9,638	9,638																							

Tax Description	Public Improvements
. SEC 21 T22N R8W LOT 10 CLAM RIVER WOODS & RAPIDS.	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.



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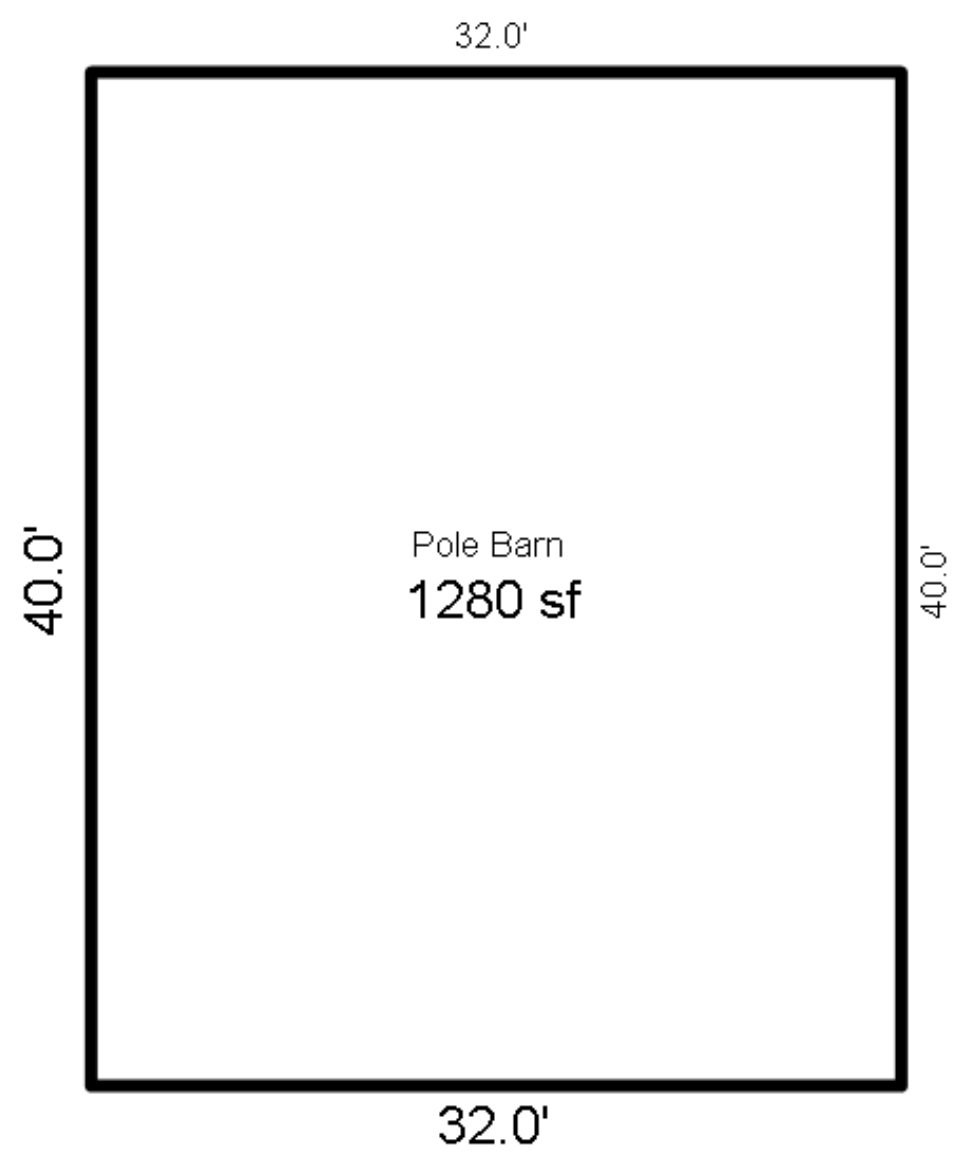
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2024	4,800	11,600	16,400			13,665C
TPC 05/06/2018 INSPECTED	2023	3,700	11,500	15,200			13,015C
TPC 12/27/2017 INSPECTED	2022	2,300	10,300	12,600			12,396C
TPC 05/25/2015 INSPECTED	2021	2,300	9,700	12,000			12,000S

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % 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: D Effec. Age: 20 Floor Area: 0 Total Base New : 31,196 Total Depr Cost: 24,956 Estimated T.C.V: 23,209								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 0.930								
	Yr Built 2000	Remodeled 0	Trim & Decoration	Ex	X	Ord	Min	Bsmnt Garage:							
	Condition: Average	Size of Closets		Lg	X	Ord	Small	Carport Area:							
	Room List	Doors	Solid	X	H.C.	Central Air Wood Furnace			Roof:						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 2000			
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Building Areas			Depr. Cost		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	Ord.	Min	No. of Elec. Outlets			Stories Exterior Foundation			Size		
	Insulation			Many	Ave.	Few	(13) Plumbing			Other Additions/Adjustments			Cost New		
	(2) Windows	(7) Excavation		1 Average Fixture(s)			Water/Sewer			Water Well, 50 Feet			1,998		
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: D Exterior: Pole (Unfinished)			1280		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic			Notes:			Base Cost			24,435		
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1000 Gal Septic			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:			Totals:			31,196		
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	1 2000 Gal Septic			Lump Sum Items:			24,956			19,548		
	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well						23,209					
	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.
WOOD RHONDA LEE	WOOD JACK H & RHONDA L	1	08/01/2011	QC	21-NOT USED/OTHER	2011-02405	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9850 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
WOOD JACK H & RHONDA L 9850 LOTAN ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 138,707 TCV/TFA: 117.95					

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
. SEC 21 T22N R8W LOT 11 CLAM RIVER WOODS & RAPIDS.	X		* Factors *					
			B 100' @ 65/	100.00	1199.75	1.0000	1.4728	65 100
Comments/Influences			100 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 9,573					
	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X		Dirt Road					
			Gravel Road					
	X		Paved Road					
			Storm Sewer					
	X		Sidewalk					
			Water					
	X		Sewer					
			Electric					
	X		Gas					
			Curb					
	X		Street Lights					
			Standard Utilities					
	X		Underground Utils.					



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	4,800	64,600	69,400			42,751C
	Rolling		2023	3,700	63,800	67,500			40,716C
	Low		2022	2,300	57,500	59,800			38,778C
	High		2021	2,300	54,000	56,300			37,540C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	05/25/2015	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 138 120 120	Type WPP WPP Treated Wood	Year Built: 1987 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: 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: 30 Floor Area: 1,176 Total Base New : 195,298 Total Depr Cost: 136,709 Estimated T.C.V: 127,139		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD		Blt 1979					
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	200 Amps Service		Building Areas		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Foundation		Total:					
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min		1 Story		Basement		154,598		108,219			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few		Exterior		Siding		1,176					
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing		Plumbing		Water/Sewer		Average Fixture(s)					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)		1		1,230		861	
(2) Windows		(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer		Water/Sewer		3 Fixture Bath		1		3,860		2,702	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			1000 Gal Septic Water Well 1 1000 Gal Septic 2000 Gal Septic		Porches		1000 Gal Septic		1		4,550		3,185	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(11) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		WPP		Water Well, 50 Feet		1		2,585		1,809	
(3) Roof		(12) Water/Sewer		Lump Sum Items:			Deck		WPP		Treated Wood		120		2,880		2,016	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Garages		WPP		Class: CD Exterior: Pole (Unfinished) Base Cost		720		17,453		12,217		
X	Asphalt Shingle	Chimney: Block		Notes:			Garages		Deck		Treated Wood		120		2,880		2,016	
				ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:			Class: CD Exterior: Pole (Unfinished) Base Cost		WPP		1		1,934		1,354		1,354	
				Totals:			Built-Ins		Appliance Allow.		1		1,934		1,354		1,354	
				Totals:			Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		195,298		136,709		136,709		136,709	
																	127,139	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		15,000	03/01/1996	WD	33-TO BE DETERMINED	302:543	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
WOOD JACK & RHONDA 9850 W LOTAN ROAD LAKE CITY MI 49651	MAP #:	2024 Est TCV 24,567 TCV/TFA: 0.00				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 12 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road			
			Gravel Road			
Comments/Influences	X		Paved Road			
			Storm Sewer			

Public Improvements		* Factors *			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	5.78	924	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVE 1000	1,000.00	1	95	950	
Total Estimated Land Improvements True Cash Value =				950	

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2023	3,600	7,500	11,100			8,740C
													2022	2,300	6,800	9,100			8,324C
													2021	2,300	6,400	8,700			8,059C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	3,600	7,500	11,100			8,740C
TPC 05/15/2015	INSPECTED		2022	2,300	6,800	9,100			8,324C
			2021	2,300	6,400	8,700			8,059C

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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: D 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	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: D Effec. Age: 15 Floor Area: 0 Total Base New : 18,003 Total Depr Cost: 15,303 Estimated T.C.V: 14,232
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D Blt 1997		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 1997	Remodeled 0	Doors Solid H.C.		Kitchen: Other: Other:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Water/Sewer				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water Well, 50 Feet		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Lump Sum Items:		Class: D Exterior: Pole (Unfinished)		Base Cost		480 11,242 9,556		
Basement		(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		18,003 15,303		14,232	
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish					Totals:		18,003 15,303			
2nd Floor		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
Bedrooms		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(1) Exterior		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by 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.				
LOTAN ONE LLC	HUTCHINSON BRYANT	106,000	02/05/2021	WD	19-MULTI PARCEL ARM'S LE	2021-00524	PROPERTY TRANSFER	100.0				
CAVERLY SHARON K	LOTAN ONE LLC	0	01/02/2013	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
LOTAN ONE LLC	CAVERLY SHARON K	1	11/13/2012	QC	21-NOT USED/OTHER	2012-03892	DEED	100.0				
MEYERING SHARON K	LOTAN ONE LLC	0	10/19/2010	QC	09-FAMILY	2010-4739QC	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9790 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 02/05/2021								
Owner's Name/Address		MAP #:		2024 Est TCV 137,336 TCV/TFA: 132.05								
HUTCHINSON BRYANT 9790 W LOTAN 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 21 T22N R8W LOT 13 CLAM RIVER WOODS & RAPIDS.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 100' @ 65/	100.00	108.56	1.0000	1.4440	65	100		9,386
		Paved Road		100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value = 9,386								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.18	600	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	4,700	64,000	68,700		65,378C		
		TPC 12/27/2017 INSPECTED			2023	3,600	63,300	66,900		62,265C		
		TPC 05/25/2015 INSPECTED			2022	2,300	57,000	59,300		59,300S		
					2021	2,300	53,500	55,800		39,874C		

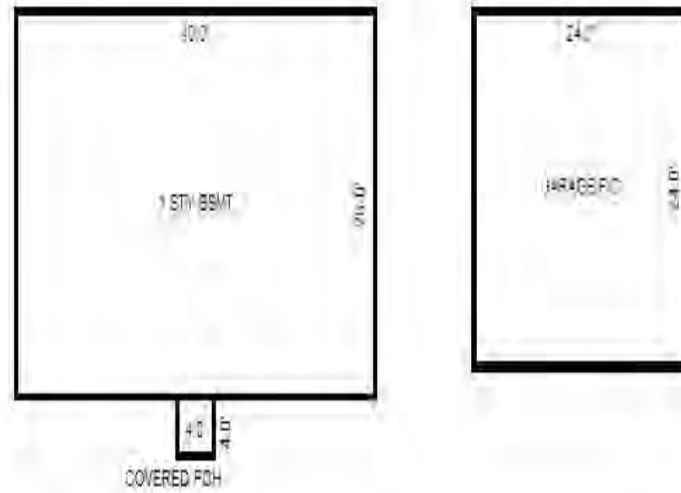


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: 1998 Car Capacity: Class: C Exterior: 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							16	CCP	(1 Story)																																																													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: C -5 Effec. Age: 25 Floor Area: 1,040 Total Base New : 182,101 Total Depr Cost: 136,559 Estimated T.C.V: 127,000			E.C.F. X 0.930			Cls C -5 Blt 1983																																																											
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																																															
Condition: Average		Size of Closets		200			Amps Service			Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			(13) Plumbing			1			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																	
Basement	1st Floor	(5) Floors		(12) Electric			Ex.			X			Ord.			Min			Many			X			Ave.			Few			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		
2nd Floor	3 Bedrooms	Kitchen:		200			Amps Service			No. of Elec. Outlets			Many			X			Ave.			Few			1			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
(1) Exterior		Other:		No./Qual. of Fixtures			Ex.			X			Ord.			Min			No. of Elec. Outlets			(13) Plumbing			1			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing			1			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
Brick	Insulation	X	Drywall	(7) Excavation		Basement: 1040 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		Conc. Block			8			Poured Conc.			Stone			Treated Wood			X			Concrete Floor			(9) Basement Finish		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
(2) Windows		Many	X	Avg.	X	Avg.	Large		Small		Basement: 1040 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		8		Poured Conc.		Stone		Treated Wood		X		Concrete Floor		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)																														
Wood Sash	Metal Sash	(8) Basement		Conc. Block		8		Poured Conc.		Stone		Treated Wood		X		Concrete Floor		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic																									
Double Hung	Vinyl Sash	(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		127,000																																	
Horiz. Slide	Casement	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		127,000																																													
Double Glass	Patio Doors	Lump Sum Items:		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		127,000																																																																			
Storms & Screens	Chimney:	Lump Sum Items:		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		127,000																																																																			
Totals:		Lump Sum Items:		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		127,000																																																																			

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



Sketch by Alex WTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOTAN ONE LLC	HUTCHINSON BRYANT	106,000	02/05/2021	WD	19-MULTI PARCEL ARM'S LE	2021-00524	PROPERTY TRANSFER	100.0

Property Address: 9790 W LOTAN RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 02/05/2021

Owner's Name/Address: HUTCHINSON BRYANT  
 9790 W LOTAN RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 9,210

Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 100' @ 65/	100.00	1027.92	1.0000	1.4170	65	100	9,210
100 Actual Front Feet, 2.36 Total Acres Total Est. Land Value =							9,210

Tax Description: . SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.  
 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
2024	4,600	0	4,600			2,535C
2023	3,500	0	3,500			2,415C
2022	2,300	0	2,300			2,300S
2021	2,300	0	2,300			1,745C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	20-MULTI PARCEL SALE REF	06-0/2492	DEED	100.0			
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1371	DEED	100.0			
	CITIFINANCIAL MORTGAGE CO	0	05/26/2005	OTH	21-NOT USED/OTHER		DEED	0.0			
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/1895	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/06/2006									
Owner's Name/Address		MAP #:									
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN ROAD LAKE CITY MI 49651		2024 Est TCV 28,323 TCV/TFA: 0.00									
		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Taxpayer's Name/Address		Public Improvements		* Factors *							
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN ROAD LAKE CITY MI 49651		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		B 100' @ 65/	100.00	1010.32	1.0000	1.4108	65	100	9,171
		Paved Road		100 Actual Front Feet, 2.32 Total Acres					Total Est. Land Value =		9,171
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Solid, 6 ft.	26.88	25	0	0			
		Sewer		D/W/P: 3.5 Concrete	5.78	480	0	0			
Tax Description		X Electric		Residential Local Cost Land Improvements							
. SEC 21 T22N R8W LOT 15 CLAM RIVER WOODS & RAPIDS.		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
Comments/Influences		Street Lights		Total Estimated Land Improvements True Cash Value = 950							
		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	
		Who	When	What	2024	4,600	9,600	14,200		8,992C	
		TPC 12/27/2017	INSPECTED		2023	3,500	9,500	13,000		8,564C	
		TPC 05/25/2015	INSPECTED		2022	2,300	8,500	10,800		8,157C	
		TPC 12/02/2013	INSPECTED		2021	2,300	8,000	10,300		7,897C	

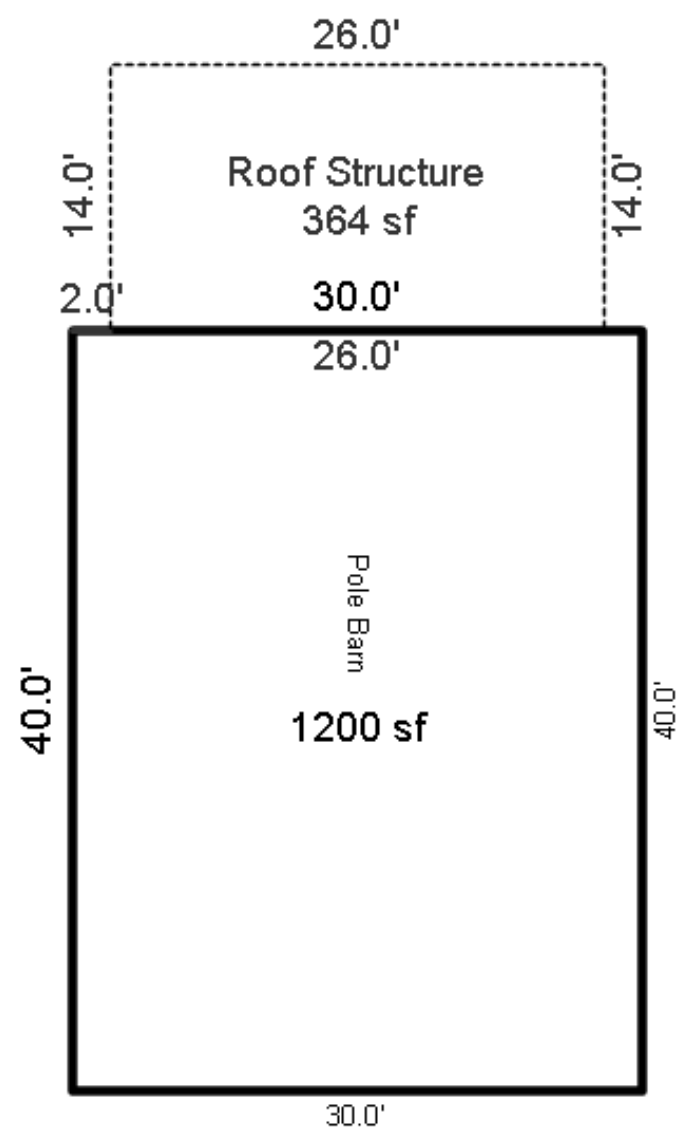


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 364	Type Roof Cover Onl	Year Built: 1992 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 27,960 Total Depr Cost: 19,572 Estimated T.C.V: 18,202	
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 1992	
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=70/100/100/100/70	
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		Deck		w/Roof (Roof portion)		364 5,052 3,536		Garages	
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Class: D Exterior: Pole (Unfinished)		Base Cost		1200 22,908 16,036		Notes:	
Yr Built Remodeled 1992 GAR 0		Kitchen: Other: Other:			(6) Ceilings			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Totals:		27,960 19,572		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 18,202		
Condition: Average		Lg Ord Small			(7) Excavation			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement											
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(2) Windows		Insulation			(9) Basement Finish											
Many Avg. Few		Large Avg. Small			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		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
(3) Roof		Asphalt Shingle														
Gable Hip Flat		Gambrel Mansard Shed														
Chimney:																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/2492	DEED	100.0
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1371	DEED	100.0
CITIFINANCIAL MORTGAGE CO		0	05/26/2005	OTH	21-NOT USED/OTHER		DEED	0.0
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/0895	DEED	0.0

Property Address: 9730 W LOTAN RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/06/2006

Owner's Name/Address: ROMATZ PHILIP E & AMANDA K  
 9730 W LOTAN RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 115,747 TCV/TFA: 96.46

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
B 100' @ 65/	100.00	105.15	1.0000	1.4090	65	100		9,159
100 Actual Front Feet, 2.31 Total Acres						Total Est. Land Value =		9,159

Tax Description: . SEC 21 T22N R8W LOT 16 CLAM RIVER WOODS & RAPIDS.  
 Comments/Influences: GRG ON LOT 15  
 REN-MOVED GRG AND PLACED ON 250-015-00

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.				28.81	1000	0	0
Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value
Gas			LAND IMPROVE 2500	2,500.00	1	100	2,500
			Total Estimated Land Improvements True Cash Value =				2,500

X Undergroud Utills.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	53,300	57,900			37,566C
2023	3,500	52,700	56,200			35,778C
2022	2,300	47,600	49,900			34,075C
2021	2,300	44,700	47,000			32,987C

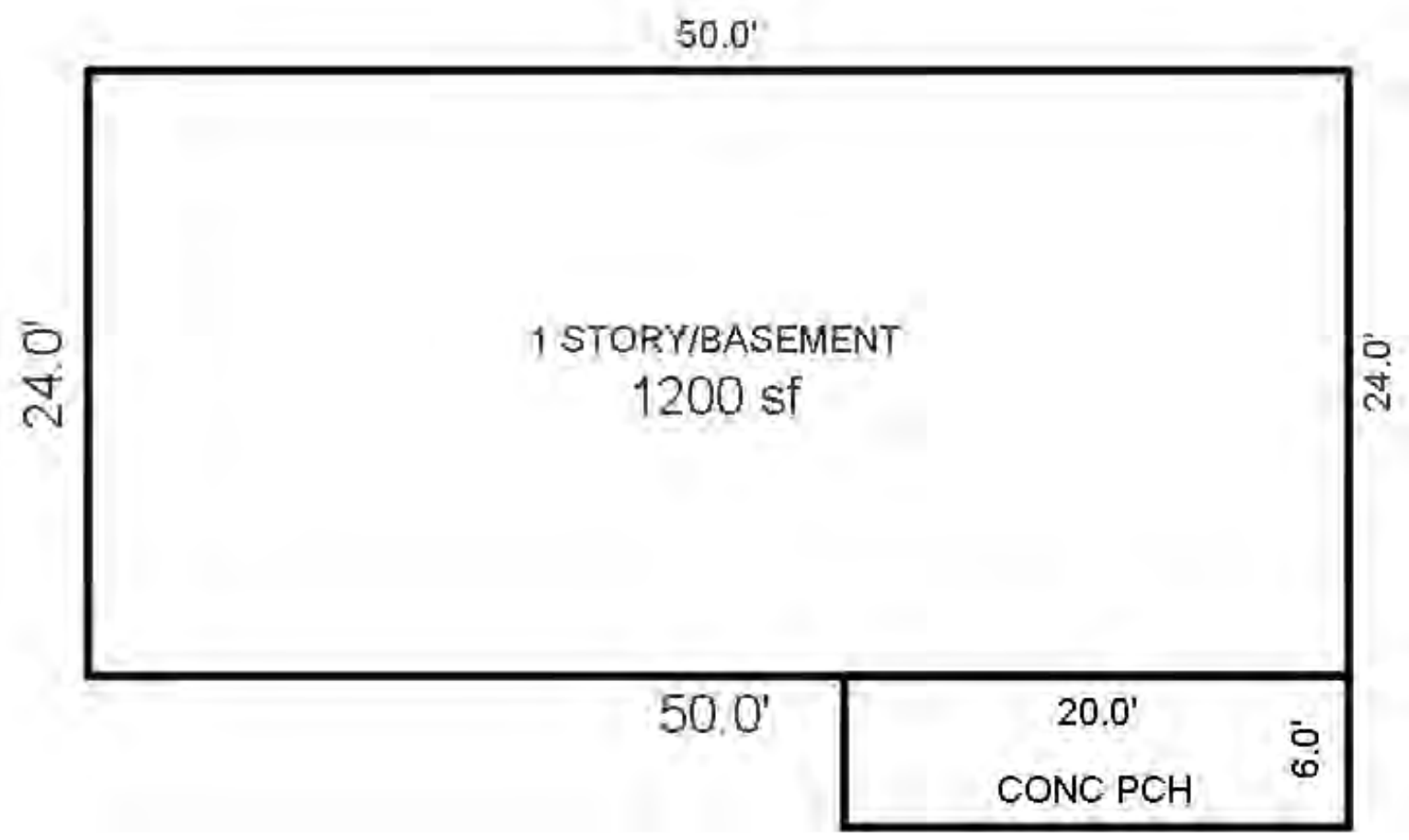
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1974		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 4 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		150	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								
	Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement		(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)										
(3) Roof		(9) Basement Finish		1	3 Fixture Bath										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(10) Floor Support		1	1000 Gal Septic										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1	2000 Gal Septic										
				(14) Water/Sewer											
				1	Public Water										
				1	Public Sewer										
				1	Water Well										
				1	1000 Gal Septic										
				1	2000 Gal Septic										
				Lump Sum Items:											
				Cost Est. for Res. Bldg: 1 Single Family 1S											
				(11) Heating System: Wall/Floor Furnace											
				Ground Area = 1200 SF Floor Area = 1200 SF.											
				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65											
				Building Areas											
				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost						
				1 Story	Siding	Basement	1,200								
				Other Additions/Adjustments											
				Plumbing											
				Average Fixture(s)			1	1,230	799						
				2 Fixture Bath			1	2,596	1,687						
				Water/Sewer											
				1000 Gal Septic			1	4,550	2,957						
				Water Well, 100 Feet			1	5,640	3,666						
				Porches											
				CPP			120	2,130	1,384						
				Built-Ins											
				Appliance Allow.			1	1,934	1,257						
				Totals:				172,192	111,923						
				Notes:											
				ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:					104,088						

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



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
DEWEY BUDDY JAY & TINA MARIE 9690 W LOTAN ROAD LAKE CITY MI 49651		2024 Est TCV 10,109				

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	
			B 100' @ 65/	100.00	1005.15	1.0000 1.4090	65 100	9,159	
			100 Actual Front Feet, 2.31 Total Acres					Total Est. Land Value =	9,159

Tax Description	X	Land Improvement Cost Estimates				
. SEC 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS.		Description	Rate	Size % Good	Cash Value	
		Wood Frame	20.08	520 0	0	
		Residential Local Cost Land Improvements				
		Description	Rate	Size % Good	Cash Value	
		LAND IMPROVE 1000	1,000.00	1 95	950	
		Total Estimated Land Improvements True Cash Value =				950


Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
		Wood Frame	20.08	520 0	0	
		Residential Local Cost Land Improvements				
		Description	Rate	Size % Good	Cash Value	
		LAND IMPROVE 1000	1,000.00	1 95	950	
		Total Estimated Land Improvements True Cash Value =				950



Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	4,600	500	5,100			1,986C
Rolling		2023	3,500	500	4,000			1,892C
Low		2022	2,300	400	2,700			1,802C
High		2021	2,300	400	2,700			1,745C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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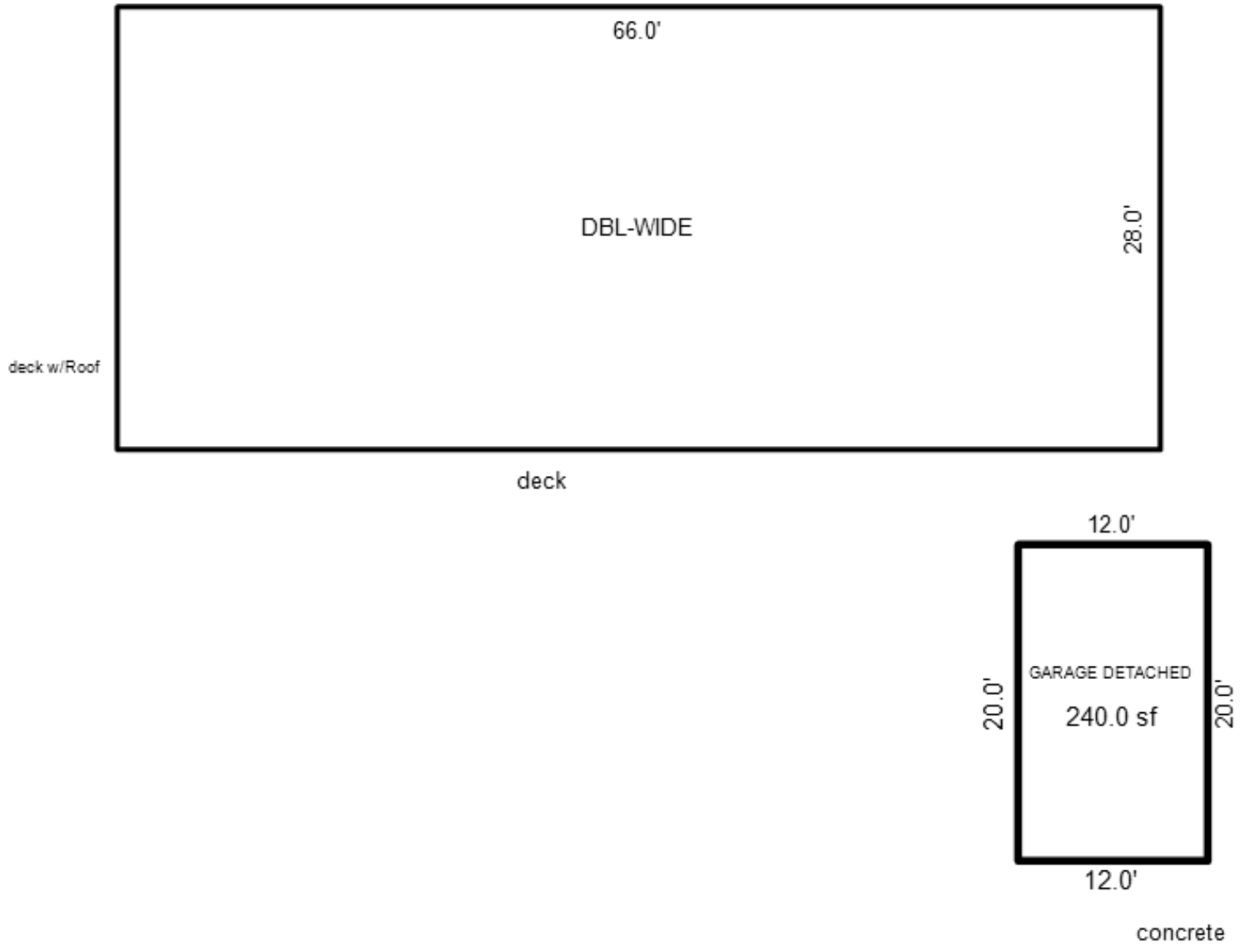
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
9690 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994							
Owner's Name/Address		MAP #:		2024 Est TCV 146,243 TCV/TFA: 79.14							
DEWEY BUDDY JAY 9690 W LOTAN RD 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 *							
DEWEY BUDDY JAY 9690 W LOTAN RD LAKE CITY MI 49651		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Tax Description		X		Land Improvement Cost Estimates							
. SEC 21 T22N R8W LOT 18 CLAM RIVER WOODS & RAPIDS.		X		Description	Rate	Size	% Good	Cash Value			
Comments/Influences		X		Residential Local Cost Land Improvements							
		X		Description							
		X		Rate							
		X		Size % Good							
		X		Cash Value							
		X		Total Estimated Land Improvements True Cash Value =							
		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
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		TPC 05/06/2018	INSPECTED		2023	3,500	59,500	63,000			32,163C
		TPC 12/27/2017	INSPECTED		2022	2,300	52,100	54,400			30,632C
		TPC 05/25/2015	INSPECTED		2021	2,300	46,500	48,800			29,654C

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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 20 72	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % 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: CD Effec. Age: 20 Floor Area: 1,848 Total Base New : 226,890 Total Depr Cost: 181,512 Estimated T.C.V: 136,134		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		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997			
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200 Amps Service		Ground Area = 1848 SF		Floor Area = 1848 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Plumbing		Building Areas		Stories		Exterior			
Room List		Doors	Solid	X	H.C.	(12) Electric		Average Fixture(s)		Foundation		Size		Cost New			
Basement	1st Floor	(5) Floors		Kitchen:		200		3 Fixture Bath		Crawl Space		1,848		198,178			
2nd Floor	3 Bedrooms	Other:		Other:		Ex.		2 Fixture Bath		Plumbing		Average Fixture(s)		1,230			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		X		Softener, Auto		Deck		3 Fixture Bath		3,860			
Wood/Shingle	Aluminum/Vinyl	X Drywall		Many		X		Softener, Manual		Treated Wood		2,092		1,674			
Brick	Insulation	(7) Excavation		X Ave.		Few		Solar Water Heat		Treated Wood w/Roof (Deck Portion)		894		715			
(2) Windows		Basement: 0 S.F.		(13) Plumbing		1		No Plumbing		Treated Wood w/Roof (Roof portion)		414		331			
Many	X	Large	Crawl: 1848 S.F.		2		1		Extra Toilet		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Avg.	X	Avg.	Slab: 0 S.F.		3		2		Extra Sink		Built-Ins		240		11,153		
Few		Small	Height to Joists: 0.0		4		3		Separate Shower		Appliance Allow.		1		1,934		
Wood Sash	Metal Sash	(8) Basement		Conc. Block		1		No Plumbing		Notes: 1997 REDMAN		Totals:		226,890		181,512	
X	Vinyl Sash	Conc. Block		Poured Conc.		1		Extra Toilet		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TC		136,134					
X	Double Hung	Stone		Treated Wood		1		Extra Sink									
X	Horiz. Slide	Treated Wood		Concrete Floor		1		Separate Shower									
X	Casement	Concrete Floor		(9) Basement Finish		1		Ceramic Tile Floor									
X	Double Glass	(10) Floor Support		Recreation SF		1		Ceramic Tile Wains									
X	Patio Doors	Joists:		Living SF		1		Ceramic Tub Alcove									
X	Storms & Screens	Unsupported Len:		Walkout Doors (B)		1		Vent Fan									
(3) Roof		Cntr.Sup:		No Floor SF		1		Ceramic Tub Alcove									
X	Gable	Asphalt Shingle		Walkout Doors (A)		1		Vent Fan									
X	Hip	Chimney: Metal		2000 Gal Septic		1		Vent Fan									
X	Flat			Lump Sum Items:													
X	Gambrel																
X	Mansard																
X	Shed																

\*\*\* 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
9670 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	05/04/2021	2021-0245	100%	

Owner's Name/Address	MAP #:
MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 135,377 TCV/TFA: 128.20

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 21 T22N R8W LOT 19 CLAM RIVER WOODS & RAPIDS.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 65/ 100.001057.36 1.0000 1.4270 65 100 9,275 100 Actual Front Feet, 2.43 Total Acres Total Est. Land Value = 9,275

Comments/Influences	Land Improvement Cost Estimates
CHG TO D & 75% DEP FOR 95 STIP TRIB ADD RS TO GRG FOR 01	Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.49 968 50 3,141 Wood Frame 21.19 280 50 2,966 Total Estimated Land Improvements True Cash Value = 6,107

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/05/2021	INSPECTED	2024	4,600	63,100	67,700			47,469C
TPC	05/06/2018	INSPECTED	2023	3,600	62,100	65,700			45,209C
TPC	12/27/2017	INSPECTED	2022	2,300	56,000	58,300			43,057C
			2021	2,300	38,300	40,600			26,968C

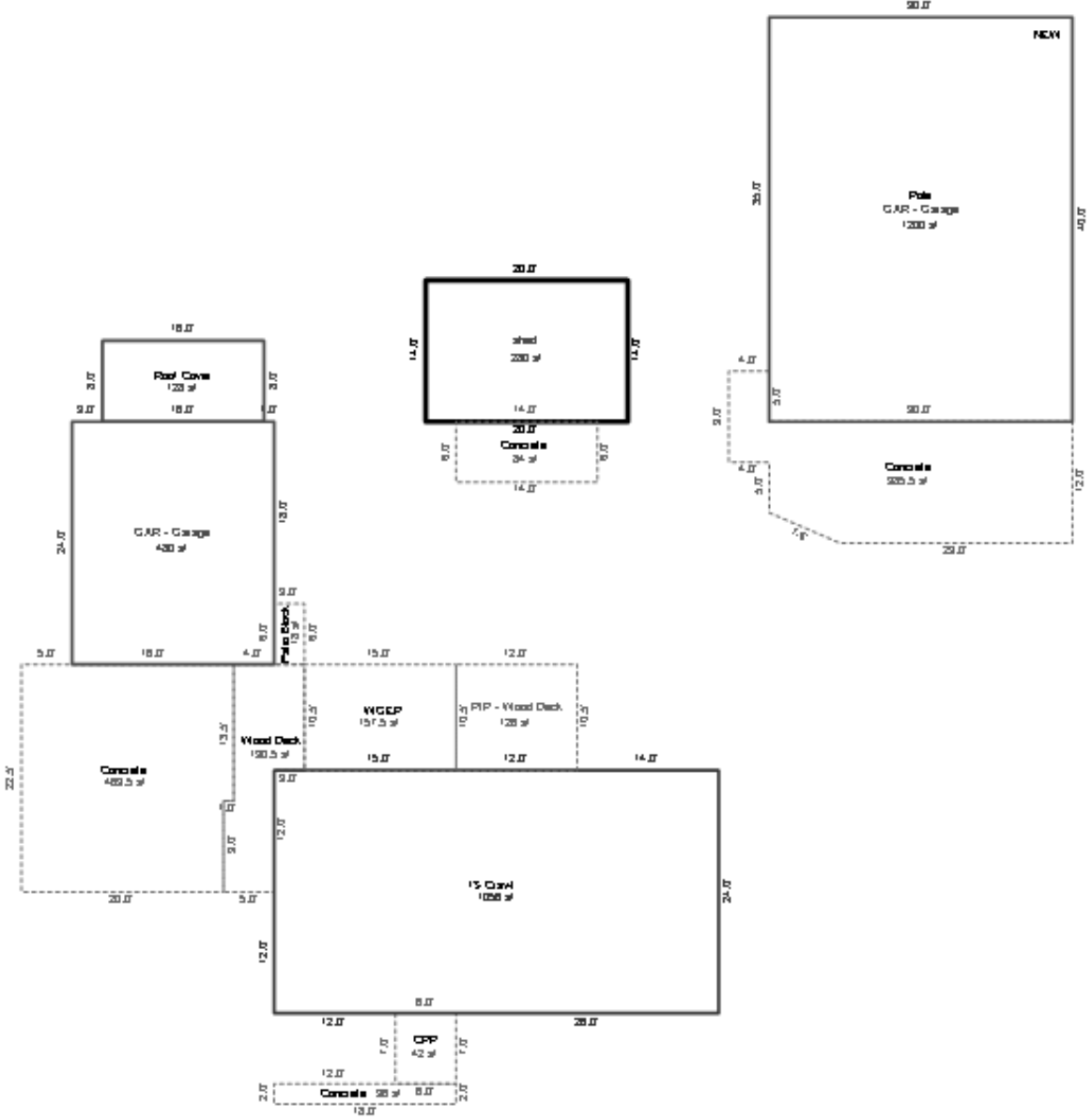
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1984 Car Capacity: Class: 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	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			42 154 126 130 128	CPP WGEP (1 Story) Treated Wood Treated Wood Roof Cover Onl																														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 198,504 Total Depr Cost: 129,027 Estimated T.C.V: 119,995		E.C.F. X 0.930		Cls CD Blt 1975																													
Yr Built 1975 202	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																				
Condition: Average		Size of Closets		150			Amps Service			Plumbing Areas			1 Story			Siding		Crawl Space		1,056		123,647		80,371																			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Basement	1st Floor	(5) Floors		(12) Electric			Ex. X Ord. Min			(13) Plumbing			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		150			Amps Service			Many X Ave. Few			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			(13) Plumbing			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Wood/Shingle	Aluminum/Vinyl	X Drywall		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan							
(2) Windows		Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 1056 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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(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							
X	Gable Hip Flat	Gambrel Mansard Shed		(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							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			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							
Chimney: Block		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Class: CD Exterior: Pole (Unfinished) Door Opener 1 485 315 Base Cost 1200 25,920 16,848 Built-Ins Appliance Allow. 1 1,934 1,257 Totals: 198,504 129,027			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							
		Porches		CPP 42 1,003 652 WGEP (1 Story) 154 11,598 7,539 Deck Treated Wood 126 2,989 1,943 Treated Wood 130 3,054 1,985 w/Roof (Roof portion) 128 2,075 1,349			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							
		Decks		Treated Wood 126 2,989 1,943 Treated Wood 130 3,054 1,985 w/Roof (Roof portion) 128 2,075 1,349			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		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Class: CD Exterior: Pole (Unfinished) Door Opener 1 485 315 Base Cost 1200 25,920 16,848 Built-Ins Appliance Allow. 1 1,934 1,257 Totals: 198,504 129,027			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		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Class: CD Exterior: Pole (Unfinished) Door Opener 1 485 315 Base Cost 1200 25,920 16,848 Built-Ins Appliance Allow. 1 1,934 1,257 Totals: 198,504 129,027			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		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Class: CD Exterior: Pole (Unfinished) Door Opener 1 485 315 Base Cost 1200 25,920 16,848 Built-Ins Appliance Allow. 1 1,934 1,257 Totals: 198,504 129,027			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							

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		50,000	02/01/1999	WD	33-TO BE DETERMINED	325:1424	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/07/1999					
MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 11,979					

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	
			B 100' @ 65/	100.00	1111.64	1.0000	1.4450	65 100	9,392	
			100 Actual Front Feet, 2.55 Total Acres						Total Est. Land Value =	9,392

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value	
. SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.		Description				
Comments/Influences		Wood Frame	21.56	240 50	2,587	
		Total Estimated Land Improvements True Cash Value =				2,587

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	4,700	1,300	6,000			1,986C
X Low	2023	3,600	1,200	4,800			1,892C
High							
Landscaped							
Swamp							
X Wooded	2022	2,300	1,000	3,300			1,802C
Pond							
Waterfront							
Ravine							
X Wetland	2021	2,300	1,000	3,300			1,745C
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/08/2018	INSPECTED	2024	4,700	1,300	6,000			1,986C
TPC	12/27/2017	INSPECTED	2023	3,600	1,200	4,800			1,892C
TPC	05/25/2015	INSPECTED	2022	2,300	1,000	3,300			1,802C
			2021	2,300	1,000	3,300			1,745C

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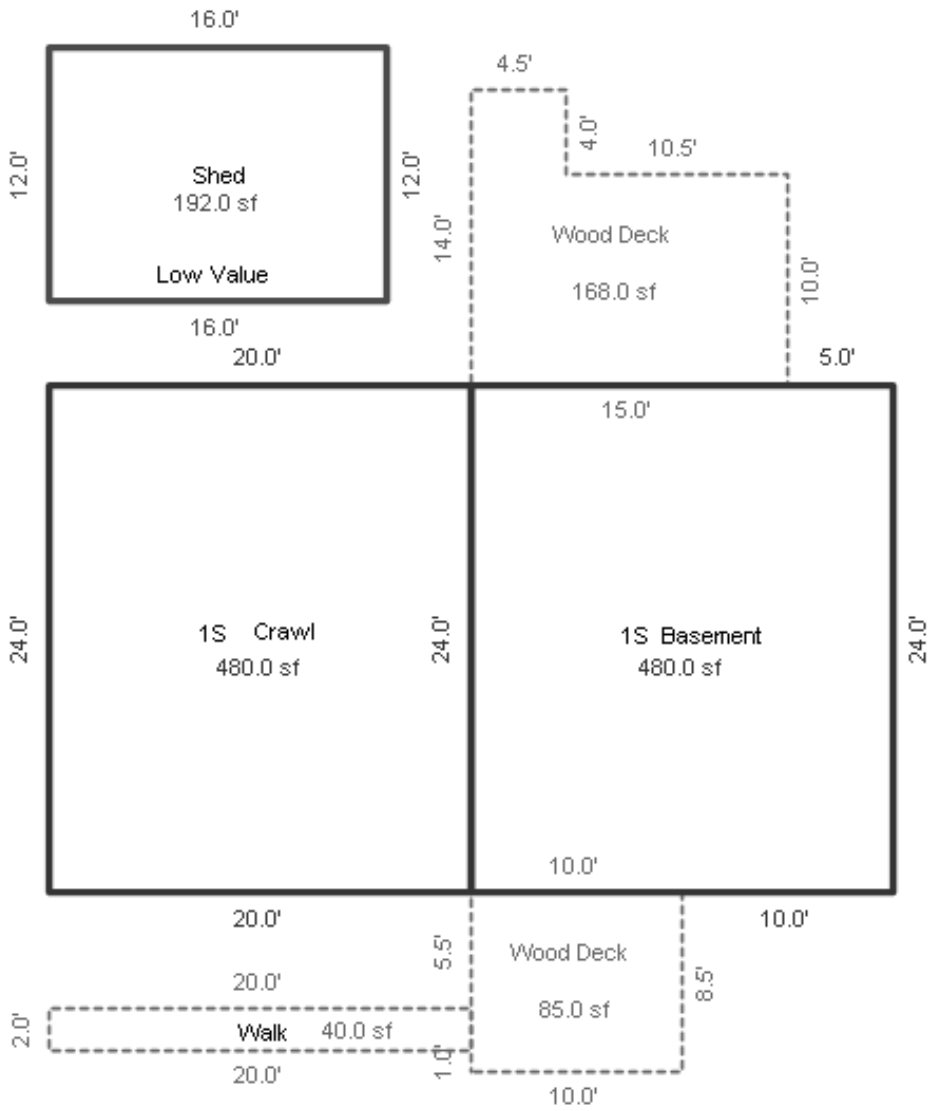
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
9630 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/25/1994									
PITZ KENNETH E P O BOX 914 9630 LOTAN RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 97,968 TCV/TFA: 102.05							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 21 T22N R8W LOT 21 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	B 100' @ 65/	100.00	1194.28	1.0000	1.4711	65	100	9,562
		X	Paved Road	100 Actual Front Feet, 2.74 Total Acres			Total Est. Land Value =		9,562		
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	Wood Frame	22.22	192	50	2,133			
		X	Sewer	Total Estimated Land Improvements True Cash Value =			2,133				
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	4,800	44,200	49,000			31,114C
		TPC 09/30/2019	INSPECTED		2023	3,700	43,600	47,300			29,633C
		TPC 12/27/2017	INSPECTED		2022	2,300	39,300	41,600			28,222C
		TPC 05/25/2015	INSPECTED		2021	2,300	36,900	39,200			27,321C



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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 85 40 168	Type Treated Wood Treated Wood 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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 142,722 Total Depr Cost: 92,767 Estimated T.C.V: 86,273		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Yr Built 1975		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:	
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Heating System: Forced Air w/ Ducts		(12) Electric	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Basement: 480 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1000 Gal Septic 1 2000 Gal Septic		No./Qual. of Fixtures Ex. X Ord. Min		200 Amps Service	
(2) Windows		(3) Roof		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		Lump Sum Items:		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing	
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		(14) Water/Sewer		Notes:		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Building Areas	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(9) Basement Finish		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,230 799	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish		(14) Water/Sewer		Water/Sewer		1000 Gal Septic		1 4,550 2,957		1 2,585 1,680	
X	Asphalt Shingle	(8) Basement		(9) Basement Finish		(14) Water/Sewer		Deck		Treated Wood		85 2,292 1,490		40 1,563 1,016	
Chimney: Metal		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Built-Ins		Treated Wood		168 3,610 2,346		1 1,934 1,257	
Joists: Unsupported Len: Cntr.Sup:		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Appliance Allow.		1 1,934 1,257		Totals: 142,722 92,767		Totals: 142,722 92,767	
*** Information herein deemed reliable but not guaranteed***		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		86,273		86,273	



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

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

W LOTAN RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 05/01/2010

Owner's Name/Address      MAP #:      2024 Est TCV 9,744

PITZ KENNETH E  
P O BOX 914  
9630 LOTAN RD  
LAKE CITY MI 49651

Tax Description      Improved      X      Vacant      Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1288.00	1.0000	1.4991	65	100		9,744
100 Actual Front Feet, 2.96 Total Acres      Total Est. Land Value =								9,744



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,900	0	4,900			1,986C
2023	3,700	0	3,700			1,892C
2022	2,300	0	2,300			1,802C
2021	2,300	0	2,300			1,745C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER COREY CHARLES	HICKMEN KATIE & CHAD	3,000	06/23/2020	QC	03-ARM'S LENGTH	2020-01767	DEED	100.0
HALL JAMES & SHERRY	HELMER COREY CHARLES	1	01/19/2016	QC	09-FAMILY	2016-00187	PROPERTY TRANSFER	0.0
WILSON JEFFREY T & DAWN D	HALL JAMES & SHERRY H&W	25,000	04/10/2014	WD	16-LC PAYOFF	2014-01179	DEED	0.0
COOK JOAN E & COOK HAROLD	WILSON JEFFREY T & DAWN D	14,500	10/11/2011	WD	03-ARM'S LENGTH	2011-03243 WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9610 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	04/26/2021	2021-9998	100%
Owner's Name/Address	P.R.E. 0%					
HICKMAN KATIE & CHAD 9931 W WALNUT ST LAKE CITY MI 49651	MAP #: 2024 Est TCV 38,148 TCV/TFA: 21.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 21 T22N R8W LOT 23 CLAM RIVER WOODS & RAPIDS.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 65/	100.00	1381.00	1.0000	1.5255	65	100	9,916
			100 Actual Front Feet, 3.17 Total Acres Total Est. Land Value =							9,916

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	14,100	19,100			16,088C
2023	3,800	15,300	19,100			15,322C
2022	2,300	12,600	14,900			14,593C
2021	2,300	6,600	8,900			8,900S

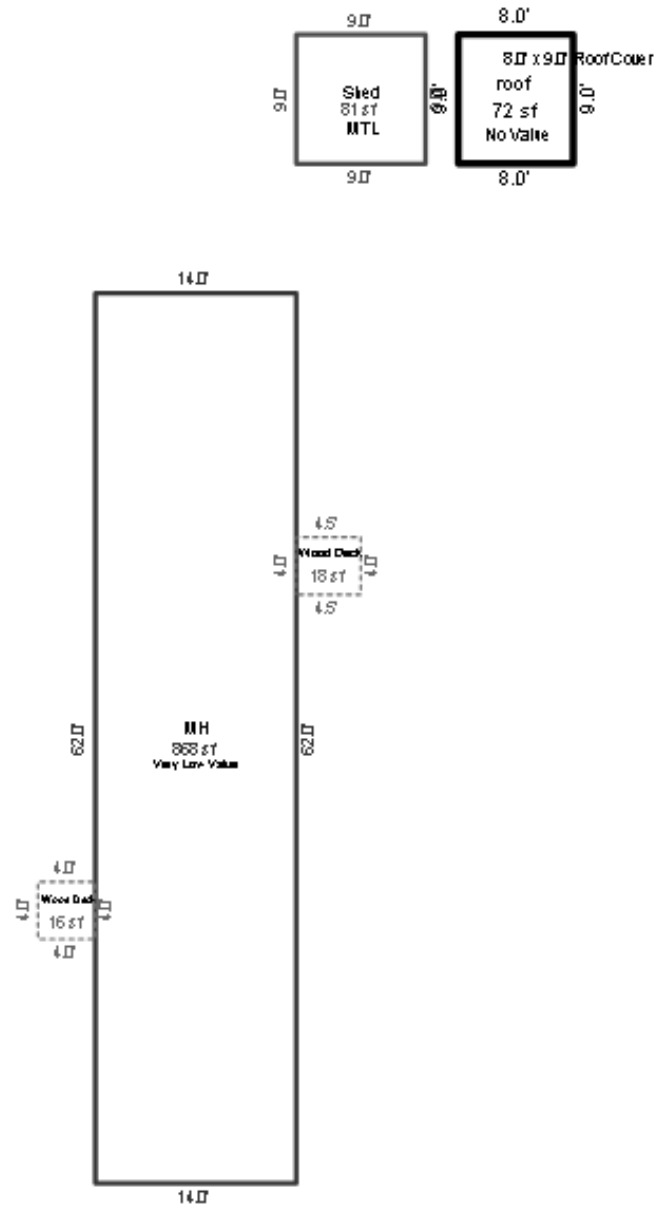
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood 18 Treated Wood	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD			Drywall Paneled		Plaster Wood T&G												
Yr Built 1972		Remodeled 0		Trim & Decoration													
Condition: Average			Ex	X	Ord		Min										
Room List		Size of Closets															
	Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord		Small										
(1) Exterior		Doors		Solid	X	H.C.											
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		Central Air Wood Furnace			(12) Electric										
Insulation		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures										
(2) Windows		(6) Ceilings		X Ex.				Ord.		Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD						
X	Many Avg. Few		Large Avg. Small	No. of Elec. Outlets							(11) Heating System: Wall Furnace						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens										Ground Area = 868 SF Floor Area = 868 SF.						
(3) Roof		(7) Excavation									Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	Gable Hip Flat			(13) Plumbing							Building Areas						
X	Asphalt Shingle Metal	(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					Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
Chimney: Metal		(9) Basement Finish		1			Many X Ave. Few					Main Home Ribbed Metal 868					
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1					Other Additions/Adjustments					
(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic Solar Water Heat Water Well, 50 Feet			2000 Gal Septic					Deck					
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Lump Sum Items:			Notes: 1972 NEW MOON					Treated Wood 16 702 246 Treated Wood 18 789 276					
												Totals: 50,740 17,758					
												E.C.F. X 0.800					
												Total Base New : 50,740 Total Depr Cost: 17,758 Estimated T.C.V: 14,206					
												Cls Low Blt 1972					
												Bsmnt Garage: Carport Area: Roof:					

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

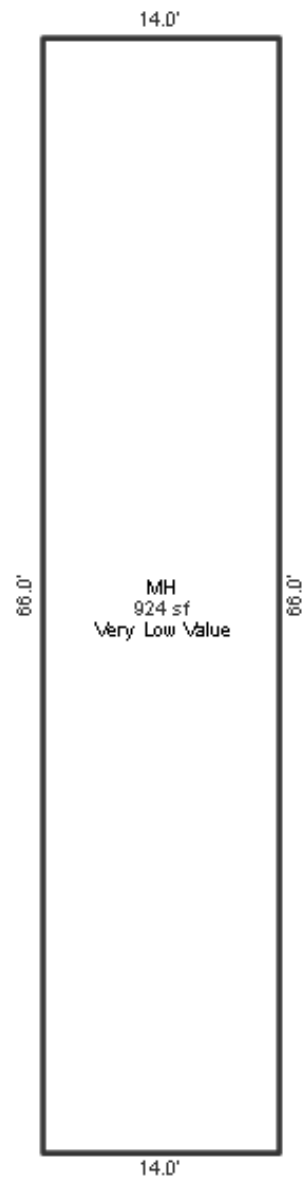




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
	Mobile Home	Insulation		Wood	Coal	Steam										X Forced Warm Air					
	Town Home	0	Front Overhang	X								Wall Furnace				E.C.F.					
	Duplex	0	Other Overhang	(4) Interior								Warm & Cool Air				X 0.800					
	A-Frame			Drywall								Heat Pump									
	Wood Frame		Paneled		Plaster							Unvented Hood									
	Building Style: HUD				Trim & Decoration							Vented Hood									
	Yr Built	Remodeled	Ex		Ord							Min				Intercom					
	0 RELOCA	0	Size of Closets		Lg							Ord				Jacuzzi Tub					
	Condition: Fair				Small							Jacuzzi repl.Tub				Oven					
Room List		Doors		Solid			H.C.		Microwave			Class: Low									
Basement		(5) Floors		Central Air			Wood Furnace			Effec. Age: 40			Bsmnt Garage:								
1st Floor		Kitchen:		(12) Electric			0 Amps Service			Floor Area:			Carport Area:								
2nd Floor		Other:		No./Qual. of Fixtures			Ex.			Total Base New : 46,437			Roof:								
Bedrooms		Other:		Ord.			Min			Total Depr Cost: 16,252											
(1) Exterior		(6) Ceilings		Many			Ave.			Estimated T.C.V: 13,002											
Wood/Shingle				Few			(13) Plumbing			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Low Blt 0								
Aluminum/Vinyl		(7) Excavation		Average Fixture(s)			1			(11) Heating System: Forced Warm Air											
Brick		Basement: 0 S.F.		3 Fixture Bath			2 Fixture Bath			Ground Area = 924 SF Floor Area = 924 SF.											
Insulation		Crawl: 0 S.F.		2 Fixture Bath			Softener, Auto			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
(2) Windows		Slab: 0 S.F.		Softener, Manual			Solar Water Heat			Building Areas											
Many		Height to Joists: 0.0		No Plumbing			Extra Toilet			Type											
Avg.		(8) Basement		Extra Sink			Separate Shower			Ext. Walls											
Few		Conc. Block		Extra Shower			Ceramic Tile Floor			Roof/Fnd.											
Large		Poured Conc.		Ceramic Tile Wains			Ceramic Tub Alcove			Size											
Avg.		Stone		Ceramic Tub Alcove			Vent Fan			924											
Small		Treated Wood		Vent Fan			Notes:			Total:											
Wood Sash		Concrete Floor		(14) Water/Sewer			Public Water			44,799			15,679								
Metal Sash		(9) Basement Finish		Public Sewer			Water Well			1,638			573								
Vinyl Sash		Recreation SF		1000 Gal Septic			2000 Gal Septic			46,437			16,252								
Double Hung		Living SF		Lump Sum Items:						Totals:											
Horiz. Slide		Walkout Doors (B)								ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCVC:			13,002								
Casement		No Floor SF																			
Double Glass		Walkout Doors (A)																			
Patio Doors		(10) Floor Support																			
Storms & Screens		Joists:																			
(3) Roof		Unsupported Len:																			
Gable		Cntr.Sup:																			
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.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2931	DEED	100.0
		64,500	05/01/1995	WD	33-TO BE DETERMINED	293:826	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9570 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	10/31/2019	2019-9570	100%
Owner's Name/Address	P.R.E. 0%					
RICHARDS BRIAN & FOSTER JULIE ANN 9570 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 172,260 TCV/TFA: 112.15					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 21 T22N R8W LOT 24 & W 34 FT OF LOT 25. CLAM RIVER WOODS & RAPIDS.	X		A 100' @ 90/	135.00	1483.00	0.9277 1.5529 90 100	17,504
Comments/Influences			135 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =				17,504

Comments/Influences	Improved	Vacant	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
96 HS @ 7-97 BOR	X		D/W/P: 4in Concrete	6.49	540 50	1,752	
97 COMBO W/025-50 FOR 98	X		Wood Frame	23.11	168 50	1,941	
	X		Wood Frame	24.00	144 50	1,728	
			Total Estimated Land Improvements True Cash Value =				5,421

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,800	77,300	86,100			54,139C
X Rolling	2023	6,800	76,400	83,200			51,561C
Low	2022	7,500	68,800	76,300			49,106C
High	2021	5,000	64,600	69,600			47,538C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

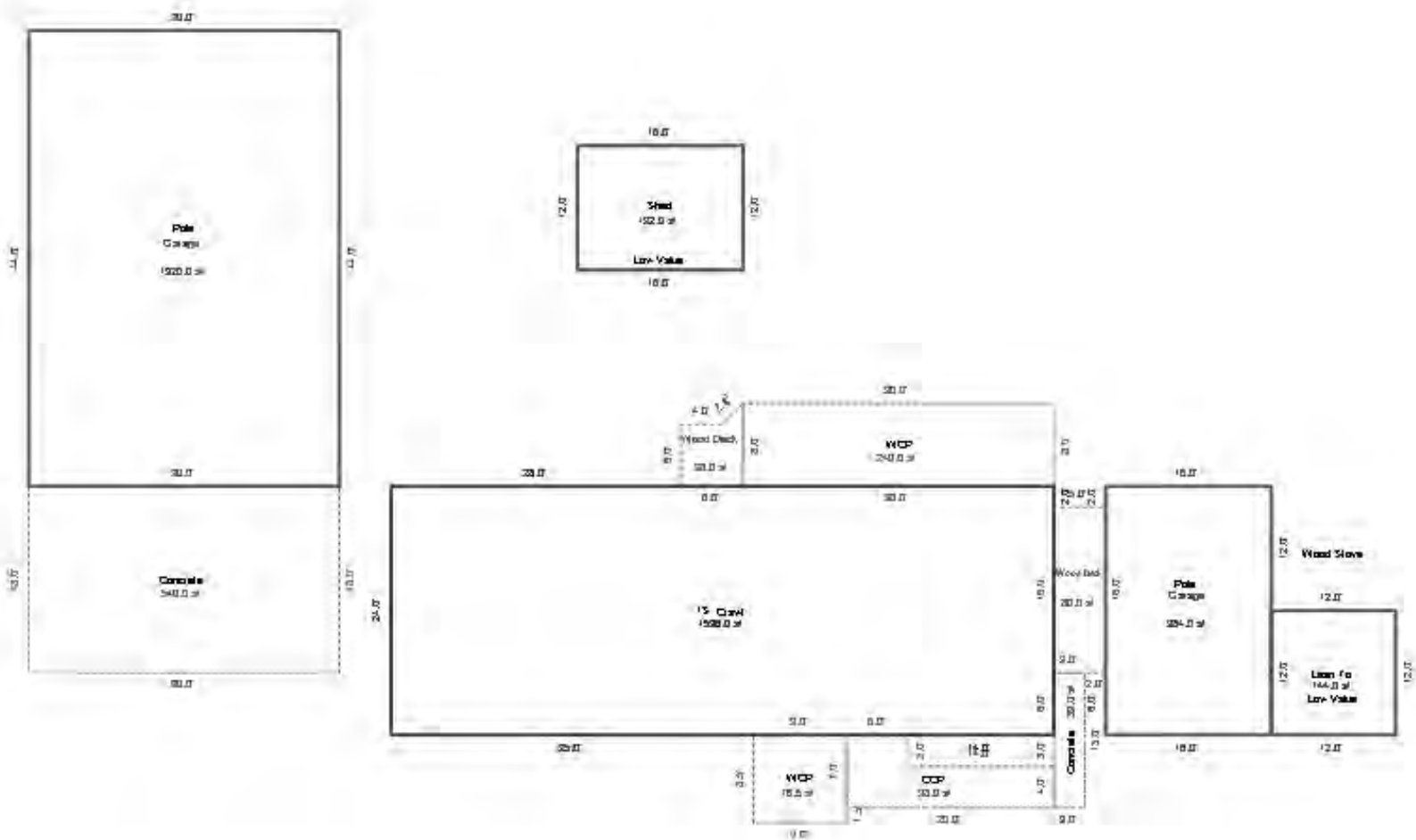


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,536 Total Base New : 247,041 Total Depr Cost: 160,575 Estimated T.C.V: 149,335			E.C.F. X 0.930		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 , Wood Furnace Add-On Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1976						
Yr Built 1976	Remodeled 2006	Ex	X	Ord		Min	200 Amps Service			Total		173,000	112,449					
Condition: Average		Size of Closets		No./Qual. of Fixtures			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1 Story	Siding	Crawl Space	1,536					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s)		Total:						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			3 Fixture Bath		Average Fixture(s)		1	799			
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		1	3,860	2,509		
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Softener, Manual		Solar Water Heat		No Plumbing				
	Many Avg. Few	X	Large Avg. Small	Basement			Average Fixture(s)			Extra Toilet		Extra Sink		Separate Shower		1	4,550	2,957
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Extra Toilet		Extra Sink		Separate Shower		1	5,640	3,666
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Water Well, 100 Feet		Porches		CCP (1 Story)		98	2,524	1,641
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Water Well, 100 Feet		Foundation: Shallow		Ceramic Tile Floor		98	-899	-584
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water Well, 100 Feet		WCP (1 Story)		WCP (1 Story)		76	3,714	2,414	
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Water Well, 100 Feet		WCP (1 Story)		WCP (1 Story)		240	7,997	5,198
Chimney:		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Deck		Treated Wood		Treated Wood		80	2,213	1,438
		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Treated Wood		Treated Wood		Treated Wood		38	1,522	989
		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		384	11,244	7,309
		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		1320	28,512	18,533
		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		1	1,934	1,257
		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		<<<<< 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.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	20-MULTI PARCEL SALE REF	05-0/2931	DEED	100.0
DE VRIES RODGER & PHYLLIS	BAUMANN TERRY L & SANDRA	4,700	12/15/2003	WD	03-ARM'S LENGTH	04-0/1029	DEED	100.0

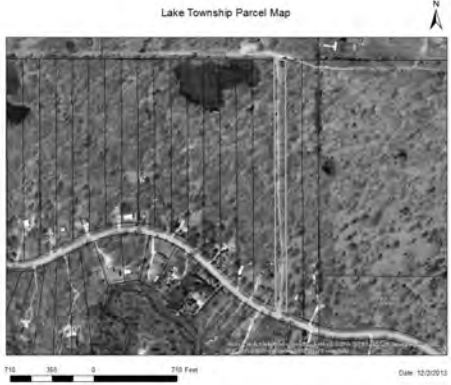
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 10,135					

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
			B 100' @ 65/	100.00	1507.50	1.0000	1.5593	65	100	10,135
			100 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =							10,135

Tax Description  
 . SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.  
 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
  - Low
  - High
  - Landscaped
  - Swamp
  - X Wooded
  - Pond
  - Waterfront
  - Ravine
  - Wetland
  - Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	5,100	0	5,100			2,465C
		TPC 12/27/2017 INSPECTED	2023	3,900	0	3,900			2,348C
		TPC 05/25/2015 INSPECTED	2022	2,300	0	2,300			2,237C
			2021	2,300	0	2,300			2,166C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT KORY A	ROOT KYLER P	108,000	05/08/2023	WD	09-FAMILY	2023-01242	PROPERTY TRANSFER	100.0
ROMAN CHRISTINE M	ROOT KORY A	95,000	12/02/2021	WD	03-ARM'S LENGTH	2021-04109	PROPERTY TRANSFER	100.0
		48,500	11/01/1999	WD	33-TO BE DETERMINED	332:949	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9530 W LOTAN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/15/2023					
Owner's Name/Address	MAP #:		2024 Est TCV 95,039 TCV/TFA: 96.19			
ROOT KYLER P 9530 W LOTAN RD LAKE CITY MI 49651						

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 21 T22N R8W LOT 26 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100	65	100.00	1546.71	1.0000	1.5693	65	100	10,201
			Gravel Road	100 Actual	Front Feet,	3.55	Total Acres					Total Est. Land Value = 10,201

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
IS PRINCIPLE RESIDENCE..REMOVE NO PBG ADJ FOR 05!!	X	Water	18.23	360 50	3,281
	X	Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
	X	Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 3,281			



Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	5,100	42,400	47,500			47,500S
Rolling		2023	3,900	41,900	45,800			42,000C
Low		2022	2,300	37,700	40,000			40,000S
High		2021	2,300	35,300	37,600			28,774C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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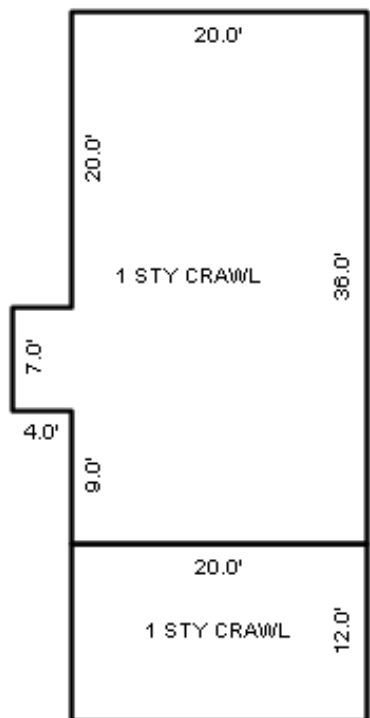
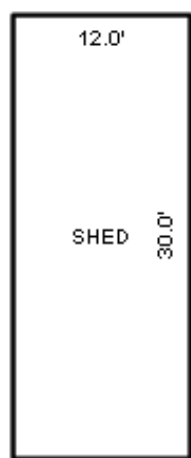
Who	When	What	2024	2023	2022	2021
TPC	12/02/2021	INSPECTED	5,100	3,900	2,300	2,300
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 144	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 988 Total Base New : 134,917 Total Depr Cost: 87,696 Estimated T.C.V: 81,557		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D 10 Blt 1976				
Yr Built 1976	Remodeled 1997	Ex	X Ord	Min	200 Amps Service			Ex. X Ord. Min			Building Areas					
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X H.C.	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 Crawl Space 748 1 Story Siding Crawl Space 240			Total: 118,599		77,089			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic Water Well, 100 Feet						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Built-Ins			Appliance Allow.						
	Insulation	X	Tile	(14) Water/Sewer			Fireplaces			Wood Stove						
(2) Windows		(7) Excavation		1 1000 Gal Septic 2000 Gal Septic			Deck			w/Roof (Roof portion)		144		2,107 1,370		
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Notes:			Totals: 134,917		87,696		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 81,557	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement														
X	Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VARGO LOUIS F & JUDY K	KOHLHAUS ROBERT & LAURA	165,000	10/08/2019	WD	03-ARM'S LENGTH	2019-03177	PROPERTY TRANSFER	100.0
EISING JAMES & MARTHA	VARGO LOUIS F & JUDY K (H	140,000	09/16/2005	WD	03-ARM'S LENGTH	05-0/3623	DEED	100.0
		26,500	09/01/1995	WD	33-TO BE DETERMINED	297:719	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9510 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/18/2020	2020-0249	100%
	P.R.E. 100% 10/15/2019		Addition	05/06/2003	20030081	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 226,235 TCV/TFA: 134.66
KOHLHAUS ROBERT & LAURA 9510 W LOTAN RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
	X		B 100' @ 65/	100.00	1585.00	1.0000 1.5790 65 100 10,263
			100 Actual Front Feet, 3.64 Total Acres Total Est. Land Value = 10,263			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	6.58	814 0	0
	X		Wood Frame	22.57	432 50	4,875
			Wood Frame	32.30	80 50	1,292
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 100	1,000
			Total Estimated Land Improvements True Cash Value = 7,167			



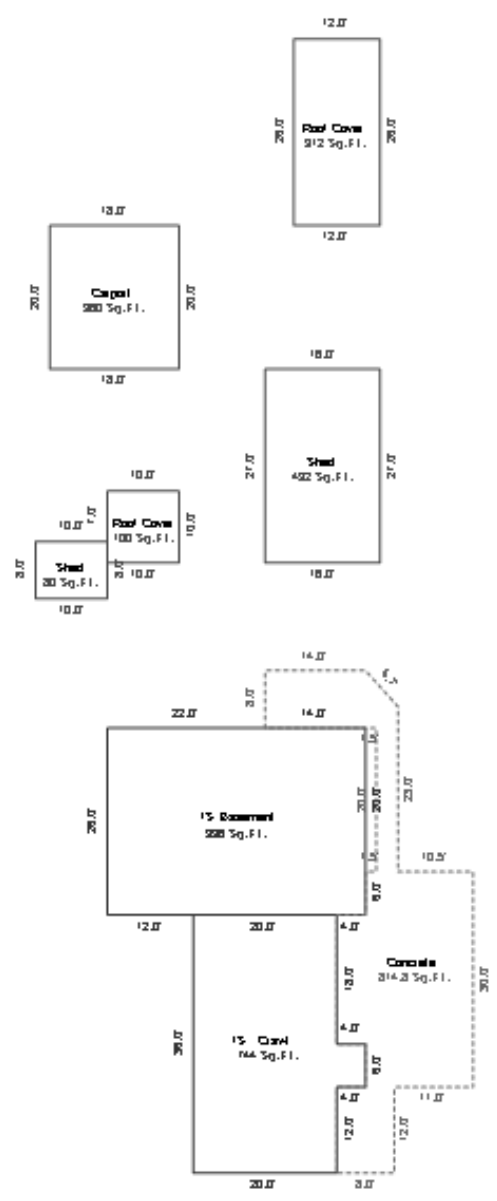
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	5,100	108,000	113,100			102,894C
JWV 08/23/2021 INSPECTED	2023	3,900	106,700	110,600			97,995C
JWV 11/11/2020 INSPECTED	2022	2,300	96,000	98,300			93,329C
TPC 12/27/2017 INSPECTED	2021	2,300	80,700	83,000			80,667C

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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 312 100	Type Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,680 Total Base New : 247,161 Total Depr Cost: 173,000 Estimated T.C.V: 160,890		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C -5 Blt 1974				
Yr Built 1974	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1 Story Siding 744						
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1 Story Siding 936		Total: 217,573		152,289			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing		Average Fixture(s)		1,033		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many			X	Ave.	Few	Water/Sewer		3 Fixture Bath		3,252		
(2) Windows		(7) Excavation		Basement: 936 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			1000 Gal Septic		1		4,864		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 50 Feet			1		2,686			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Built-Ins			Appliance Allow.		1		2,766		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			1000 Gal Septic			Fireplaces			Exterior 1 Story		1		6,513		
(3) Roof		(10) Floor Support		1000 Gal Septic			Deck			w/Roof (Roof portion)		312		4,811		
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			w/Roof (Roof portion)			100		1,826		1,278	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals: 247,161		247,161		173,000		
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCY: 160,890																

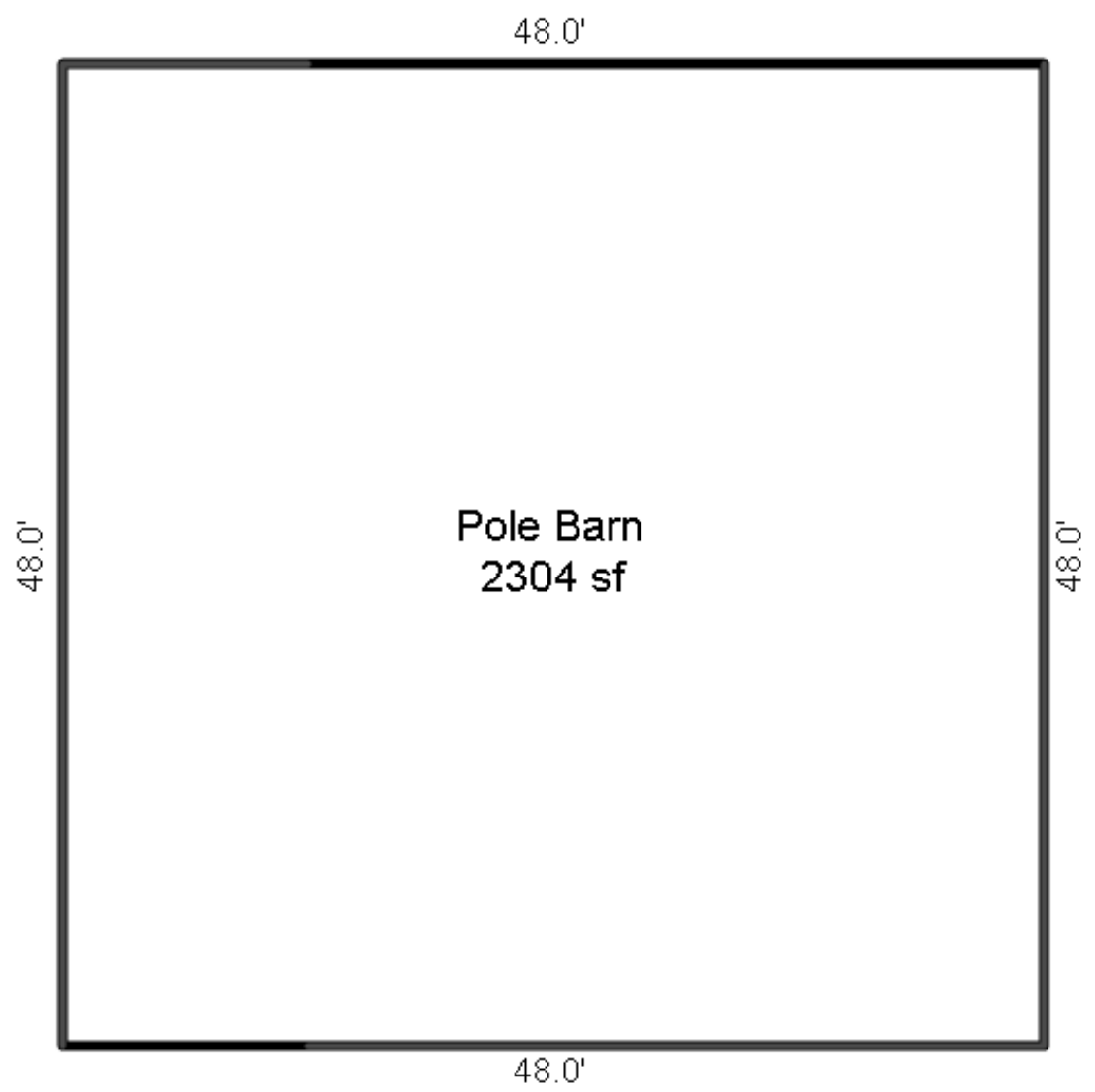
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2304 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 52,043 Total Depr Cost: 51,522 Estimated T.C.V: 47,915
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family GRG		Cls C Blt 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=99/100/100/100/99				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Building Areas				
Yr Built 2021		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No Heating/Cooling			3 Fixture Bath		Other Additions/Adjustments		Plumbing		Garages	
Room List		Basement			Central Air			3 Fixture Bath		Plumbing		Plumbing		Garages	
Basement		(6) Ceilings			Wood Furnace			2 Fixture Bath		Plumbing		Plumbing		Garages	
1st Floor		Kitchen:			Wood Furnace			Softener, Auto		Plumbing		Plumbing		Garages	
2nd Floor		Other:			Wood Furnace			Softener, Manual		Plumbing		Plumbing		Garages	
Bedrooms		Other:			Wood Furnace			Solar Water Heat		Plumbing		Plumbing		Garages	
(1) Exterior		(7) Excavation			Wood Furnace			No Plumbing		Plumbing		Plumbing		Garages	
Wood/Shingle		Basement: 0 S.F.			Wood Furnace			Extra Toilet		Plumbing		Plumbing		Garages	
Aluminum/Vinyl		Crawl: 0 S.F.			Wood Furnace			Extra Sink		Plumbing		Plumbing		Garages	
Brick		Slab: 0 S.F.			Wood Furnace			Separate Shower		Plumbing		Plumbing		Garages	
Insulation		Height to Joists: 0.0			Wood Furnace			Ceramic Tile Floor		Plumbing		Plumbing		Garages	
(2) Windows		(8) Basement			Wood Furnace			Ceramic Tile Wains		Plumbing		Plumbing		Garages	
Many Avg. Few		Conc. Block			Wood Furnace			Ceramic Tub Alcove		Plumbing		Plumbing		Garages	
Large Avg. Small		Poured Conc.			Wood Furnace			Vent Fan		Plumbing		Plumbing		Garages	
Wood Sash		Stone			Wood Furnace					Plumbing		Plumbing		Garages	
Metal Sash		Treated Wood			Wood Furnace					Plumbing		Plumbing		Garages	
Vinyl Sash		Concrete Floor			Wood Furnace					Plumbing		Plumbing		Garages	
Double Hung		(9) Basement Finish			Wood Furnace					Plumbing		Plumbing		Garages	
Horiz. Slide		Recreation SF			Wood Furnace					Plumbing		Plumbing		Garages	
Casement		Living SF			Wood Furnace					Plumbing		Plumbing		Garages	
Double Glass		Walkout Doors (B)			Wood Furnace					Plumbing		Plumbing		Garages	
Patio Doors		No Floor SF			Wood Furnace					Plumbing		Plumbing		Garages	
Storms & Screens		Walkout Doors (A)			Wood Furnace					Plumbing		Plumbing		Garages	
(3) Roof		(10) Floor Support			Wood Furnace					Plumbing		Plumbing		Garages	
Gable		Joists:			Wood Furnace					Plumbing		Plumbing		Garages	
Hip		Unsupported Len:			Wood Furnace					Plumbing		Plumbing		Garages	
Flat		Cntr.Sup:			Wood Furnace					Plumbing		Plumbing		Garages	
Asphalt Shingle		Lump Sum Items:			Wood Furnace					Plumbing		Plumbing		Garages	
Chimney:					Wood Furnace					Plumbing		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.
GREENFIELD DAVID A & GREE	VREDEVOOGD RYAN	165,000	05/05/2023	WD	03-ARM'S LENGTH	2023-01231	PROPERTY TRANSFER	100.0
GREENFIELD DAVID LEE SR	GREENFIELD DAVID A & GREE	0	05/02/2023	WD	16-LC PAYOFF	2023-01230	DEED	0.0
GREENFIELD DAVID LEE SR	GREENFIELD DAVID A & GREE	76,313	06/12/2019	LC	09-FAMILY	2019-01874	DEED	100.0
JOHNSON DAVID C	GREENFIELD DAVID LEE SR	50,000	05/16/2018	WD	03-ARM'S LENGTH	2018-01608	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9509 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/07/2018	2018-0384	100%
	P.R.E. 100% 05/21/2023		Addition	11/13/2014	2014-0528	100%

Owner's Name/Address	MAP #:
VREDEVOOGD RYAN 9509 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 132,540 TCV/TFA: 143.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	100.00	409.46	1.1892	1.0059	200	100	23,924
Comments/Influences			100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 23,924							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,000	54,300	66,300			66,300S
2023	12,000	40,600	52,600			44,543C
2022	10,000	38,000	48,000			42,422C
2021	7,500	34,700	42,200			41,067C

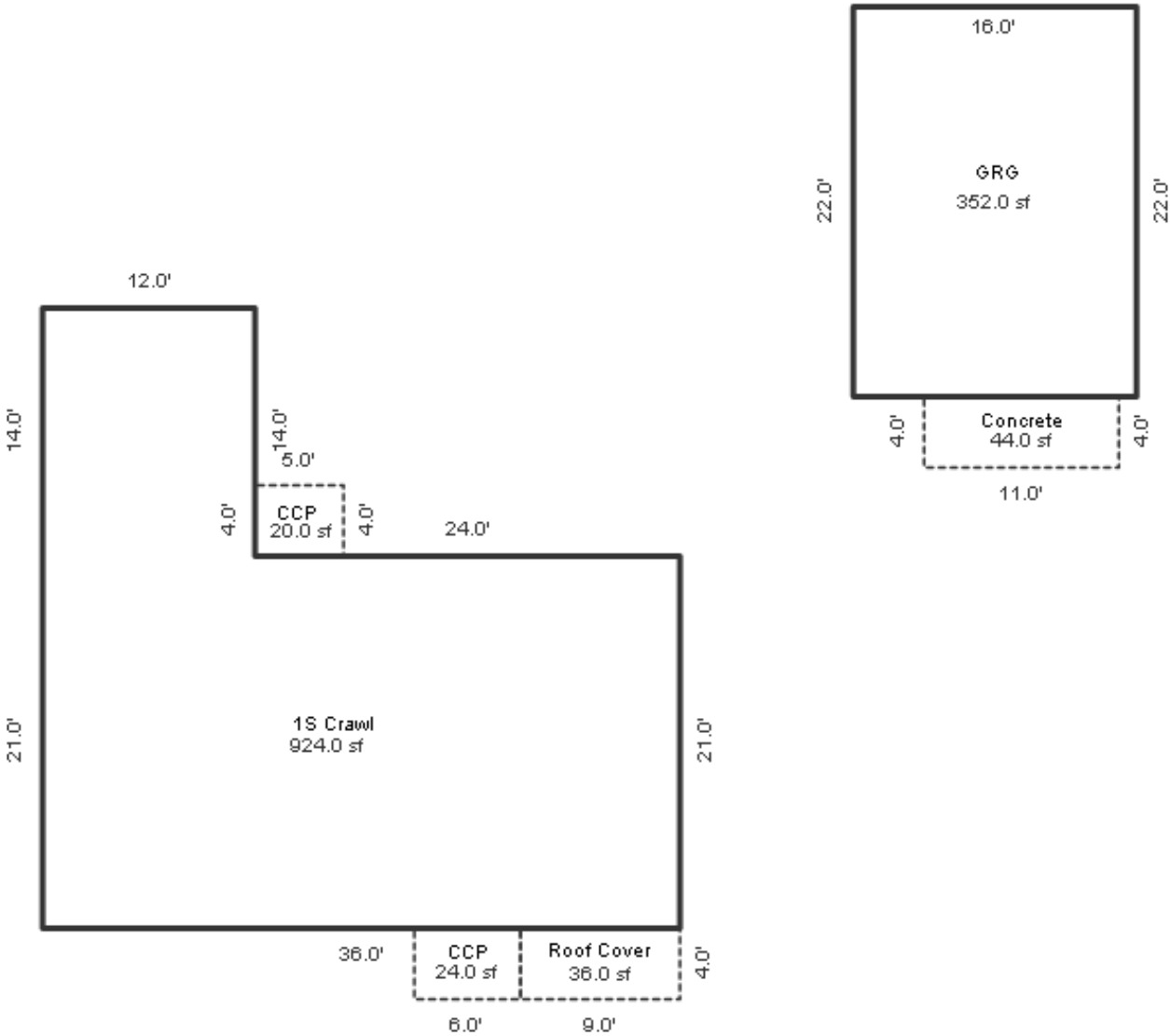
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 352 % 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			24 CCP (1 Story) 20 CPP 36 Roof Cover Onl			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 30 Floor Area: 924 Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Yr Built 1976	Remodeled 2019	Size of Closets		Lg X Ord Small			No. Heating/Cooling			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Condition: Average		Doors		Solid			H.C.			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Basement	1st Floor	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
2 Bedrooms	2 Bedrooms	Insulation		Many X Ave. Few			(13) Plumbing			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
(1) Exterior		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Wood/Shingle	Aluminum/Vinyl	Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Brick	Insulation	(8) Basement		Lump Sum Items:			Notes:			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
(2) Windows		(9) Basement Finish		Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Wood Sash	Metal Sash	(10) Floor Support		Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Vinyl Sash	Double Hung	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0		
Horiz. Slide	Casement	Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
Double Glass	Patio Doors	Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
Storms & Screens		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
(3) Roof		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
X Gable	X Gambrel	Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
Hip	Mansard	Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
Flat	Shed	Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
X Asphalt Shingle		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 0					
Chimney: Brick		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616			Total Base New : 166,835 Total Depr Cost: 116,791 Estimated T.C.V: 108,616			E.C.F. X 0.930			Storage Area: 0 No Conc. Floor: 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.
		10,000	01/01/1998	WD	33-TO BE DETERMINED	316:456	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9527 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JUSTA DONALD 3931 PEBBLE CREEK DR Cadillac MI 49601	MAP #:					
	2024 Est TCV 27,750 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	80.00	788.06	1.2574	1.1847	200 100	23,836
			80 Actual Front Feet, 1.45 Total Acres				Total Est. Land Value =	23,836	

Tax Description  
. SEC 21 T22N R8W LOT 29 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

12X50 MH REMOVED FOR 99



- X Dirt Road
  - X Gravel Road
  - X Paved Road
  - X Storm Sewer
  - X Sidewalk
  - X Water Sewer
  - X Electric
  - X Gas
  - X Curb
  - X Street Lights
  - X Standard Utilities
  - X Underground Utils.
- Topography of Site
- X Level
  - X Rolling
  - 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	11,900	2,000	13,900			5,668C
2023	11,900	1,900	13,800			5,399C
2022	10,000	1,700	11,700			5,142C
2021	7,500	1,600	9,100			4,978C

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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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts 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: 41 Floor Area: 0 Total Base New : 7,135 Total Depr Cost: 4,209 Estimated T.C.V: 3,914								
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 0.930								
	Yr Built 0	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:						
	Condition: Good	Size of Closets		Lg	Ord	Small	(12) Electric			Carport Area: Roof:					
	Room List	Doors	Solid	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 0				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ex.			Ord.			Min			(11) Heating System: No Heating/Cooling		
	(1) Exterior	Kitchen: Other: Other:		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Building Areas		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many	Ave.	Few	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Other Additions/Adjustments		
	Insulation	(7) Excavation		Average Fixture(s)			Water/Sewer			1000 Gal Septic			1 4,550 2,684		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 50 Feet			1 2,585 1,525		
	Many Avg. Few	Large Avg. Small		(8) Basement			Notes:			Totals: 7,135 4,209			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCVC: 3,914		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer		
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Water Well			1000 Gal Septic			2000 Gal Septic		
	Gable Hip Flat	Gambrel Mansard Shed		1			Lump Sum Items:								
	Asphalt Shingle	(10) Floor Support		1											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	09/01/1995	WD	33-TO BE DETERMINED	298:413	DEED	0.0

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

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

Owner's Name/Address: JUSTA DONALD G  
 3931 PEBBLE CREEK DR  
 Cadillac MI 49601  
 2024 Est TCV 34,698

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

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	996.46	1.2574	1.2563	200	100		25,276
80 Actual Front Feet, 1.83 Total Acres						Total Est. Land Value =		25,276

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		20.08	720	50	7,229
Wood Frame		21.93	200	50	2,193
Total Estimated Land Improvements True Cash Value =					9,422

Topography of Site

<input checked="" type="checkbox"/> Level	<input checked="" type="checkbox"/> Rolling	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> High	<input checked="" type="checkbox"/> Landscaped	<input checked="" type="checkbox"/> Swamp	<input checked="" type="checkbox"/> Wooded	<input checked="" type="checkbox"/> Pond	<input checked="" type="checkbox"/> Waterfront	<input checked="" type="checkbox"/> Ravine	<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Flood Plain
---	---	---	--	--	---	--	--	--	--	---	---

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,600	4,700	17,300			3,371C
2023	12,600	4,400	17,000			3,211C
2022	10,000	3,900	13,900			3,059C
2021	7,500	3,700	11,200			2,962C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 02/14/2012 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	11/01/1994	WD	33-TO BE DETERMINED	337:1304	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 24,198					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.		X		I 200' @ 200/	71.00	1197.46	1.2955	1.3154	200	100	24,198
Comments/Influences				71 Actual Front Feet, 1.95 Total Acres Total Est. Land Value = 24,198							

Comments/Influences



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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/08/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,100	0	12,100			3,371C
2023	12,100	0	12,100			3,211C
2022	10,000	0	10,000			3,059C
2021	7,500	0	7,500			2,962C

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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.
WORKMAN SHELLY RANAE	WORKMAN SHELLY RANAE	0	05/15/2023	QC	09-FAMILY	2023-01342	PROPERTY TRANSFER	0.0
ROBERTS WILLIAM & NANCY	WORKMAN SHELLY RANAE	160,000	07/09/2013	WD	03-ARM'S LENGTH	2013-02322 WD	PROPERTY TRANSFER	100.0
DONAHUE VIRGINIA D ESTATE	ROBERTS WILLIAM & NANCY (	13,500	05/18/2009	WD	03-ARM'S LENGTH	2009/2049	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9567 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/03/2010	20100260	100%
	P.R.E. 100% 03/10/2014		New House	06/25/2009	20090283	100%
Owner's Name/Address	MAP #:					
WORKMAN SHELLY RANAE 9567 W LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 300,420 TCV/TFA: 191.59					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	80.00	965.03	25,074
Comments/Influences			80 Actual Front Feet, 1.77 Total Acres Total Est. Land Value = 25,074			

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water Sewer	D/W/P: 3.5 Concrete	6.58	400 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			
	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	12,500	137,700	150,200			96,642C
	X	Low	2023	12,500	133,500	146,000			92,040C
	X	High	2022	10,000	122,800	132,800			87,658C
	X	Landscaped	2021	7,500	112,200	119,700			84,858C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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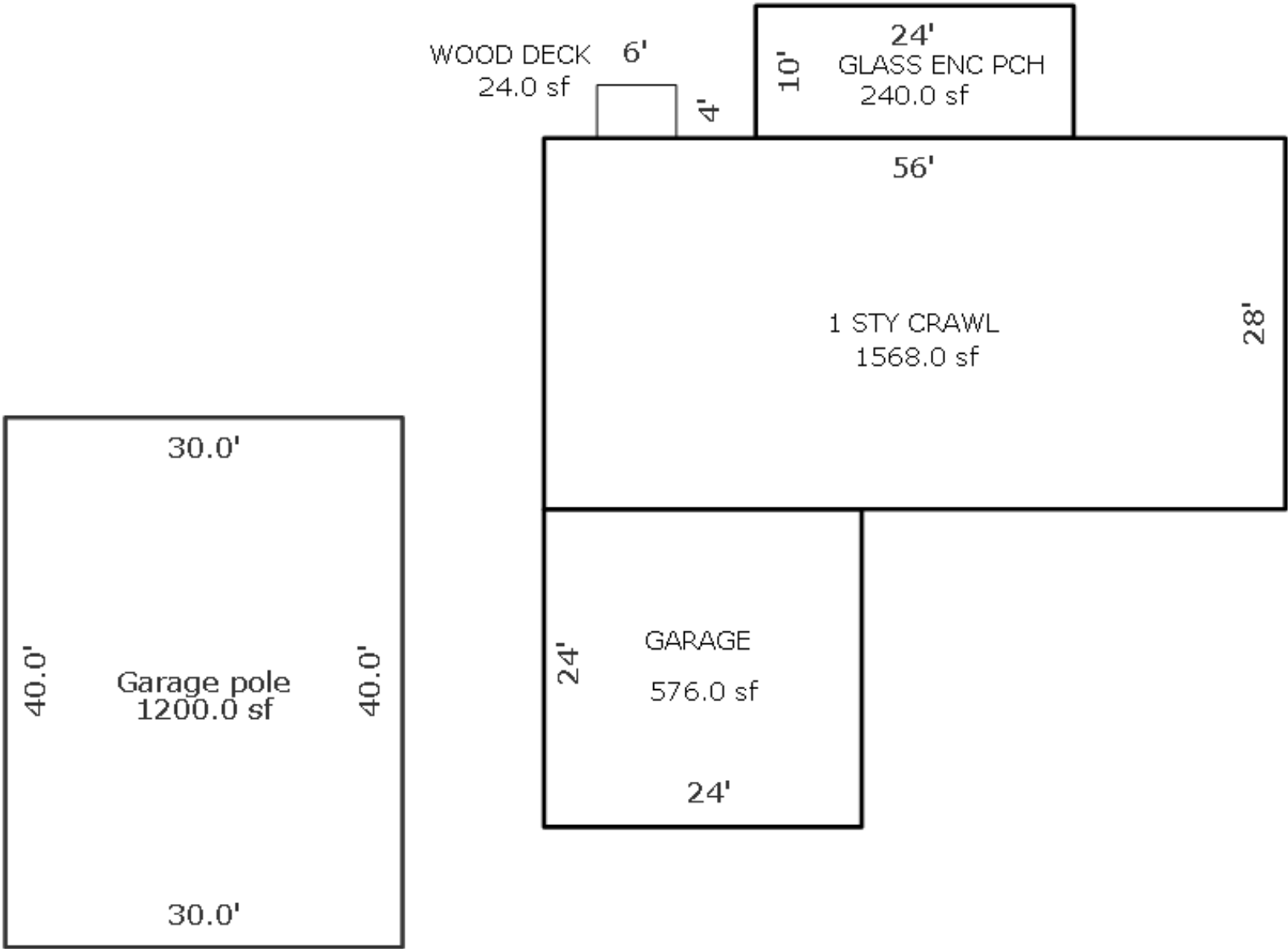
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	12,500	133,500	146,000			92,040C
TPC	05/08/2018	INSPECTED	2022	10,000	122,800	132,800			87,658C
TPC	12/27/2017	INSPECTED	2021	7,500	112,200	119,700			84,858C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WGEP (1 Story) 24 Treated Wood	Year Built: 2009 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															
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,568 Total Base New : 326,056 Total Depr Cost: 293,463 Estimated T.C.V: 272,921		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 326,056										
Condition: Average		Lg		X	Ord		Small	No Heating/Cooling												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 326,056										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Total Depr Cost: 293,463										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Estimated T.C.V: 272,921										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.			X	Ord.		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C 5 Blt 2009							
X		X	Drywall	Many			X	Ave.		Building Areas										
(2) Windows		(7) Excavation		(13) Plumbing			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1568 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		Crawl Space		1,568		Total: 214,752 193,290	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,476 1,328		
X		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)		3 Fixture Bath		1		4,646 4,181		Solar Water Heat		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			No Plumbing			Average Fixture(s)		2 Fixture Bath		1		3,108 2,797		No Plumbing		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1		4,864 4,378		Water Well, 100 Feet		
										Porches		WGEP (1 Story)		240		17,201 15,481				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		576 29,854 26,869				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Common Wall: 1 Wall		1 -2,686 -2,417				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1 547 492				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		1200 42,624 38,362				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Built-Ins		Appliance Allow.		1 2,766 2,489		
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Deck		Treated Wood		24 1,096 986		
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Totals:		326,056 293,463				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STARLIN CLORINDA	SPRIK DONNIE & CINDY	70,000	06/10/2019	WD	03-ARM'S LENGTH	2019-01831	PROPERTY TRANSFER	100.0
MCCONNELL JUNE TRUST	STARLIN CLORINDA	1	01/22/2018	QC	09-FAMILY	2018-00320	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9591 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/31/2019	2019-0616	100%
Owner's Name/Address	P.R.E. 100% 07/19/2019					
SPRIK DONNIE & CINDY 9591 W LOTAN RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 138,975 TCV/TFA: 126.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	123.00	332.92	1.1292	0.9551	200	100	26,533
			Gravel Road	123 Actual Front Feet, 0.94 Total Acres						Total Est. Land Value =

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water	6.97	1221 50	4,255
		Sewer	37.85	48 0	0
		Wood Frame	Total Estimated Land Improvements True Cash Value =		

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	X	Rolling	2024	13,300	56,200	69,500			50,975C
Low	X	High	2023	13,300	48,800	62,100			48,548C
Landscaped		Swamp	2022	10,000	42,800	52,800			46,237C
Wooded	X	Pond	2021	7,500	38,200	45,700			44,760C
Waterfront	X	Ravine							
Wetland		Flood Plain							

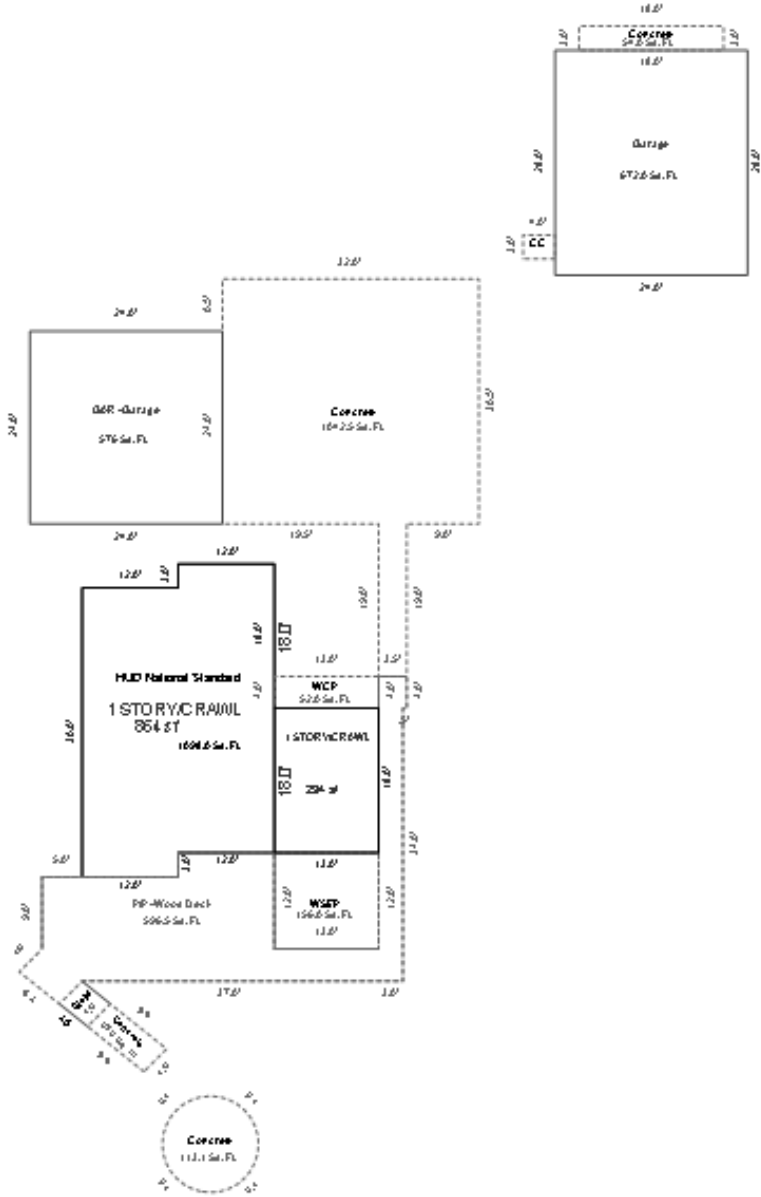


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 156 52 596	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			1 Class: C +10 Effec. Age: 35 Floor Area: 1,098 Total Base New : 221,924 Total Depr Cost: 144,249 Estimated T.C.V: 108,187			E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1098 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1983			
Yr Built 1983	Remodeled 2020	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			X Ex. Ord. Min			1 Story Siding Foundation 864 1 Story Siding Foundation 234			Total: 159,623 103,752			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing						
(1) Exterior		(6) Ceilings		(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			1000 Gal Septic Water Well, 50 Feet						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1098 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches						
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Many Avg. X Few	Large Avg. X Small	(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			WCP (1 Story) WCP (1 Story)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		Joists: Unsupported Len: Cntr.Sup:			Notes: 1982 STERLING MODULAR HOME S/ 424324921 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCVC			Deck Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed	(16) Porches/Decks		Totals:			Totals:								
X	Asphalt Shingle	(17) Garage		Totals:			Totals:									
Chimney: Metal		Totals:		Totals:			Totals:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANENGEN CHARLES & JEAN	VANENGEN CHARLES E & JEAN	0	01/15/2008	QC	21-NOT USED/OTHER	2008/270	DEED	0.0
		33,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3390	DEED	0.0

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

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

Owner's Name/Address: VANENGEN CHARLES E & JEAN TRUST  
 553 CHERRY LN  
 HOLLAND MI 49424-6487  
 2024 Est TCV 25,900

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

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

I 200' @ 200/ 125.00 288.00 1.1247 0.9212 200 100 25,900  
 125 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 25,900

Tax Description: . SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,000	0	13,000			3,371C
2023	13,000	0	13,000			3,211C
2022	10,000	0	10,000			3,059C
2021	7,500	0	7,500			2,962C

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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.
STAHL JANICE A	STAHL JANICE A REV L TRUS	0	09/04/2012	WD	03-ARM'S LENGTH	2012-03169	DEED	0.0
STAHL DANIEL R	STAHL JANICE A	0	05/24/2012	CD	07-DEATH CERTIFICATE	2012-02381 DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9621 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 226,633 TCV/TFA: 154.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS. FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	100.00	288.00	1.0000	0.9212	200	100	18,423
			I 200' @ 200/	100.00	286.00	1.0000	0.9196	200	100	18,391
			200 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =						36,814	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
1988 32X40 PB NEW 16X24 ADD'N FOR 93 ADD'N TO PB FOR 95 GRG ADD'N & SLAB FOR 97	X	Dirt Road	D/W/P: 3.5 Concrete	6.16	978 50	3,012
		Gravel Road	D/W/P: Asphalt Paving	2.89	3000 50	4,335
		Paved Road	Wood Frame	24.00	144 71	2,454
		Storm Sewer	Total Estimated Land Improvements True Cash Value =			9,801
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	18,400	94,900	113,300			80,323C
X Rolling	2023	18,400	91,800	110,200			76,499C
Low	2022	20,000	83,400	103,400			72,857C
High	2021	15,000	83,000	98,000			70,530C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

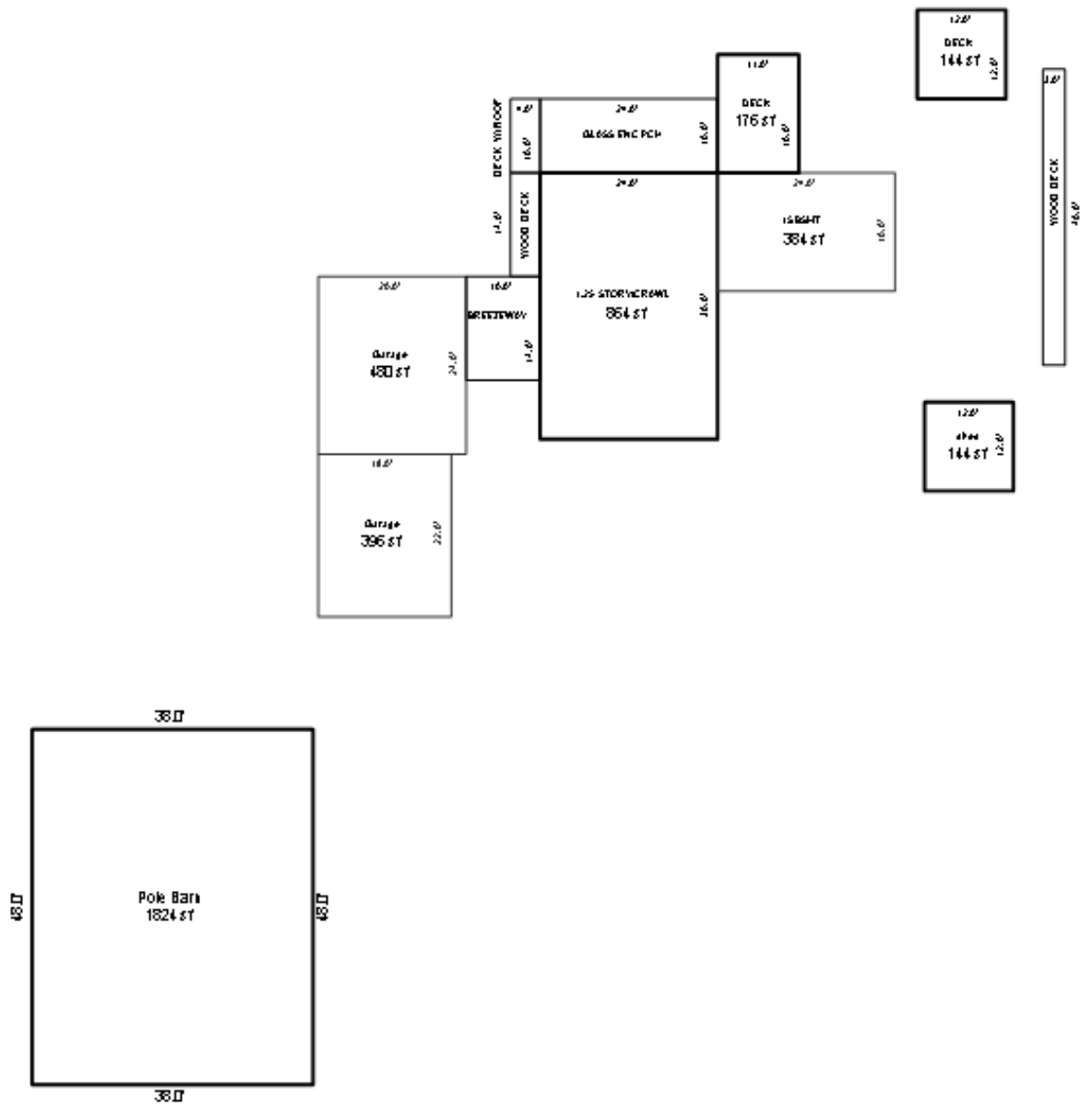
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1982 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: 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: 1,464 Total Base New : 286,535 Total Depr Cost: 193,568 Estimated T.C.V: 180,018			240	WGEP (1 Story)	Bsmnt Garage:			
Building Style: 1.25S		X	Drywall	X	Paneled	Plaster Wood T&G		E.C.F. X 0.930			56	Treated Wood	Carpport Area:			
Yr Built Remodeled 1975 1991		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 1975				
Condition: Average		Ex	X	Ord	Min		200 Amps Service			Floor Area = 1248 SF		Floor Area = 1464 SF.				
Room List		Size of Closets		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	Lg	X	Ord	Small		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost		*				
(1) Exterior		(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding 384						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			1.25 Story Siding 864						
	Insulation	X	Tile	Many		X	Ave.	Few		Total: 166,144		115,315				
(2) Windows		(7) Excavation		Average Fixture(s)			Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		3 Fixture Bath			Plumbing			Average Fixture(s)		1	1,230	799		
X	Wood Sash Metal Sash Vinyl Sash	Basement: 384 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		1	4,550	2,957		
X	Double Hung Horiz. Slide Casement	(8) Basement		1000 Gal Septic Water Well 1000 Gal Septic 2000 Gal Septic			Porches			1000 Gal Septic		1	2,585	1,680		
X	Double Glass Patio Doors	Conc. Block 8 Poured Conc. Stone		Lump Sum Items: 1,000			Decks			Water Well, 50 Feet		1	15,667	10,184		
X	Storms & Screens	Treated Wood X Concrete Floor		(14) Water/Sewer			Deck			Water Well, 50 Feet		1	2,585	1,680		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Water Well, 50 Feet		1	2,585	1,680		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items: 1,000			Decks			Water Well, 50 Feet		1	2,585	1,680		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Decks			Water Well, 50 Feet		1	2,585	1,680		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1,000			Decks			Water Well, 50 Feet		1	2,585	1,680		

\*\*\* 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.
WOLFF LINDSAY	WOLFF ANTHONY J	0	08/14/2019	QC	09-FAMILY	2019-02923	DEED	0.0
SWEET LYLE & ELIZABETH A	WOLFF ANTHONY J	160,000	11/27/2018	WD	03-ARM'S LENGTH	2018-03850	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9661 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/07/2018		MAP #:	
WOLFF ANTHONY J 9661 W LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 170,043 TCV/TFA: 121.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	175.00	224.62	1.0339	0.8657	200	100	31,327	
Comments/Influences			Gravel Road	175 Actual Front Feet, 0.90 Total Acres						Total Est. Land Value =	31,327
NEW HOME U/C FOR 97 TO 65% FOR 00 COMP @75% FOR 01	X		Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	Size	% Good	Cash Value			
			Sidewalk	Fencing: Wd, Solid, 6 ft.	28.81	70	0	0			
			Water	D/W/P: 3.5 Concrete	6.16	60	0	0			
	X		Sewer	Wood Frame	26.25	96	50	1,260			
			Electric	Residential Local Cost Land Improvements							
			Gas	Description	Rate	Size	% Good	Cash Value			
			Curb	LAND IMPROVE 1000	1,000.00	1	100	1,000			
			Street Lights	Total Estimated Land Improvements True Cash Value =						2,260	
	X		Standard Utilities								
			Underground Utils.								



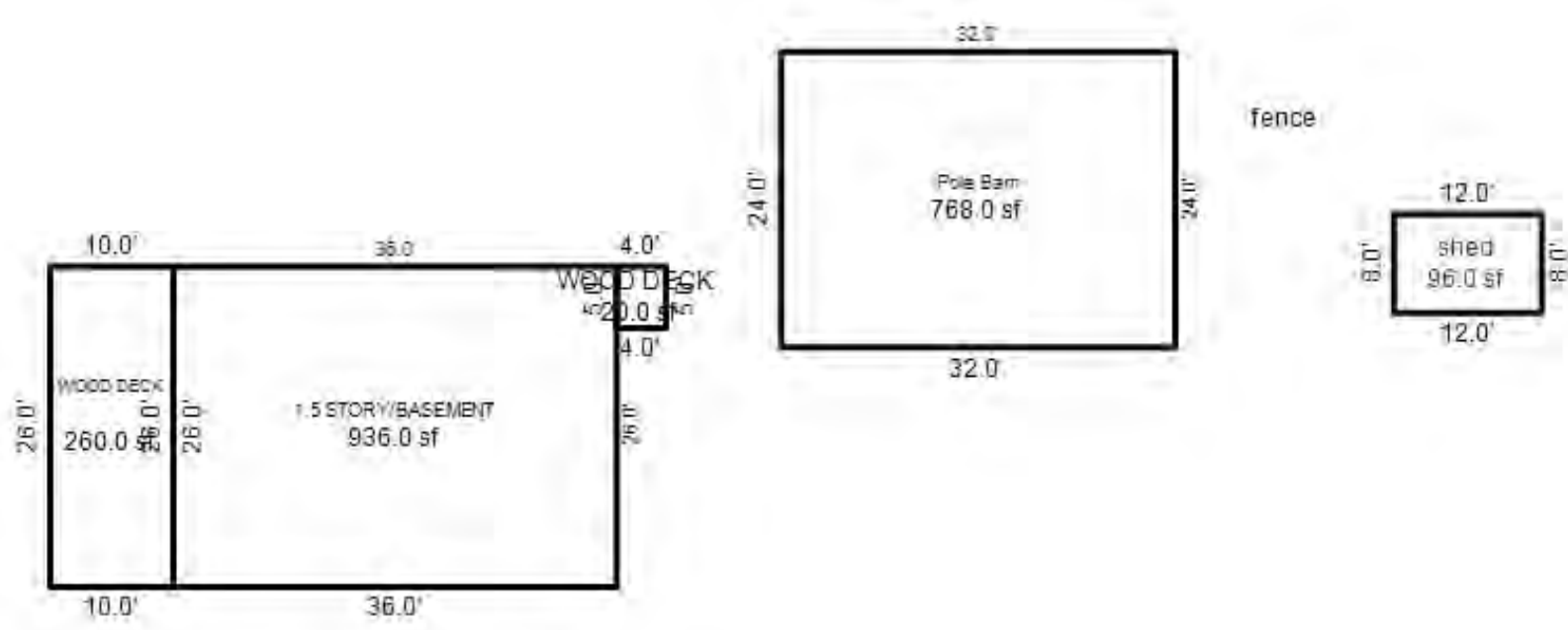
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	15,700	69,300	85,000			66,132C
X	Rolling		2023	15,700	67,200	82,900			62,983C
X	Low		2022	10,000	61,800	71,800			59,984C
X	High		2021	7,500	56,500	64,000			58,068C
X	Landscaped								
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 260	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 84 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: 10 Floor Area: 1,404 Total Base New : 197,197 Total Depr Cost: 146,727 Estimated T.C.V: 136,456		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls CD		Blt 1996									
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 936 SF Floor Area = 1404 SF.													
Condition: Average		Size of Closets		Lg			X	Ord		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90													
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.5 Story		Siding		Basement		936		Total:		159,071		117,284	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.			Plumbing		Average Fixture(s)		1		1,230		873					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 936 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		Plumbing		Average Fixture(s)		1		3,860		2,741			
(2) Windows		Many Avg.	X	Large Avg.	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer		1000 Gal Septic		1		4,550		3,230				
X	Wood Sash Metal Sash Vinyl Sash	Few		Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Water Well, 50 Feet		1		2,585		1,835						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Deck		Treated Wood		260		4,810		3,415					
(3) Roof		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Garages		Treated Wood		20		894		635					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1		1,934		1,373						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Class: CD Exterior: Pole (Unfinished) Base Cost		768		18,263		15,341		*					
Chimney: Metal		(11) Heating/Cooling		Lump Sum Items:			Totals:			Totals:		197,197		146,727		136,456							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENFIELD DAVID L & NICH	GREENFIELD DAVID L	0	12/20/2012	QC	21-NOT USED/OTHER	2012-04115	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9689 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Shed	05/09/2017	2017-0158	100%

Owner's Name/Address	MAP #:	2024 Est TCV 242,427 TCV/TFA: 180.38
GREENFIELD DAVE 9689 LOTAN ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	175.00	225.61	1.0339	0.8666	200	100	31,361
			175 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 31,361							

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: Asphalt Paving	2.89	4900 50	7,080
	X	Sewer	D/W/P: 4in Concrete	6.49	1080 50	3,504
	X	Electric	D/W/P: 3.5 Concrete	6.16	226 50	696
	X	Gas	D/W/P: Crushed Rock	2.19	126 50	138
	X	Curb	Wood Frame	21.56	240 94	4,864
		Total Estimated Land Improvements True Cash Value =				16,282

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	15,700	105,500	121,200			68,119C
	X	Low	2023	15,700	101,900	117,600			64,876C
	X	High	2022	10,000	91,200	101,200			61,787C
	X	Landscaped	2021	7,500	83,500	91,000			59,814C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

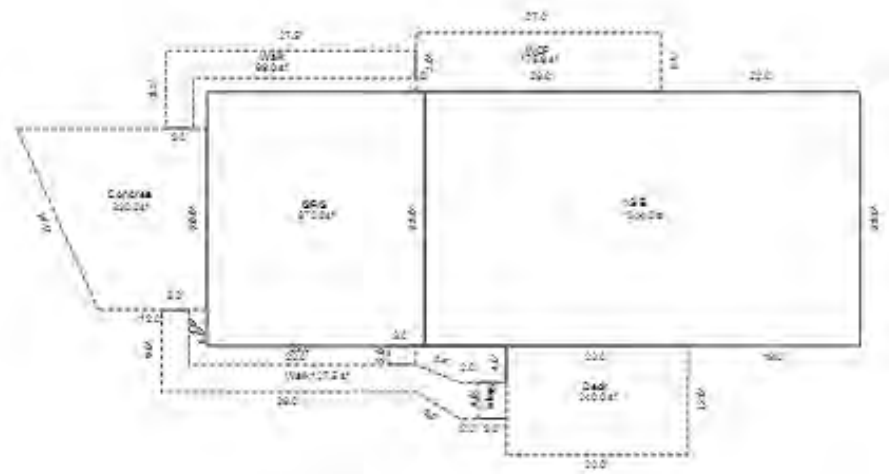


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 175 240	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																										
Building Style: 1S		Trim & Decoration		Size of Closets						Class: CD Effec. Age: 15 Floor Area: 1,344 Total Base New : 249,570 Total Depr Cost: 209,445 Estimated T.C.V: 194,784			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																	
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min																										
Condition: Average		Doors			Solid	X	H.C.																									
Room List		(5) Floors		(12) Electric																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		150 Amps Service																												
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many			X	Ave.		Few																					
(2) Windows		(7) Excavation			(13) Plumbing																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1344 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																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
(3) Roof		(9) Basement Finish			(14) Water/Sewer																											
X	Gable Hip Flat	Gambrel Mansard Shed	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:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 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>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td><b>Total:</b></td> <td><b>172,986</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 1,045 3 Fixture Bath 1 3,860 3,281 Water/Sewer 1000 Gal Septic 1 4,550 3,867 Water Well, 50 Feet 1 2,585 2,197 Porches WCP (1 Story) 175 6,603 5,613 Deck Treated Wood 240 4,565 3,880 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,810 21,088 Common Wall: 1 Wall 1 -2,512 -2,135 Door Opener 1 485 412 Class: CD Exterior: Pole (Unfinished) Base Cost 960 21,754 18,491 Built-Ins Appliance Allow. 1 1,934 1,644 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 1200 6,720 3,024 *															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,344							<b>Total:</b>	<b>172,986</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,344																													
				<b>Total:</b>	<b>172,986</b>																											
<<<<< 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.
CAVERLY KRISTOPHER LEE	CAVERLY KRISTOPHER L LV T	100	04/25/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9721 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/27/2007	20070791	Complete
Owner's Name/Address	P.R.E. 77% 12/31/2012		New House	04/27/2007	20070205	Complete
CAVERLY KRISTOPHER L LV TRUST 9721 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 280,407 TCV/TFA: 118.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION 01/10/2013	X		Dirt Road	175.00	222.97	0.8261	0.8641	200	100	LOT 40	24,984
	X		Gravel Road	175.00	214.34	0.8261	0.8556	200	100	LOT 39	24,738
	X		Paved Road	79.40	1391.41	0.8261	1.3657	90	100	LOT 41	8,062
			Storm Sewer	429 Actual Front Feet, 4.29 Total Acres Total Est. Land Value =							57,784
			Sidewalk								

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
HAS 4" WELL	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Residential Local Cost Land Improvements						
		Description	Rate	Size	% Good	Cash Value		
Level	X	LAND IMPROVE	2500	2,500.00	1	94	2,350	
Rolling	X	Total Estimated Land Improvements True Cash Value =					2,350	
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
2024	28,900	111,300	140,200			101,269C
2023	28,000	109,100	137,100			96,447C
2022	30,000	106,300	136,300			91,855C
2021	22,500	97,100	119,600			88,921C

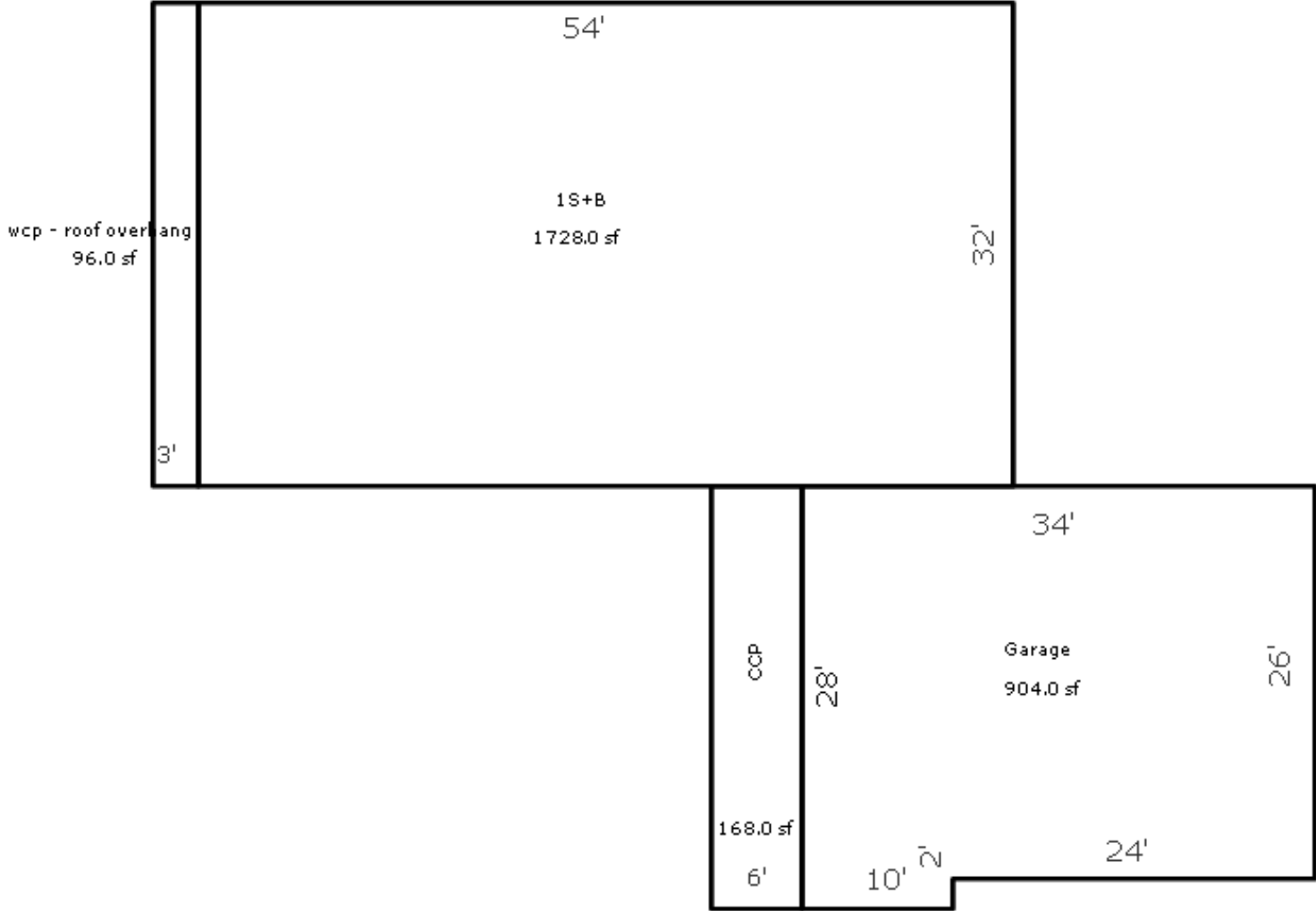
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough	X	Gas		Oil		Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2008	Car Capacity:	
			Insulation		Wood												Coal
		0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal			2nd/Same Stack		Two Sided		Exterior 1 Story			
0	Other Overhang	Forced Air w/ Ducts			Bath Heater			Exterior 2 Story		Prefab 1 Story		Exterior 1 Story		Exterior 2 Story			
X Wood Frame		(4) Interior			Electric Baseboard			Hot Tub			Prefab 2 Story		Heat Circulator		Raised Hearth		
X		X	Drywall	Plaster		Elec. Ceil. Radiant			Unvented Hood			Heat Circulator		Raised Hearth		Wood Stove	
Building Style: 1S			Paneled	Wood T&G		Radiant (in-floor)			Vented Hood			Heat Circulator		Raised Hearth		Direct-Vented Ga	
Yr Built		Remodeled		Trim & Decoration		Electric Wall Heat			Intercom			Jacuzzi Tub		Jacuzzi repl.Tub		Oven	
0	2008	Ex	X	Ord	Min		Wall/Floor Furnace			Microwave			Standard Range				
Condition: Average		Size of Closets			Space Heater			Wall/Floor Furnace			Self Clean Range			Sauna			
Room List		Lg	X	Ord	Small		Forced Heat & Cool			Trash Compactor			Central Vacuum				
Basement		Doors		Solid X H.C.		Heat Pump			Security System			Class: C			Effec. Age: 35		
1st Floor		(5) Floors			(12) Electric			No./Qual. of Fixtures			Total Base New : 333,227			E.C.F.		Total Depr Cost: 216,596	
2nd Floor		Kitchen:			0 Amps Service			Ex.			Total T.C.V: 201,434			X 0.930		Bsmnt Garage:	
3 Bedrooms		Other:			No. of Elec. Outlets			Many			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 0	
(1) Exterior		Other:			Ex.			X			No. of Elec. Outlets			Ground Area = 1728 SF Floor Area = 1823 SF.			
X Wood/Shingle		(6) Ceilings			X			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			
X Aluminum/Vinyl		X Drywall			X			Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			
X Brick		X			X			1			1 Average Fixture(s)			1 1 Story Siding 1,728			
Insulation		(7) Excavation			1			3 Fixture Bath			2 Fixture Bath			95			
(2) Windows		Basement: 1728 S.F.			1			3 Fixture Bath			Other Additions/Adjustments			Total: 251,651 163,572			
X	Many	X	Large	Crawl: 0 S.F.			2 Fixture Bath			Recreation Room			1000 19,330 12,564				
	Avg.		Avg.	Slab: 0 S.F.			Softener, Auto			Basement, Outside Entrance, Below Grade			1 2,560 1,664				
	Few		Small	Height to Joists: 0.0			Softener, Manual			Plumbing			Average Fixture(s)				
X	Wood Sash	(8) Basement			1			No Plumbing			Water/Sewer			2000 Gal Septic			
X	Metal Sash	8			Conc. Block			Extra Toilet			Porches			Ceramic Tile Floor			
X	Vinyl Sash	Stone			Poured Conc.			Extra Sink			Garages			CCP (1 Story)			
X	Double Hung	Treated Wood			Concrete Floor			Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			
X	Horiz. Slide Casement	(9) Basement Finish			1			Ceramic Tile Floor			Common Wall: 1 Wall			964 35,957 23,372			
X	Double Glass	Ceramic Tub Alcove			1			Ceramic Tile Wains			Door Opener			1 -2,686 -1,746			
X	Patio Doors	Vent Fan			1			Ceramic Tub Alcove			Built-Ins			4 2,186 1,421			
X	Storms & Screens	(10) Floor Support			1			Vent Fan			Appliance Allow.			1 2,766 1,798			
(3) Roof		1000			Recreation SF			(14) Water/Sewer			Notes: ON LOT 40			Totals: 333,227 216,596			
X	Gable	1			Living SF			Public Water			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 201,434						
X	Hip	1			Walkout Doors (B)			Public Sewer									
X	Flat	1			No Floor SF			Water Well									
X	Asphalt Shingle	1			Walkout Doors (A)			1000 Gal Septic									
Chimney:		1			2000 Gal Septic			Lump Sum Items:									

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

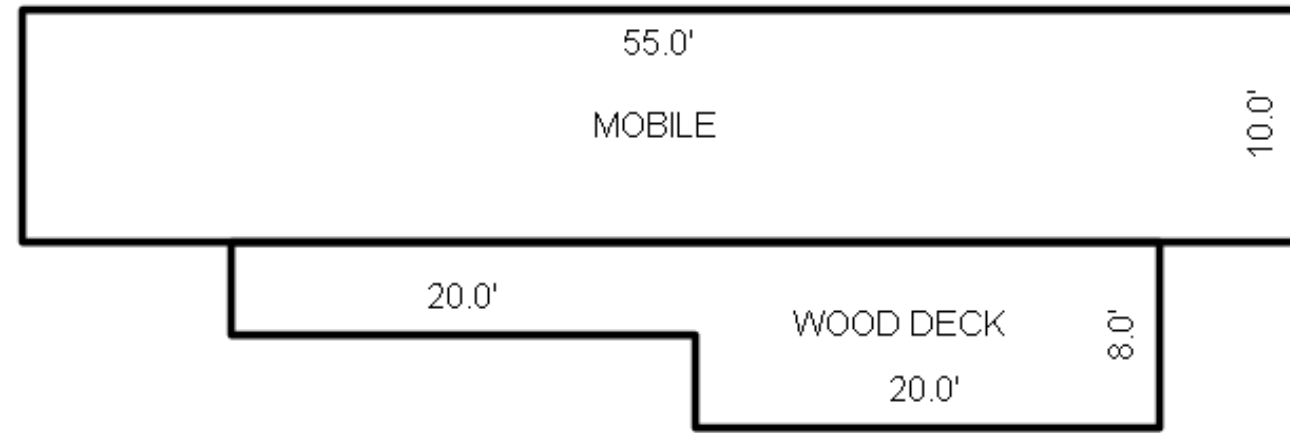
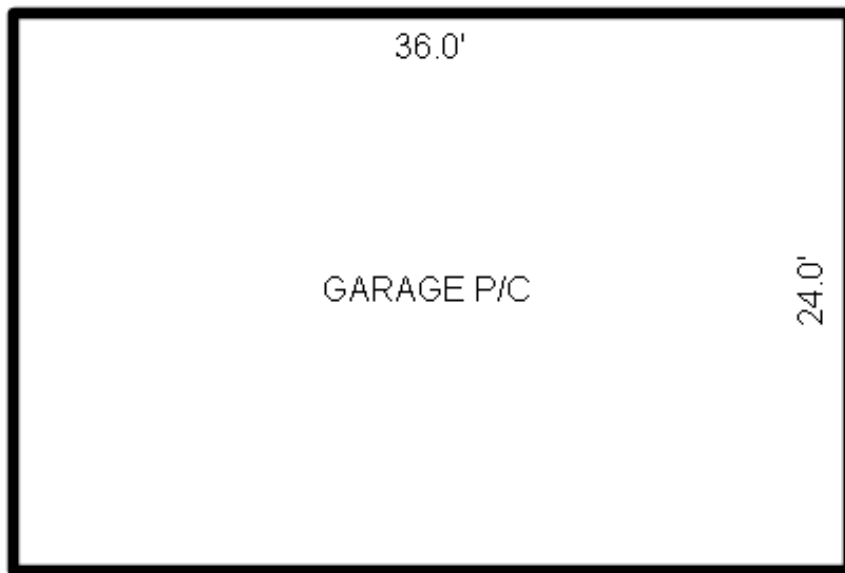




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 2 Story	240	Treated Wood	Year Built: 1990	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: 864	% Good: 0	Storage Area: 0	No Conc. Floor: 0																																																																																																																																					
	Mobile Home			0	Front Overhang	0																					Other Overhang	Forced Warm Air	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Class: Low	Effec. Age: 30	Floor Area:	Total Base New : 62,694	Total Depr Cost: 23,549	Estimated T.C.V: 18,839	E.C.F. X 0.800	Bsmnt Garage:	Carport Area:	Roof:																																																																																																															
Town Home		(4) Interior		X			Wall Furnace			Hot Tub			Unvented Hood		Vented Hood		Intercom		Jacuzzi Tub		Jacuzzi repl.Tub		Oven		Microwave		Standard Range		Self Clean Range		Sauna		Trash Compactor		Central Vacuum		Security System		Cost Est. for Res. Bldg: 2 Mobile Home HUD		Cls Low		Blt 0																																																																																																																				
Duplex		Drywall Paneled		Plaster Wood T&G			Trim & Decoration			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			1 Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:																																																																										
A-Frame		0		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors			Solid X H.C.			(5) Floors			Kitchen:			Other:			Other:			(1) Exterior			X			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many			X			Large			Avg.			X			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			X			Gable			Gambrel			Hip			Mansard			Flat			Shed			X			Asphalt Shingle			Chimney: Brick			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:		
HUD		0		Condition: Average			Room List			Basement			1st Floor			2nd Floor			Bedrooms			(6) Ceilings			(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(3) Roof			X			Gable			Gambrel			Hip			Mansard			Flat			Shed			X			Asphalt Shingle			Chimney: Brick			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																									

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9811 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/16/2003					
Owner's Name/Address	MAP #:					
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 242,918 TCV/TFA: 184.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	80.00	1085.09	25,820
Comments/Influences			80 Actual Front Feet, 1.99 Total Acres			25,820

NEW HOUSE ETC FOR 04 CORRECTED ECF FOR 05 USED 1.45 FOR 04 INSTEAD OF 1.58	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	1200 0	0
		Sewer	Fencing: Wire Mesh, #9	3.79	150 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				
	X	Underground Utils.				

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



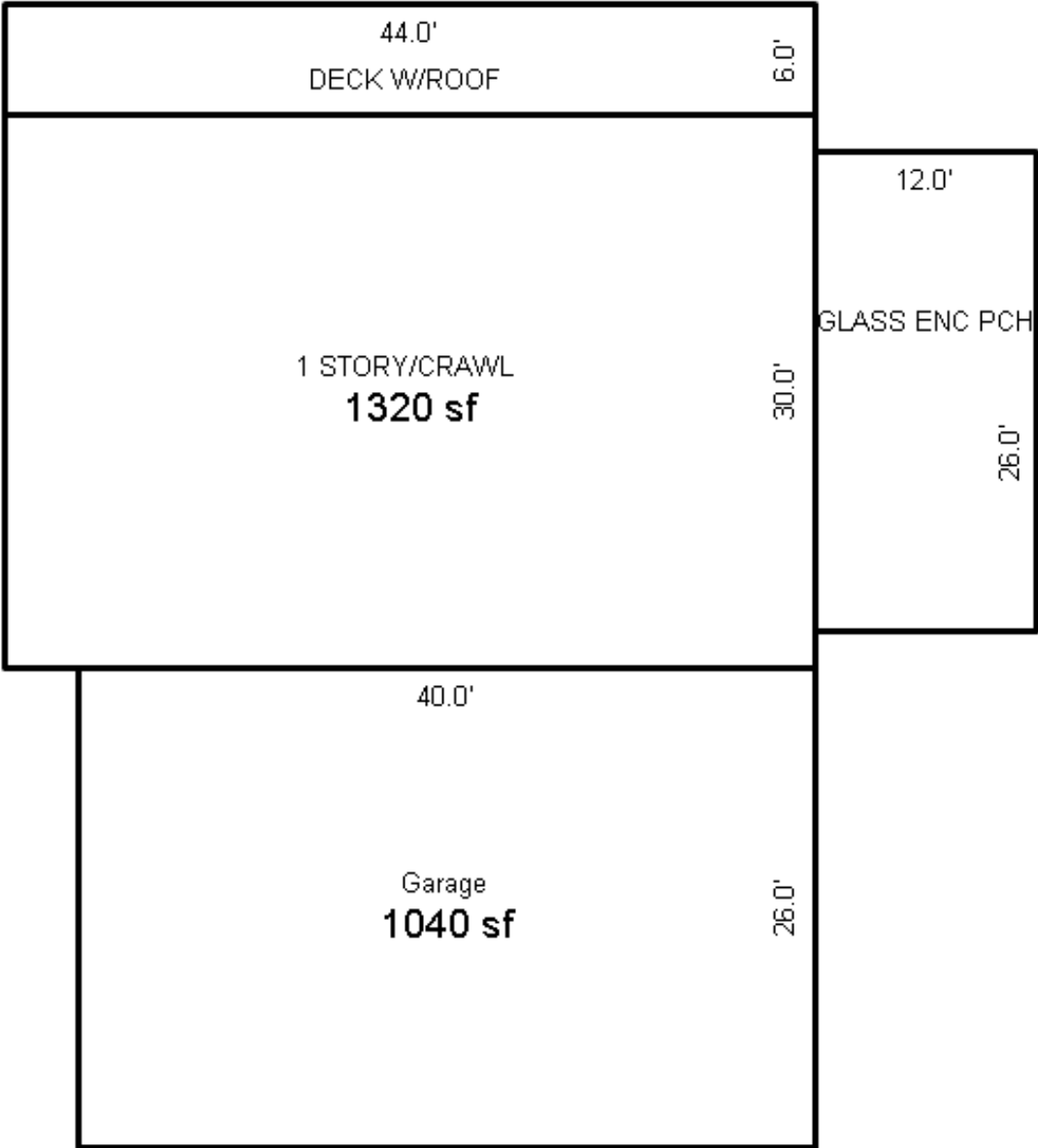
Who	When	What	2024	2023	2022	2021
			12,900	108,600	121,500	74,152C
TPC 04/30/2021	INSPECTED		12,900	105,200	118,100	70,621C
TPC 05/06/2018	INSPECTED		10,000	96,800	106,800	67,259C
TPC 12/27/2017	INSPECTED		7,500	88,600	96,100	65,111C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 312 264	Type WGEP (1 Story) Pine	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,320 Total Base New : 271,460 Total Depr Cost: 230,750 Estimated T.C.V: 214,598		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Size of Closets		Roof:		
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10		Blt 2003		
Condition: Average		Lg	X	Ord	Small	150 Amps Service			(11) Heating System: Forced Air w/ Ducts		Ground Area = 1320 SF		Floor Area = 1320 SF.		
Room List		Doors	Solid	X	H.C.	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		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			150 Amps Service			1 Story Siding Crawl Space		1,320		Total: 187,805 159,643	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min			3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,476 1,255	
(2) Windows		(7) Excavation		Many X Ave. Few			2 Fixture Bath			Water/Sewer		Average Fixture(s)		1 4,646 3,949	
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			1000 Gal Septic		Average Fixture(s)		1 4,864 4,134	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			3 Fixture Bath			Water Well, 100 Feet		Average Fixture(s)		1 5,808 4,937	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Porches		Average Fixture(s)		1 20,573 17,487	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			WGEP (1 Story)		Average Fixture(s)		1 3,968 3,373	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Deck		Average Fixture(s)		1 4,206 3,575	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s)			Pine w/Roof (Deck Portion)		Average Fixture(s)		1 2,766 2,351	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:			Average Fixture(s)			Pine w/Roof (Roof portion)		Average Fixture(s)		1 271,460 230,750	
				ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:			Average Fixture(s)			Totals:		Average Fixture(s)		1 214,598	

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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		
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 08/16/2003								
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651		MAP #:								
		2024 Est TCV 50,683 TCV/TFA: 0.00								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 21 T22N R8W LOT 43 CLAM RIVER WOODS & RAPIDS.		Gravel Road		I 200' @ 200/	80.00	984.10	1.2574 1.2524	200 100	25,197	
Comments/Influences		Paved Road		80 Actual Front Feet, 1.81 Total Acres					Total Est. Land Value =	25,197
SEE LOT 42 FOR HOUSE		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.58	693	0	0		
		Sewer		Total Estimated Land Improvements True Cash Value =					0	
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		X Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	12,600	12,700	25,300	8,371C	
		TPC 05/08/2018	INSPECTED		2023	12,600	12,700	25,300	7,973C	
		TPC 12/27/2017	INSPECTED		2022	10,000	11,600	21,600	7,594C	
		TPC 08/13/2017	INSPECTED		2021	7,500	11,000	18,500	7,352C	



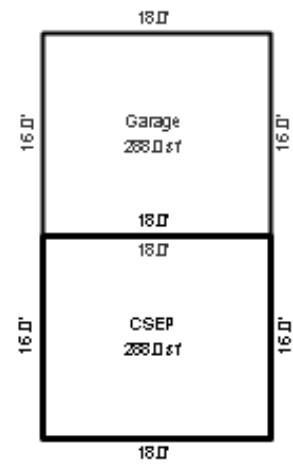
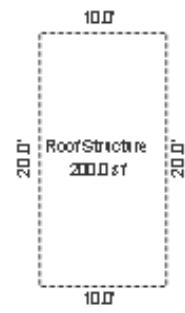
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 240 200	Type CSEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: ? Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % 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			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 34,254 Total Depr Cost: 27,404 Estimated T.C.V: 25,486								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.930								
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Bsmnt Garage:								
Condition: Average		Size of Closets		Lg	X	Ord		Small	Carport Area: Roof:						
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(1) Exterior			Kitchen: Other: Other:	0 Amps Service			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
		Ex.	X	Ord.		Min	Porches								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments								
		Many	X	Ave.		Few	CSEP (1 Story) 288 11,125 8,900								
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			Garages								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 288 15,857 12,686								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Deck									
(3) Roof		(10) Floor Support		(14) Water/Sewer			w/Roof (Roof portion) 240 3,902 3,122 w/Roof (Roof portion) 200 3,370 2,696 Totals: 34,254 27,404								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 25,486						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	100	11/05/2013	QC	09-FAMILY	2013-03769	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: BLOOMFIELD ROBERT J & KATHLEEN  
 9861 W LOTAN  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 23,819

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 I 200' @ 200/ 80.00 785.84 1.2574 1.1839 200 100 23,819  
 80 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 23,819

Improved X Vacant  
 Public Improvements  
 Tax Description: . SEC 21 T22N R8W LOT 44 CLAM RIVER WOODS & RAPIDS.  
 Comments/Influences

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

Topography of Site

X Level  
 X Rolling  
 X 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	11,900	0	11,900			3,371C
2023	11,900	0	11,900			3,211C
2022	10,000	0	10,000			3,059C
2021	7,500	0	7,500			2,962C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 10/04/2011 INSPECTED  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	21-NOT USED/OTHER	2013-03769 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9861 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
BLOOMFIELD ROBERT J & KATHLEEN 9861 W LOTAN LAKE CITY MI 49651	MAP #: 2024 Est TCV 273,900 TCV/TFA: 122.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 45 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	80.00	599.42	1.2574	1.1064	200	100	22,260
Comments/Influences			80 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 22,260							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	6.58	197 81	1,050
	X	Sewer	Wood Frame	24.24	240 81	4,713
	X	Electric	Total Estimated Land Improvements True Cash Value = 5,763			
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	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	11,100	125,900	137,000			88,036C
TPC 12/27/2017 INSPECTED			2023	11,100	121,800	132,900			83,844C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			2022	10,000	111,900	121,900			79,852C
			2021	7,500	110,300	117,800			77,302C

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

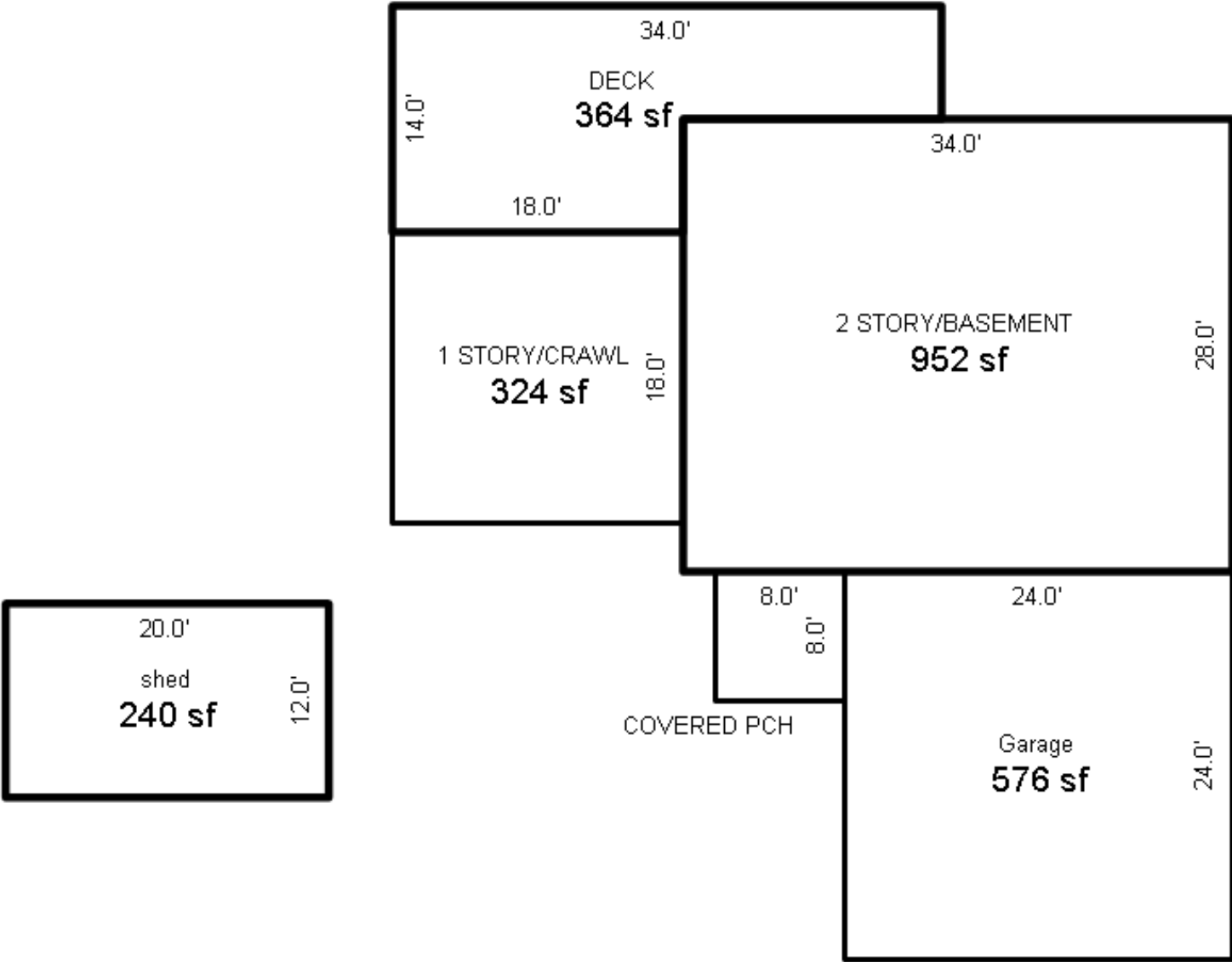
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 380	Type WCP (1 Story) 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: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration											
Building Style: 2S				Ex	X	Ord		Min									
Yr Built 1991	Remodeled 0	Size of Closets			Lg	X	Ord		Small								
Condition: Average					Doors			Solid	X	H.C.							
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:					Central Air Wood Furnace							
(1) Exterior		(6) Ceilings			X Drywall					(12) Electric 200 Amps Service							
							No./Qual. of Fixtures		Ex.	X	Ord.		Min				
									No. of Elec. Outlets			Many	X	Ave.		Few	
												(13) Plumbing					
(2) Windows		(7) Excavation			Basement: 952 S.F. Crawl: 324 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small														
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 Storms & Screens																
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support															
Chimney: Metal																	

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

Cost Est. for Res. Bldg: 1 Single Family 2S  
(11) Heating System: Forced Hot Water  
Ground Area = 1276 SF    Floor Area = 2228 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	952			
1 Story	Siding	Crawl Space	324			
			<b>Total:</b>		<b>300,837</b>	<b>225,627</b>
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476		1,107
3 Fixture Bath			1	4,646		3,484
Water/Sewer						
1000 Gal Septic			1	4,864		3,648
Water Well, 100 Feet			1	5,808		4,356
Porches						
WCP (1 Story)			64	3,683		2,762
Deck						
Treated Wood			380	6,312		4,734
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808		18,606
Common Wall: 1 Wall			1	-2,686		-2,014
Built-Ins						
Appliance Allow.			1	2,766		2,074
			<b>Totals:</b>	<b>352,514</b>		<b>264,384</b>

Notes:  
ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 245,877



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	09-FAMILY	2013-03769	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/1995					
	MAP #:					
	2024 Est TCV 20,871					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	80.00	463.25	1.2574	1.0374	200	100	20,871
			80 Actual Front Feet, 0.85 Total Acres						Total Est. Land Value =	20,871

Tax Description  
 . SEC 21 T22N R8W LOT 46 CLAM RIVER WOODS & RAPIDS.  
 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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	10,400	0	10,400			3,371C
		TPC 04/30/2021 INSPECTED	2023	10,400	0	10,400			3,211C
		TPC 12/27/2017 INSPECTED	2022	10,000	0	10,000			3,059C
			2021	7,500	0	7,500			2,962C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEEK BRUCE & KIMBERLY	MEEK BRUCE C & KIMBERLY A	0	01/25/2022	QC	09-FAMILY	2022-00310	PROPERTY TRANSFER	0.0
MENTEL NICK & MENTEL JOYC	MEEK BRUCE & KIMBERLY	26,000	02/09/2018	WD	19-MULTI PARCEL ARM'S LE	2018-00465	PROPERTY TRANSFER	100.0
MENTEL NICK	MENTEL NICK & MENTEL JOYC	0	09/08/2016	QC	09-FAMILY	2016-02971	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9889 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	04/03/2018	2018-0081	100%

Owner's Name/Address	MAP #:
MEEK BRUCE C & KIMBERLY A TRUST 9889 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 333,797 TCV/TFA: 198.45

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS. 12/31/2018 COMBINE WITH LOT 47 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	I 200' @ 200/	80.00	384.70	1.0574	0.9903	200	100		16,754
X Gravel Road	I 200' @ 200/	80.00	406.65	1.0574	1.0041	200	100		16,988
X Paved Road	160 Actual Front Feet, 1.45 Total Acres								Total Est. Land Value = 33,742

Comments/Influences	X Electric	Gas	Wood Frame	Residential Local Cost Land Improvements
12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE	X			

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1472	50	6,020
D/W/P: Flagstone/Sand	21.01	120	50	1,260
Wood Frame	28.00	120	50	1,680
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				13,960

Topography of Site	X Level	X Rolling	X 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	16,900	150,000	166,900			156,127C
2023	16,900	147,400	164,300			148,693C
2022	20,000	137,100	157,100			141,613C
2021	15,000	128,000	143,000			137,090C

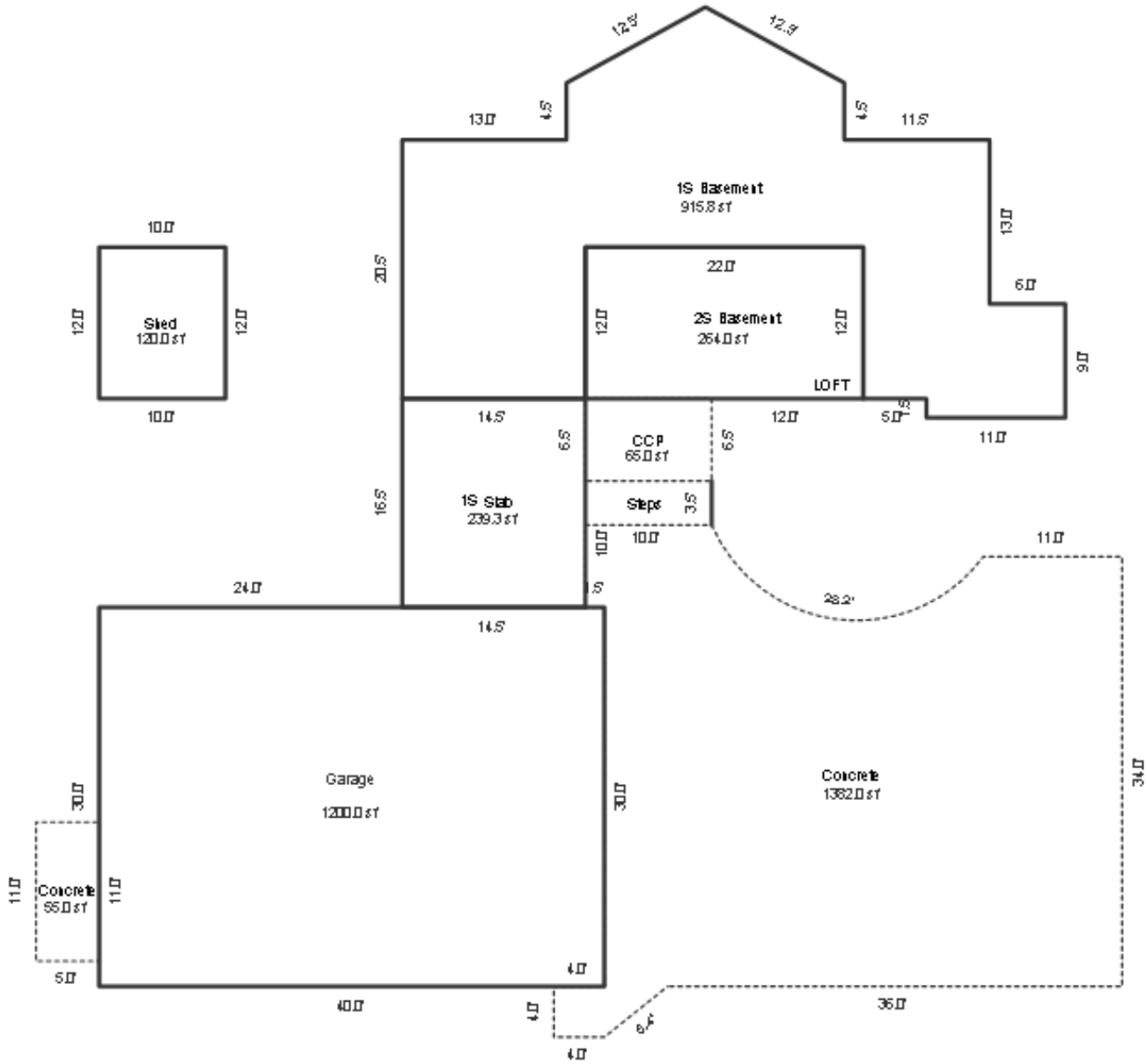
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 65	Type CCP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 5 Floor Area: 1,682 Total Base New : 323,820 Total Depr Cost: 307,629 Estimated T.C.V: 286,095			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2019				
Condition: Average		Lg	Ord	Small	X			0 Amps Service			Ground Area = 1418 SF Floor Area = 1682 SF.							
Room List		Doors	Solid	H.C.	(12) Electric			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Basement 915								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1179 S.F. Crawl: 0 S.F. Slab: 239 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			2 Story Siding Basement 264								
(2) Windows		(8) Basement		Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath			1 Story Siding Slab 239								
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath			Total: 254,245 241,533								
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior			Brick Veneer 96 1,650 1,567 Basement, Outside Entrance, Above Grade 2 3,740 3,553							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Plumbing			Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414					
Chimney:		Chimney:		Lump Sum Items:			Water/Sewer			Water/Sewer			2000 Gal Septic 1 9,667 9,184 Water Well, 50 Feet 1 2,686 2,552					
										Porches			CCP (1 Story) 65 1,912 1,816					
										Garages			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
										Common Wall: 1 Wall 1 -2,686 -2,552								
										Door Opener 2 1,093 1,038								
										Base Cost 1200 42,624 40,493								
										Built-Ins			Appliance Allow. 1 2,766 2,628					
										Local Cost 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.
JUN AMY MINNICK	ATWOOD ANDY J	69,900	08/15/2019	WD	03-ARM'S LENGTH	2019-02585	PROPERTY TRANSFER	100.0
HOFFER ET AL	JUN AMY MINNICK	0	04/01/2019	OTH	06-COURT JUDGEMENT	2019-00862	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9909 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/31/2019	2019-0631	100%

Owner's Name/Address	MAP #:	2024 Est TCV	119,511 TCV/TFA:	159.35
ATWOOD ANDY J 9909 W LOTAN RD LAKE CITY MI 49651				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 21 T22N R8W LOT 49 CLAM RIVER WOODS & RAPIDS.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	100.00	335.98	1.1892	0.9573	200	100	22,769
			100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =							22,769

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



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

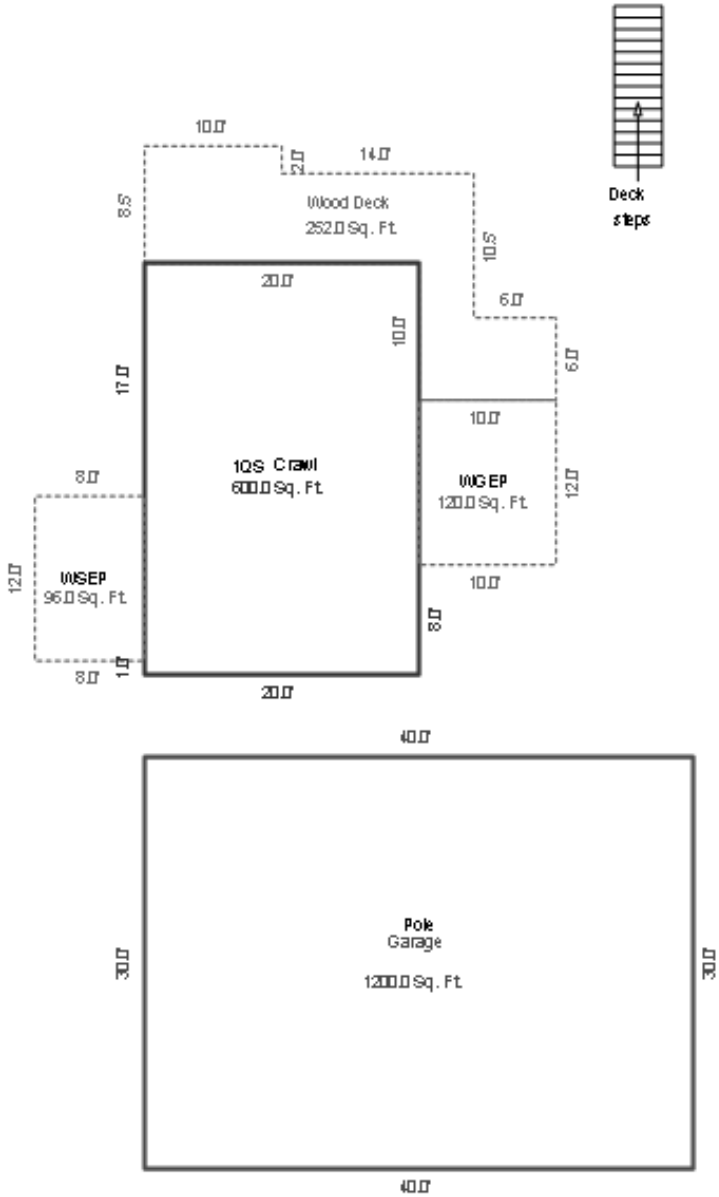
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,400	48,400	59,800			51,735C
2023	11,400	46,900	58,300			49,272C
2022	10,000	43,100	53,100			46,926C
2021	7,500	39,400	46,900			45,427C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type	Year Built: 2019 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: CD Effec. Age: 30 Floor Area: 750 Total Base New : 148,606 Total Depr Cost: 104,023 Estimated T.C.V: 96,742	E.C.F. X 0.930	96 WSEP (1 Story) 120 WGEP (1 Story) 252 Treated Wood 75 Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration										
Yr Built 1991	Remodeled 0	Ex	Ord		X	Min	Size of Closets								
Condition: Average		Lg	Ord		X	Small	Central Air Wood Furnace								
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1991		
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		200 Amps Service			No./Qual. of Fixtures			(11) Heating System: Electric Wall Heat		Ground Area = 600 SF		Floor Area = 750 SF.	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			1.25 Story Siding		Crawl Space		600 Total: 85,173 59,621	
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,230 861	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			1000 Gal Septic		1 4,550 3,185		Water Well, 100 Feet	
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			Porches			WSEP (1 Story)		96 5,175 3,622		WGEP (1 Story)	
(3) Roof		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood		252 4,707 3,295		Treated Wood	
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Appliance Allow.			1 1,934 1,354		Fireplaces		Wood Stove	
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: CD Exterior: Pole (Unfinished)		1200 25,920 18,144		Base Cost	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:		148,606 104,023		96,742	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-00264	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 23,003					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
I 200' @ 200/	100.00	350.00	1.1892	0.9672	200	100	23,003
100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =							23,003

Tax Description  
 . SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.  
 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
  - High
  - 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
			2024	11,500	0	11,500			7,466C
		TPC 04/30/2021 INSPECTED	2023	11,500	0	11,500			7,111C
		TPC 12/27/2017 INSPECTED	2022	10,000	0	10,000			6,773C
		TPC 10/04/2011 INSPECTED	2021	7,500	0	7,500			6,557C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-0264	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9941 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/26/2012	2012-0340	100%
Owner's Name/Address	P.R.E. 0%					
METCALF HARRY M & SHERRY L 133 COLONIAL ST SW PORT CHARLOTTE FL 33952	MAP #:					
	2024 Est TCV 59,191 TCV/TFA: 70.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 51 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	103.00	450.65	1.1805	1.0303	200	100	25,053
			Gravel Road	103 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	6.58	948 58	3,618
		Sewer	Total Estimated Land Improvements True Cash Value =			3,618

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



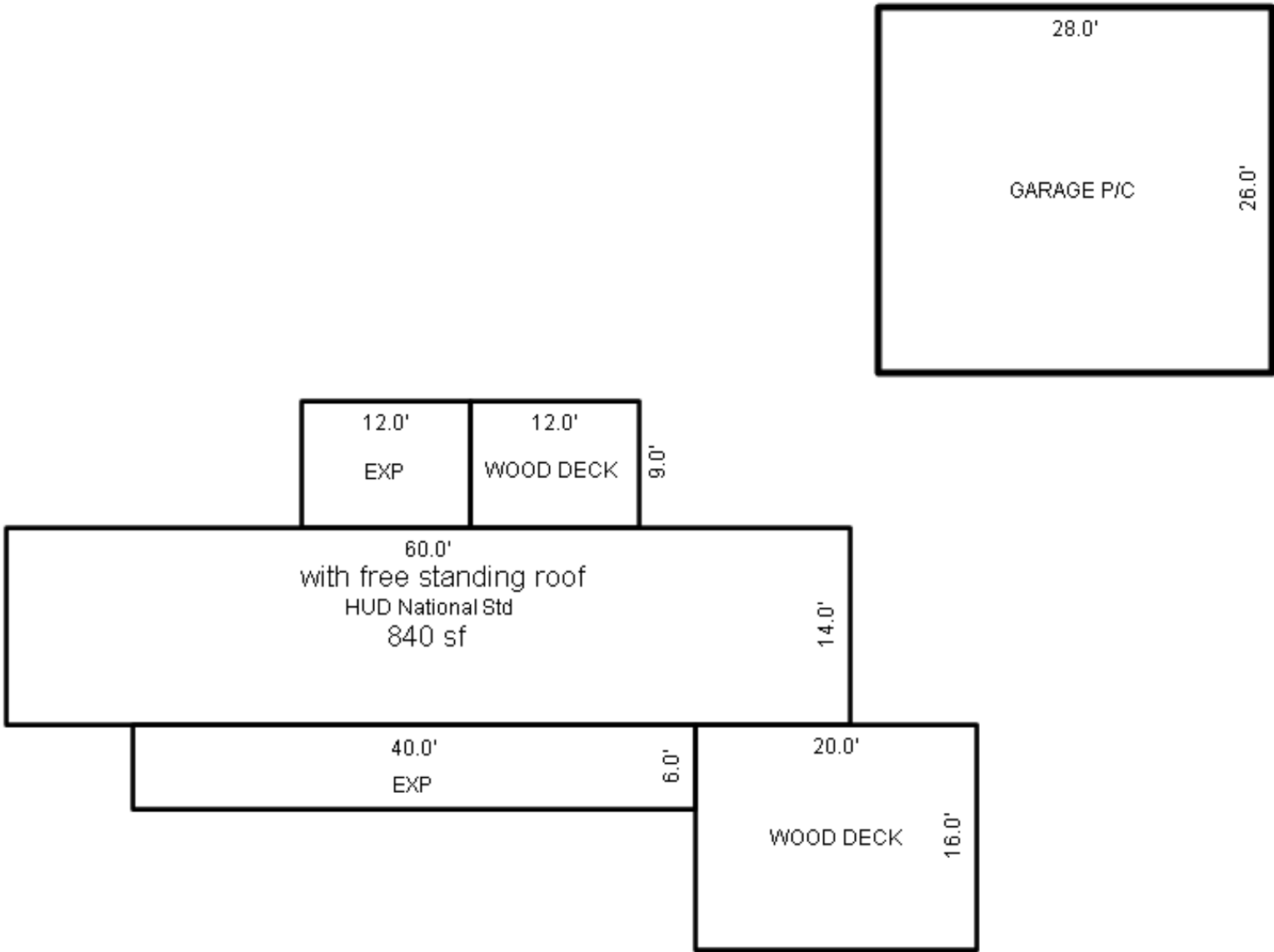
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Who	When	What	2024	2023	2022	2021
		TPC 04/30/2021 INSPECTED	12,500	18,400	30,900	
		TPC 12/27/2017 INSPECTED	10,000	15,200	25,200	
		TPC 11/19/2012 INSPECTED	7,500	13,900	21,400	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 108 320	Type Treated Wood Treated Wood	Year Built: 1977 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																													
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																						
Building Style: HUD		Drywall Paneled	Plaster Wood T&G																																																																																																																																							
Yr Built 1977 ROO		Remodeled 2012		Ex	X	Ord	Min																																																																																																																																			
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																																																																			
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace																																																																																																																																				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																																																																																																																						
(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																																																																																																																																						
Many Avg. X Few		Large Avg. Small		Many	X	Ave.	Few																																																																																																																																			
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(3) Roof		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																						
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Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																																																					
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Notes: 1977 SQUIRE ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCv: 30,520																																																																																																																																										

\*\*\* 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.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-00264 QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address		P.R.E. 0%				
METCALF HARRY M & SHERRY L 133 COLONIAL ST SW PORT CHARLOTTE FL 33952		MAP #:				
		2024 Est TCV 22,450				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.	X			I 200' @ 200/	100.00	317.51	1.1892	0.9439	200	100	22,450
Comments/Influences				100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 22,450							

Comments/Influences



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
- 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	11,200	0	11,200			7,466C
2023	11,200	0	11,200			7,111C
2022	10,000	0	10,000			6,773C
2021	7,500	0	7,500			6,557C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESTRADA CAROLYN	ESTRADA CAROLYN	0	11/03/2022	QC	09-FAMILY	2022-03468	DEED	0.0
ESTRADA CAROLYN K	ESTRADA CAROLYN K	1	06/12/2018	QC	09-FAMILY	2018-01942	PROPERTY TRANSFER	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	09-FAMILY	2018-00020	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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3747 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/1995					

Owner's Name/Address	MAP #:
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ESTRADA CAROLYN 9991 LOTAN RD LAKE CITY MI 49651	2024 Est TCV 144,326 TCV/TFA: 167.04
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	90.00	211.13	1.2209	0.8524	200	100		18,732
90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								18,732

Tax Description  
SEC 21 T22N R8W LOT 53 EXC N'LY 160 FT TH OF CLAM RIVER WOODS & RAPIDS.  
10/17/2017 SPLIT TO 009-250-053-50 FORMERLY . SEC 21 T22N R8W LOT 53 CLAM RIVER WOODS & RAPIDS.

Comments/Influences  
100% VA EXMP SEC 211.b FOR 02  
ADD TO ROLL PER STC FOR 04 SEE LTR IN NOTE FILE  
GRG COMPLETE FOR 08.  
SPLIT NORTH AND SOUTH 1/2 OF LOT, NEW STUDIO CABIN ON NORTH 1/2



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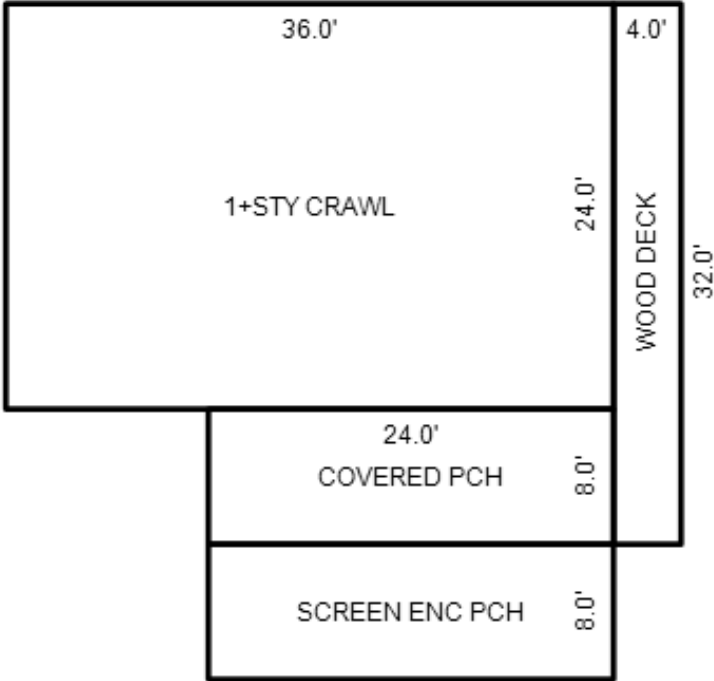
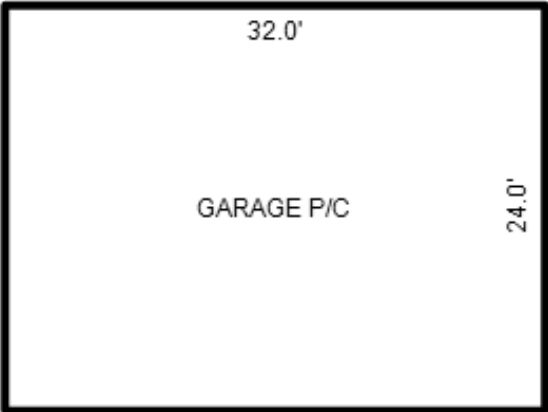
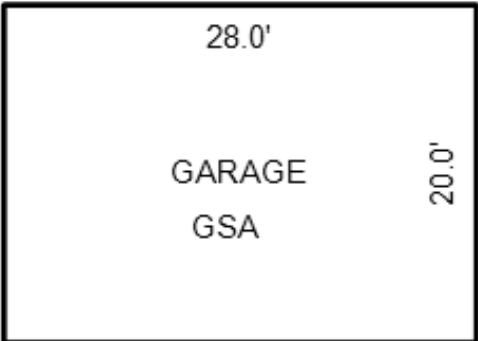
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,400	62,800	72,200			49,675C
2023	9,400	60,800	70,200	0M		0
2022	10,000	55,900	65,900	0M		0
2021	7,500	55,800	63,300	0J		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type	Year Built: 1977 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1977		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			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 864 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			(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Lump Sum Items:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 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 864 Total: 122,970 79,926 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 Porches WCP (1 Story) 192 7,818 5,082 WSEP (1 Story) 192 9,875 6,419 Deck Treated Wood 128 3,089 2,008 Garages Class: C Exterior: Pole (Unfinished) Base Cost 768 20,513 13,333 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 21,829 14,189 Storage Over Garage 560 6,849 4,452 Door Opener 1 485 315 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Wood Stove 1 2,551 1,658 <<<<< 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.
ESTRADA CAROLYN	ESTRADA CAROLYN	0	11/03/2022	QC	09-FAMILY	2022-03467	DEED	0.0
ESTRADA CAROLYN K	ESTRADA CAROLYN K	0	06/12/2018	QC	09-FAMILY	2018-01941	PROPERTY TRANSFER	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	09-FAMILY	2018-00020	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9991 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/23/2016	2016-0390	100%
	P.R.E. 0%		SEWER	07/21/2016	5703-420	Complete

Owner's Name/Address	MAP #:
ESTRADA CAROLYN 9991 LOTAN RD LAKE CITY MI 49651	2024 Est TCV 116,478 TCV/TFA: 151.66

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS. 10/17/2017 SPLIT FROM 009-250-053-00 Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> GROUP A	\$10000	10000	100	10000	100			10,000
				90 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =						10,000		

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size	Cash Value
	Wood Frame	19.81	192 94	3,576
	Total Estimated Land Improvements True Cash Value =			3,576

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	5,000	53,200	58,200			47,956C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/05/2017	INSPECTED	2023	3,500	51,500	55,000			45,673C
TPC	10/17/2017	INSPECTED	2022	3,000	47,300	50,300			43,499C
			2021	2,500	45,000	47,500			42,110C

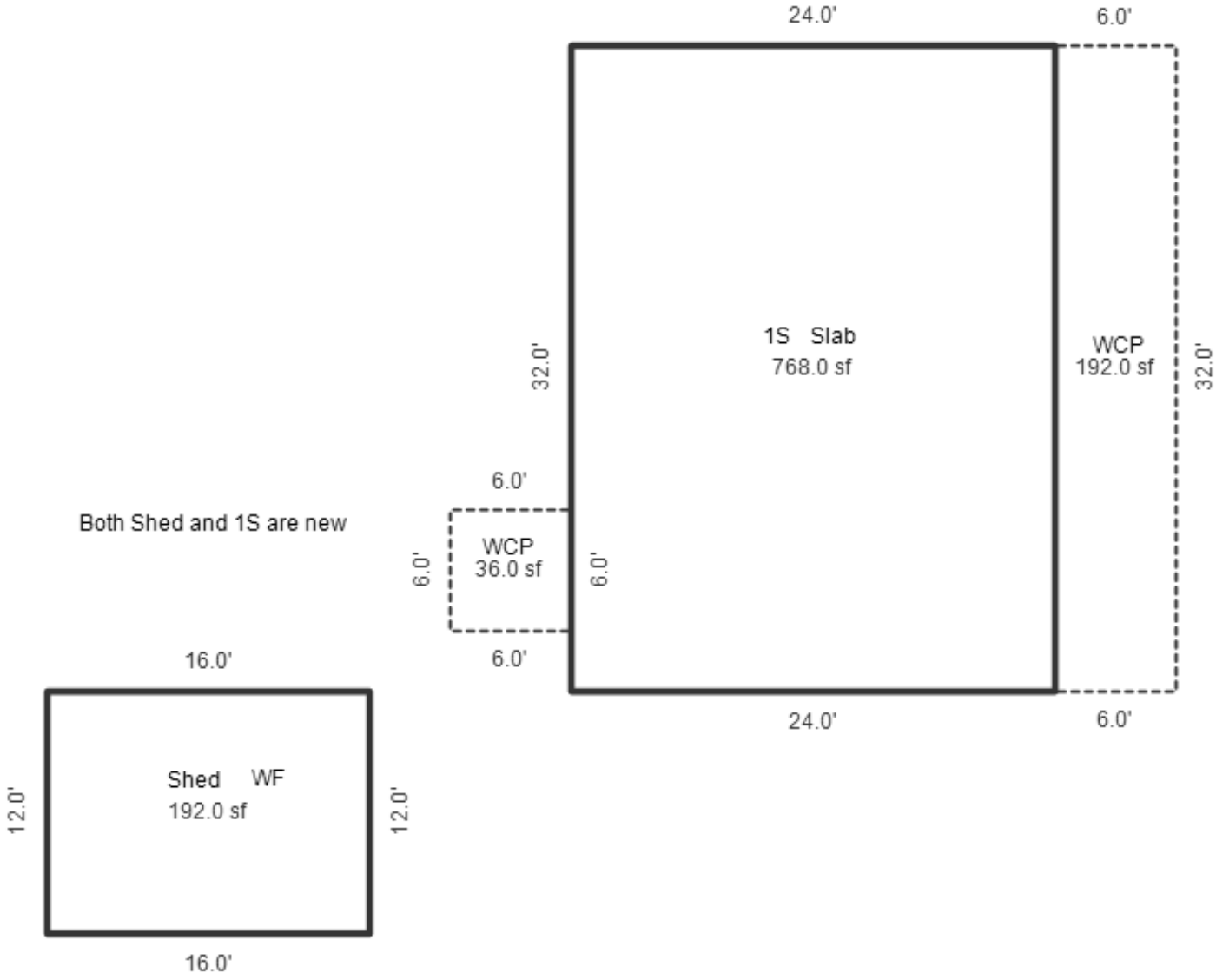


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 192 36 192	Type WCP (1 Story) WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	192	WCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage:				
	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	Class: C Effec. Age: 5 Floor Area: 768 Total Base New : 116,472 Total Depr Cost: 110,648 Estimated T.C.V: 102,902	Roof:
	Town Home	0 Other Overhang	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Cls C Blt 2017														
	Duplex	(4) Interior			No./Qual. of Fixtures Ex. Ord. Min										Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 768 Total: 97,992 93,092			
	A-Frame	Drywall Paneled	Plaster Wood T&G	No. of Elec. Outlets Many Ave. Few												Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,864 4,621 Porches WCP (1 Story) 192 7,818 7,427 WCP (1 Story) 36 2,542 2,415 Deck w/Roof (Roof portion) 192 3,256 3,093 Totals: 116,472 110,648		
	Wood Frame	Trim & Decoration			(13) Plumbing 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										Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 102,902			
	Building Style: LOG	Ex	Ord	Min												(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		
	Yr Built 2017	Remodeled 0	Size of Closets Lg Ord Small		Lump Sum Items:													
	Condition: Average	Doors	Solid	H.C.											(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			
	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric 0 Amps Service														
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min															
Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many Ave. Few															
(2) Windows	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 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															
Many Avg. Few Large Avg. Small	(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
(3) Roof	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 2000 Gal Septic															
Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
Chimney:	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															

\*\*\* 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.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01829	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00648	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	AFF	07-DEATH CERTIFICATE	2007/3136	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER 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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ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2024 Est TCV 25,959					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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I 200' @ 200/	90.00	557.89	1.2209	1.0867	200	100	23,883
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90 Actual Front Feet, 1.15 Total Acres						Total Est. Land Value =	23,883
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Land Improvement Cost Estimates			Description	Rate	Size % Good	Cash Value
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Fencing: Wd, Split, 2 Rail				14.62	200 71	2,076
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Total Estimated Land Improvements True Cash Value =						2,076
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Licensed To: Township of Lake, County of  
Missaukee, Michigan



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01830	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00647	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	21-NOT USED/OTHER	2007/3136	DEED	0.0

Property Address: 9970 W CLAM RIVER DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: ZEMANSKI MARTIN D  
 22886 WARNER  
 FARMINGTON MI 48336  
 MAP #: 2024 Est TCV 69,405 TCV/TFA: 50.44

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			I 200' @ 200/	100.00	560.83	1.1892	1.0882	200	100	25,881
			100 Actual Front Feet, 1.29 Total Acres Total Est. Land Value = 25,881							

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		45.79	60 56	1,538
Total Estimated Land Improvements True Cash Value =				1,538

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,900	21,800	34,700			21,179C
			2023	12,900	23,700	36,600			20,171C
			2022	10,000	19,500	29,500			19,211C
			2021	7,500	17,800	25,300			18,598C

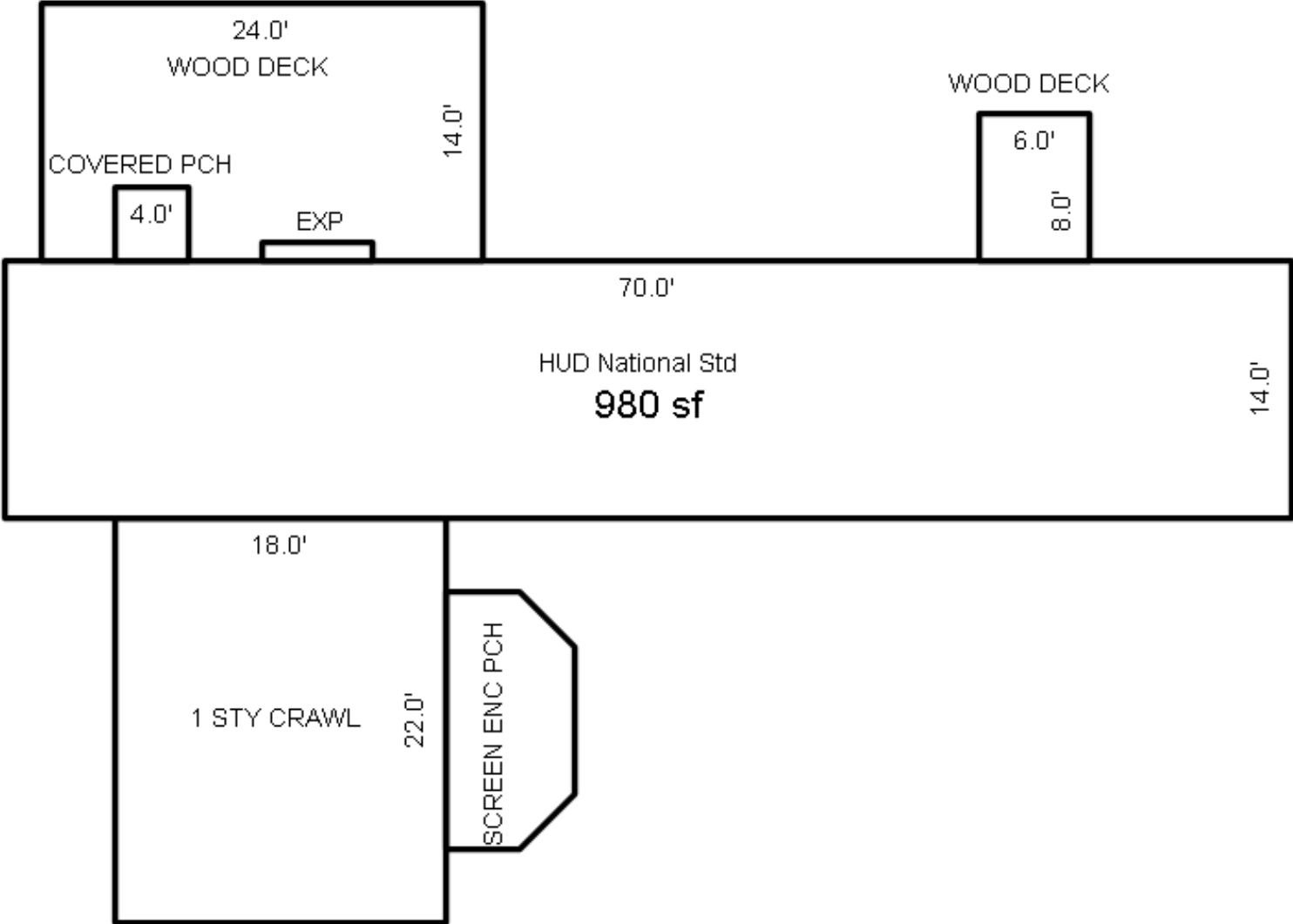


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 Licensed To: Township of Lake, County of Missaukee, Michigan

\*\*\* 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	Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Mobile Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			1	Class: Good Effec. Age: 35 Floor Area: Total Base New : 149,952 Total Depr Cost: 52,483 Estimated T.C.V: 41,986	16 WCP (1 Story) 96 CSEP (1 Story) 336 Treated Wood 48 Treated Wood 300 Treated Wood	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:				
Town Home	0	Other Overhang														
Duplex	(4) Interior		Drywall Paneled		Plaster Wood T&G											
A-Frame	Trim & Decoration		Ex	X	Ord	Min										
X	Wood Frame	Size of Closets		Lg	X	Ord	Small									
Building Style: HUD		Doors		Solid	X	H.C.	Central Air Wood Furnace		No./Qual. of Fixtures							
Yr Built	Remodeled	(5) Floors		Kitchen:			(12) Electric		Ex.		X	Ord.	Min			
1986	0	Other:		Other:		150 Amps Service		No. of Elec. Outlets		Many	X	Ave.	Few			
Condition: Average		Basement						(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath				
Room List		1st Floor						1 2 Fixture Bath		Softener, Auto		Softener, Manual				
		2nd Floor						1 Extra Toilet		Extra Sink		Separate Shower				
		Bedrooms		(8) Basement		Conc. Block Poured Conc. Stone		Extra Toilet		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove Vent Fan		
(1) Exterior				Conc. Block		Poured Conc.		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		
X	Wood/Shingle	(6) Ceilings		Treated Wood		Concrete Floor		Vent Fan		Deck		Treated Wood				
	Aluminum/Vinyl Brick			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 396 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Public Water		Treated Wood		Treated Wood				
(2) Windows		Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 396 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Public Sewer		Treated Wood		Treated Wood				
X	X	Few	X	Small					1 Water Well		1 1000 Gal Septic		1 2000 Gal Septic			
X	Wood Sash	(8) Basement		Conc. Block		Poured Conc.		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove Vent Fan				
	Metal Sash			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Vinyl Sash			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Double Hung			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Horiz. Slide Casement			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Double Glass			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Patio Doors			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Storms & Screens			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
(3) Roof				Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Gable			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Hip			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Flat			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
X	Asphalt Shingle			Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
Chimney: Metal				Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
				Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				
				Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Treated Wood		Treated Wood				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01830	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00647	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	21-NOT USED/OTHER	2007/3136	DEED	0.0

Property Address: 9940 W CLAM RIVER 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: ZEMANSKI MARTIN D  
 22886 WARNER  
 FARMINGTON MI 48336  
 2024 Est TCV 63,464 TCV/TFA: 169.24

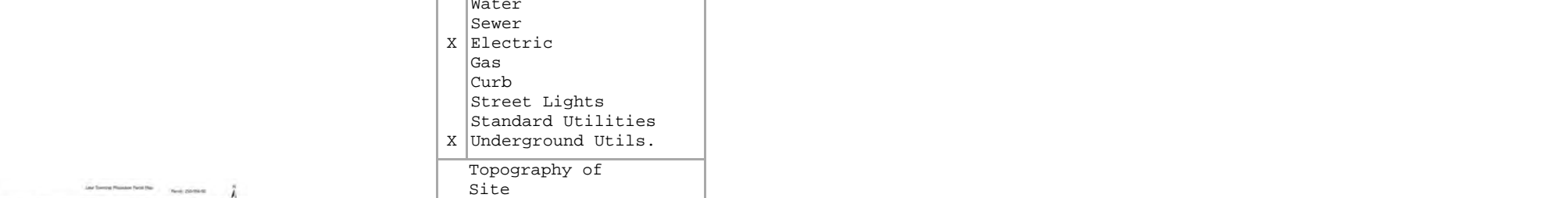
Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			I 200' @ 200/	100.00	444.75	1.1892	1.0269	200	100		24,423	
			100 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =									24,423

Tax Description: . SEC 21 T22N R8W LOT 56 CLAM RIVER WOODS & RAPIDS.

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

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



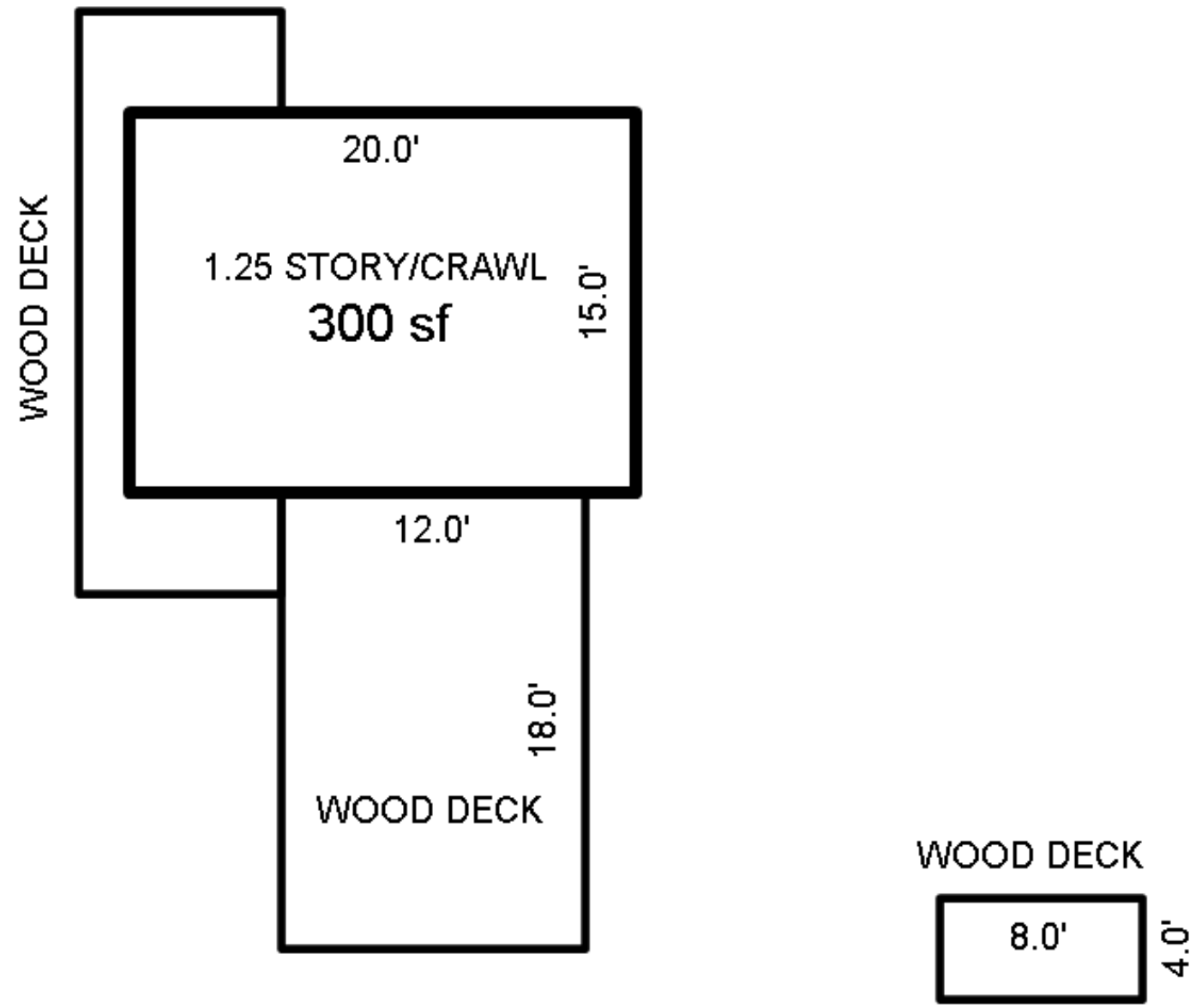
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,200	19,500	31,700			17,360C
2023	12,200	18,900	31,100			16,534C
2022	10,000	17,400	27,400			15,747C
2021	7,500	16,300	23,800			15,244C

Who: TPC 04/30/2021 INSPECTED  
 When: TPC 12/27/2017 INSPECTED  
 What: The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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 216 32 78	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	(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: 20 Floor Area: 375 Total Base New : 52,473 Total Depr Cost: 41,979 Estimated T.C.V: 39,041	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration	Central Air Wood Furnace	(12) Electric								200 Amps Service
Yr Built 1992		Remodeled 0	Ex	Ord	X	Min	No. of Elec. Outlets								
Condition: Average		Size of Closets					(13) Plumbing								
Room List		Doors	Ord	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors					Lump Sum Items:								
(1) Exterior		Kitchen: Other: Other:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01828	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	09-FAMILY	2015-02367	DEED	0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	21-NOT USED/OTHER	05-0/1798	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER 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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ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2024 Est TCV 22,832					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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I 200' @ 200/	100.00	339.70	1.1892	0.9600	200	100	22,832
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100 Actual Front Feet, 0.78 Total Acres						Total Est. Land Value =	22,832
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Tax Description	X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities X Underground Utils.	Topography of Site X Level X Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain
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. SEC 21 T22( R8W LOT 57 CLAM RIVER WOODS & RAPIDS.
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Comments/Influences
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Who	When	What	2024	11,400	0	11,400	3,371C
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TPC 04/30/2021 INSPECTED	2023	11,400	0	11,400			3,211C
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TPC 12/27/2017 INSPECTED	2022	10,000	0	10,000			3,059C
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TPC 10/04/2011 INSPECTED	2021	7,500	0	7,500			2,962C
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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.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01828	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	09-FAMILY	2015-02367	DEED	0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	21-NOT USED/OTHER	05-0/1798	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER 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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ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2024 Est TCV 22,300					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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I 200' @ 200/	100.00	309.10	1.1892	0.9376	200	100	22,300
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100 Actual Front Feet, 0.71 Total Acres						Total Est. Land Value =	22,300
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Tax Description	X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities X Underground Utils.	Topography of Site X Level X Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain
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. SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.
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Comments/Influences
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,200	0	11,200			3,371C
TPC 04/30/2021	INSPECTED		2023	11,200	0	11,200			3,211C
TPC 12/27/2017	INSPECTED		2022	10,000	0	10,000			3,059C
TPC 10/04/2011	INSPECTED		2021	7,500	0	7,500			2,962C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/29/2015	2015-0474	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651		54,854	0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 21 T22N R8W LOT 59 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100.00	301.91	1.1892	0.9321	200	100	22,169
Comments/Influences			100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 22,169							



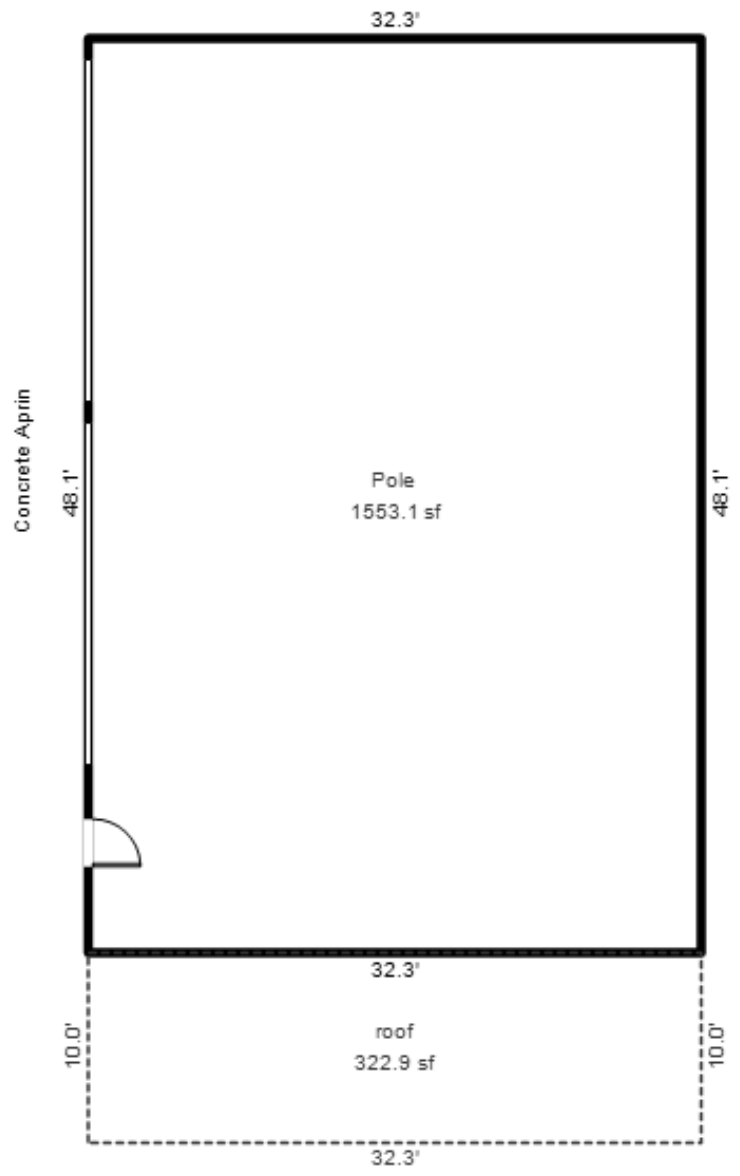
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Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities X Underground Utils.	X Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain		2024	11,100	16,300	27,400			20,501C
TPC 04/30/2021 INSPECTED			2023	11,100	15,800	26,900			19,525C
TPC 12/27/2017 INSPECTED			2022	10,000	14,600	24,600			18,596C
TPC 01/03/2014 INSPECTED			2021	7,500	14,200	21,700			18,002C

\*\*\* Information herein deemed reliable 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			Appliance Allow.			Interior 1 Story			Area	Type	Year Built: 2015		
	Mobile Home		Insulation			Wood			Cook Top			Interior 2 Story					Car Capacity:		
	Town Home		0 Front Overhang			Oil			Dishwasher			2nd/Same Stack			Class: C				
	Duplex		0 Other Overhang			Coal			Garbage Disposal			Two Sided			Exterior: Pole				
	A-Frame		(4) Interior			Elec.			Bath Heater			Exterior 1 Story			Brick Ven.: 0				
	Wood Frame		Drywall			Forced Air w/o Ducts			Vent Fan			Exterior 2 Story			Stone Ven.: 0				
			Paneled			Forced Air w/ Ducts			Hot Tub			Prefab 1 Story			Common Wall: Detache				
	Building Style:		Plaster			Forced Hot Water			Unvented Hood			Prefab 2 Story			Foundation: 18 Inch				
	GRG		Wood T&G			Electric Baseboard			Vented Hood			Heat Circulator			Finished?:				
			Trim & Decoration			Elec. Ceil. Radiant			Intercom			Raised Hearth			Auto. Doors: 0				
	Yr Built		Ex			Radiant (in-floor)			Jacuzzi Tub			Wood Stove			Mech. Doors: 2				
	Remodeled		Ord			Electric Wall Heat			Jacuzzi repl.Tub			Direct-Vented Ga			Area: 1553				
	2015		Min			Space Heater			Oven			Class: C +5			% Good: 0				
	0		Size of Closets			Wall/Floor Furnace			Microwave			Effec. Age: 7			Storage Area: 0				
	Condition: Average		Lg			Forced Heat & Cool			Standard Range			Floor Area: 0			Conc. Floor: 0				
			Ord			Heat Pump			Self Clean Range			Total Base New : 37,790			Bsmnt Garage:				
			Small			X No Heating/Cooling			Sauna			Total Depr Cost: 35,145			E.C.F.				
	Room List		Doors			Central Air			Trash Compactor			Estimated T.C.V: 32,685			X 0.930				
	Basement		Solid			Wood Furnace			Central Vacuum						Carport Area:				
	1st Floor		H.C.			(12) Electric			Security System						Roof:				
	2nd Floor		(5) Floors			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C 5 Blt 2015							
	Bedrooms		Kitchen:			No./Qual. of Fixtures			(11) Heating System: No Heating/Cooling										
			Other:			Ex.			Ground Area = 0 SF Floor Area = 0 SF.										
	(1) Exterior		Other:			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93										
			(6) Ceilings			Min			Building Areas										
	Wood/Shingle					No. of Elec. Outlets			Stories Exterior Foundation			Size Cost New Depr. Cost							
	Aluminum/Vinyl					Many			Other Additions/Adjustments										
	Brick					Ave.			Plumbing										
	Insulation					Few			Average Fixture(s)										
	(2) Windows		(7) Excavation						3 Fixture Bath										
			Basement: 0 S.F.						2 Fixture Bath										
	Many		Crawl: 0 S.F.						Softener, Auto										
	Avg.		Slab: 0 S.F.						Softener, Manual										
	Large		Height to Joists: 0.0						Solar Water Heat										
	Few		Small						No Plumbing										
	Wood Sash		(8) Basement						Extra Toilet										
	Metal Sash								Extra Sink										
	Vinyl Sash		Conc. Block						Separate Shower										
	Double Hung		Poured Conc.						Ceramic Tile Floor										
	Horiz. Slide		Stone						Ceramic Tile Wains										
	Casement		Treated Wood						Ceramic Tub Alcove										
	Double Glass		Concrete Floor						Vent Fan										
	Patio Doors		(9) Basement Finish						(14) Water/Sewer										
	Storms & Screens								Public Water										
	(3) Roof		Recreation SF						Public Sewer										
			Living SF						Water Well										
	Gable		Walkout Doors (B)						1000 Gal Septic										
	Hip		No Floor SF						2000 Gal Septic										
	Flat		Walkout Doors (A)						Lump Sum Items:										
	Asphalt Shingle		(10) Floor Support																
	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.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9888 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 46,242 TCV/TFA: 50.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 60 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	100.00	301.60	1.1892	0.9318	200	100	22,163
Comments/Influences			100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		22,163

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
		Wood Frame	45.79	60 45	1,236	
		Total Estimated Land Improvements True Cash Value =				1,236

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



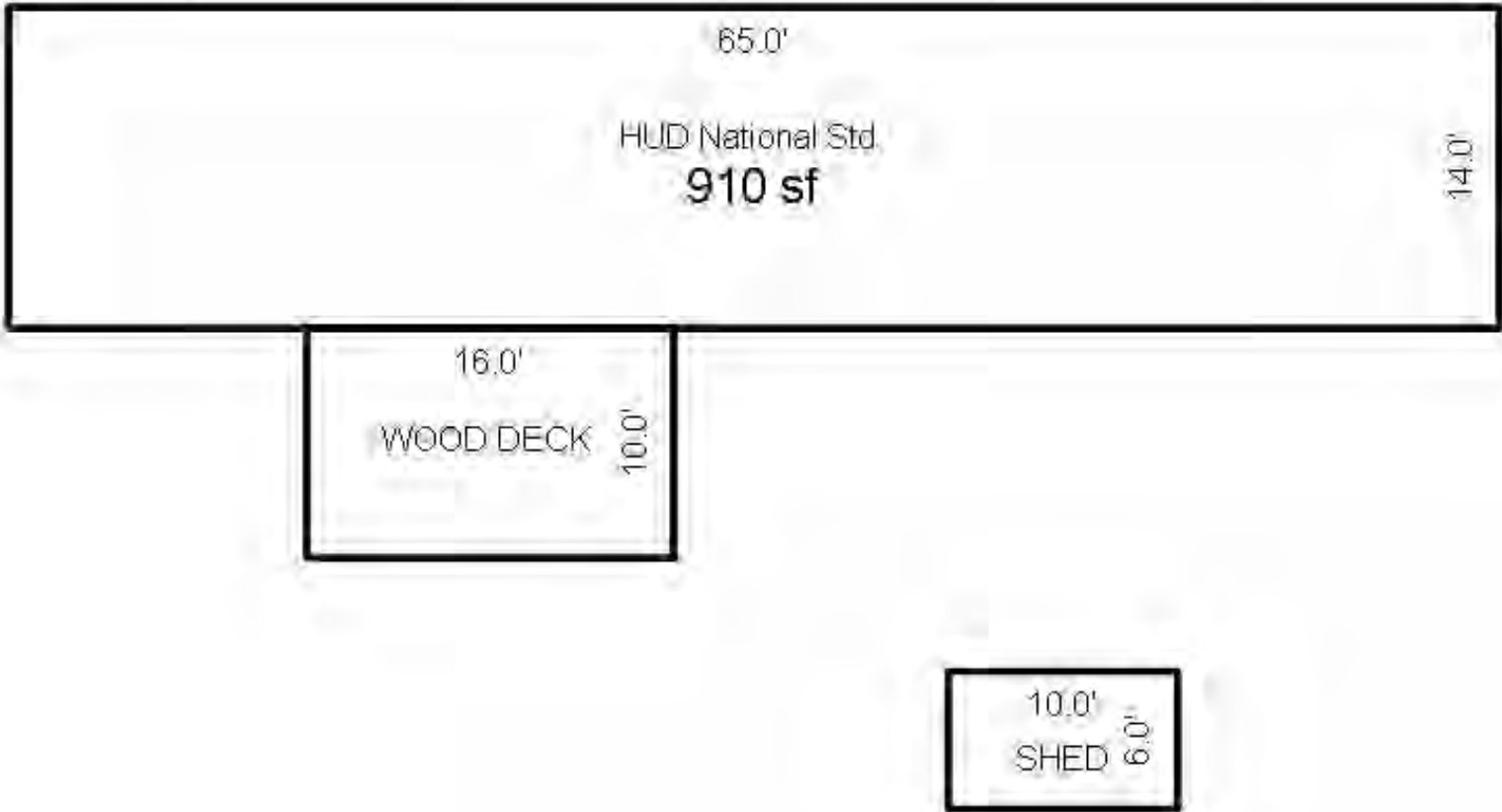
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	11,100	12,000	23,100			21,373C
			2023	11,100	13,000	24,100			20,356C
			2022	10,000	16,700	26,700			19,387C
			2021	7,500	17,900	25,400			18,768C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Good Effec. Age: 30 Floor Area: Total Base New : 81,586 Total Depr Cost: 28,554 Estimated T.C.V: 22,843		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:								
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Good		Blt 1989								
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 910 SF Floor Area = 910 SF.												
Condition: Average		Size of Closets		Lg			X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home		Siding		Comp.Shingle		910		70,176		24,561		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical		158		1,887		660						
(2) Windows		(7) Excavation		X Ex.			Ord.			Water/Sewer			1000 Gal Septic		1		5,636		1,973			
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			1			Deck			Treated Wood		20		966		338			
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TC		22,843							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			2000 Gal Septic									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:																	
X	Asphalt Shingle																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER 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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JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 22,298					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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I 200' @ 200/	100.00	309.00	1.1892	0.9375	200	100	22,298
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100 Actual Front Feet, 0.71 Total Acres						Total Est. Land Value =	22,298
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Tax Description	X	Dirt Road					
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. SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
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	X	Water Sewer					
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	X	Electric					
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	X	Gas					
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	X	Curb					
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	X	Street Lights					
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	X	Standard Utilities					
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	X	Underground Utils.					
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		Topography of Site					
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	X	Level					
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	X	Rolling					
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	X	Low					
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	X	High					
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	X	Landscaped					
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	X	Swamp					
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	X	Wooded					
--	---	--------	--	--	--	--	--

	X	Pond					
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	X	Waterfront					
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	X	Ravine					
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	X	Wetland					
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	X	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	11,100	0	11,100			7,466C
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2023	11,100	0	11,100			7,111C
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2022	10,000	0	10,000			6,773C
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2021	7,500	0	7,500			6,557C
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Who When What

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	03-ARM'S LENGTH	2013-03962 WD	PROPERTY TRANSFER	100.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	14,000	03/21/2011	WD	03-ARM'S LENGTH	2011-00850WD	PROPERTY TRANSFER	100.0
DAHLQUIST VERA M		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00846CTST	PROPERTY TRANSFER	0.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		Shed	12/21/2018	2018-0696	100%
	P.R.E. 100% 08/24/2015		VIOLATION LETTER	05/06/2018	2018-99996	100%
Owner's Name/Address	MAP #:		MISSING PERMIT	01/26/2018	2017-99997	100%
PRESTON JAMES G & BRENDA G 9844 W CALM RIVER DR LAKE CITY MI 49651	2024 Est TCV 31,994					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 21 T22N R8W LOT 62 CLAM RIVER WOODS & RAPIDS.	X			I 200' @ 200/	100.00	294.39	1.1892	0.9262	200 100	22,029
Comments/Influences	X			100 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	22,029

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		18.04	384	95	6,581
Sewer		10.60	336	95	3,384
Metal Prefab					
Total Estimated Land Improvements True Cash Value =					9,965

Topography of Site	
X	Level
X	Rolling
X	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	11,000	5,000	16,000			11,937C
2023	11,000	4,600	15,600			11,369C
2022	10,000	4,200	14,200			10,828C
2021	7,500	3,900	11,400			10,483C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	03-ARM'S LENGTH	2013-03962 WD	PROPERTY TRANSFER	100.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	12,000	03/21/2011	WD	16-LC PAYOFF	2011-01504	PROPERTY TRANSFER	100.0
DAHLQUIST VERA M		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00846CTST	PROPERTY TRANSFER	0.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9844 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/02/2011	2011-0239	100%
	P.R.E. 100% 06/29/2015					

Owner's Name/Address	MAP #:
PRESTON JAMES G & BRENDA G 9844 W CLAM RIVER DR LAKE CITY MI 49651	2024 Est TCV 228,771 TCV/TFA: 187.06

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		I 200' @ 200/ 100.00 276.00 1.1892 0.9114 200 100 21,677
		100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 21,677

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 21 T22N R8W LOT 63 CLAM RIVER WOODS & RAPIDS.	X Dirt Road	Description Rate Size % Good Cash Value
Comments/Influences	X Gravel Road	D/W/P: 4in Ren. Conc. 8.18 400 0 0
	X Paved Road	D/W/P: 3.5 Concrete 6.58 140 0 0
	X Storm Sewer	Residential Local Cost Land Improvements
	X Sidewalk	Description Rate Size % Good Cash Value
	X Water	LAND IMPROVE 2500 2,500.00 1 94 2,350
	X Sewer	Total Estimated Land Improvements True Cash Value = 2,350
	X Electric	
	X Gas	
	X Curb	
	X Street Lights	
	X Standard Utilities	
	X Underground Utils.	

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	10,800	103,600	114,400			79,437C
	X Low	2023	10,800	100,400	111,200			75,655C
	High	2022	10,000	92,400	102,400			72,053C
	Landscaped	2021	7,500	89,100	96,600			69,752C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

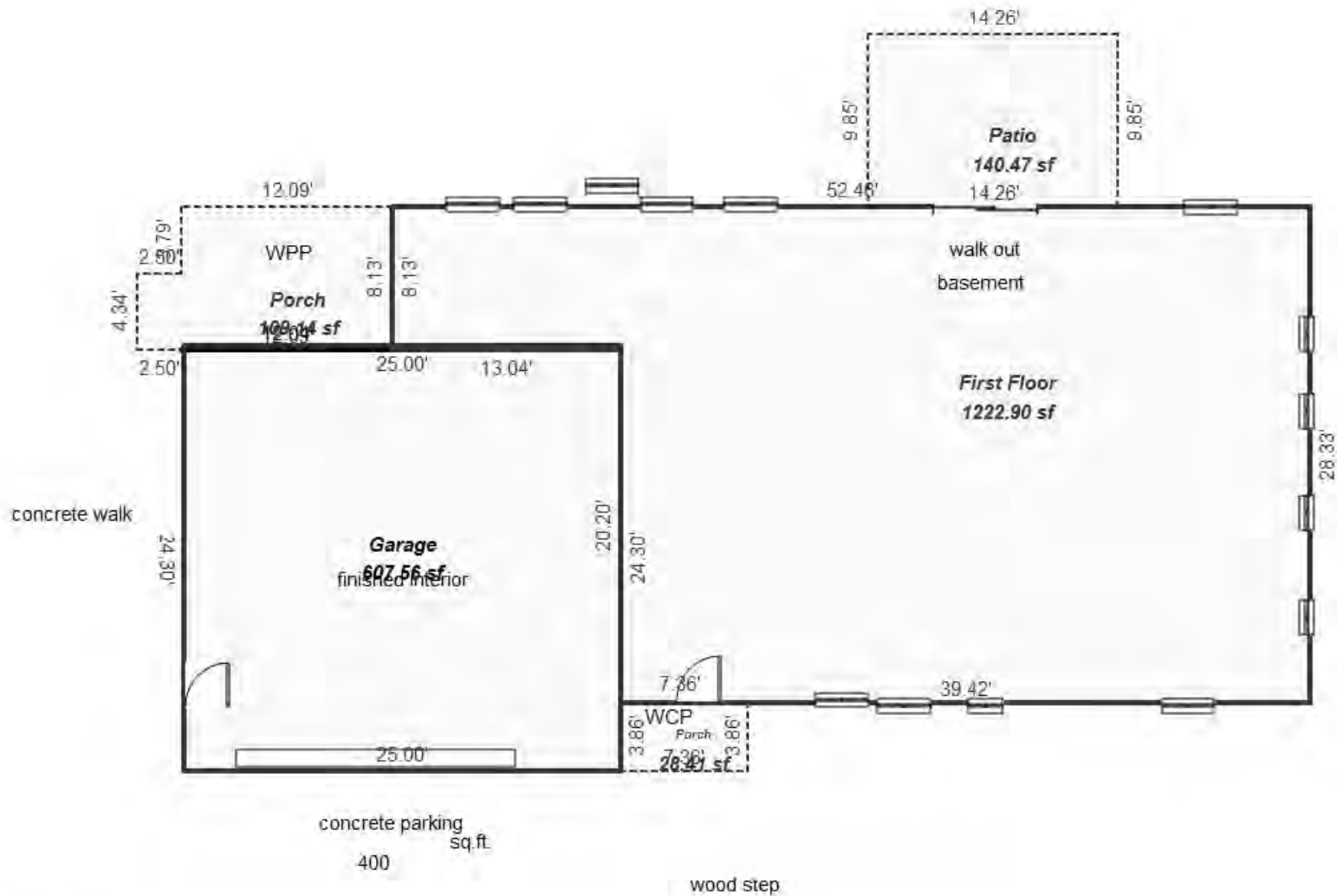


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 28 109	Type WCP (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: 607 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Ex			Ord	Min	Size of Closets Lg			Ord	Small	Room List 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 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 1,223 Total: 190,025 171,032 Other Additions/Adjustments 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 Water Well, 100 Feet 1 5,808 5,227 Porches WCP (1 Story) 28 2,123 1,911 WPP 109 3,064 2,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,951 27,856 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Built-Ins Appliance Allow. 1 2,766 2,489 Totals: 244,606 220,155
Building Style: 1S		Trim & Decoration		Ex			Ord	Min	Size of Closets Lg			Ord	Small	Room List 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 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 1,223 Total: 190,025 171,032 Other Additions/Adjustments 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 Water Well, 100 Feet 1 5,808 5,227 Porches WCP (1 Story) 28 2,123 1,911 WPP 109 3,064 2,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,951 27,856 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Built-Ins Appliance Allow. 1 2,766 2,489 Totals: 244,606 220,155			
Yr Built 2011	Remodeled 0	Ex	Ord	Min	Size of Closets Lg			Ord	Small	Room List 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 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 1,223 Total: 190,025 171,032 Other Additions/Adjustments 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 Water Well, 100 Feet 1 5,808 5,227 Porches WCP (1 Story) 28 2,123 1,911 WPP 109 3,064 2,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,951 27,856 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Built-Ins Appliance Allow. 1 2,766 2,489 Totals: 244,606 220,155							
Condition: Average		Size of Closets Lg		Ord	Small	Room List 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 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 1,223 Total: 190,025 171,032 Other Additions/Adjustments 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 Water Well, 100 Feet 1 5,808 5,227 Porches WCP (1 Story) 28 2,123 1,911 WPP 109 3,064 2,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,951 27,856 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Built-Ins Appliance Allow. 1 2,766 2,489 Totals: 244,606 220,155											
Room List		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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 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 1,223 Total: 190,025 171,032 Other Additions/Adjustments 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 Water Well, 100 Feet 1 5,808 5,227 Porches WCP (1 Story) 28 2,123 1,911 WPP 109 3,064 2,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,951 27,856 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Built-Ins Appliance Allow. 1 2,766 2,489 Totals: 244,606 220,155																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(6) Ceilings			(7) Excavation Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744									
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744															
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744																					
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744																						
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,744																											

\*\*\* 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.
DAHLQUIST GERALD W & WIGG	KYRO CHRISTOPHER & MARIAH	215,000	04/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01035	PROPERTY TRANSFER	100.0
DAHLQUIST FRANCIS A	DALQUIST GERALD W & WIGGI	0	06/23/2017	OTH	07-DEATH CERTIFICATE	2022-00361	NOT VERIFIED	0.0
DAHLQUIST FRANCIS A	DAHLQUIST FRANCIS A	0	03/15/2006	QC	18-LIFE ESTATE	2022-01034	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/26/2022					

Owner's Name/Address	MAP #:
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KYRO CHRISTOPHER & MARIAH 9790 W CLAM RIVER DR LAKE CITY MI 49651	2024 Est TCV 23,948
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	I 200' @ 200/	100.00	317.00	1.1892	0.9435	200	100		22,441
X	Gravel Road	100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	22,441

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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X	Water	21.53	140	50	1,507
X	Sewer				
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
	Total Estimated Land Improvements True Cash Value =				1,507

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Rolling	2024	11,200	800	12,000			12,000S
X	Low	2023	11,200	700	11,900			11,900S
X	High	2022	10,000	600	10,600			2,979C
X	Landscaped	2021	7,500	0	7,500			2,884C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	11,200	800	12,000			12,000S
			2023	11,200	700	11,900			11,900S
			2022	10,000	600	10,600			2,979C
			2021	7,500	0	7,500			2,884C

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

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

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

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

X	Swamp								
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X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

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

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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST FRANCIS A ESTAT	KYRO CHRISTOPHER & MARIAH	215,000	04/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01035	PROPERTY TRANSFER	100.0
DAHLQUIST FRANCIS A	DAHLQUIST GERALD W & WIGG	0	06/23/2017	OTH	07-DEATH CERTIFICATE	2022-00361	NOT VERIFIED	0.0
DAHLQUIST FRANCIS A	DAHLQUIST FRANCIS A	0	03/15/2006	QC	18-LIFE ESTATE	2022-01034	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9790 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/26/2022					
Owner's Name/Address	MAP #:					
KYRO CHRISTOPHER & MARIAH 9790 W CLAM RIVER DR LAKE CITY MI 49651	2024 Est TCV 174,780 TCV/TFA: 121.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 65 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	100.00	377.00	1.1892	0.9853	200	100	23,435
Comments/Influences			100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 23,435							

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 Sewer	D/W/P: 3.5 Concrete	6.16	257 71	1,124
	X	Electric Gas	Total Estimated Land Improvements True Cash Value = 1,124			
	X	Curb Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	11,700	75,700	87,400			87,400S
X Rolling	2023	11,700	73,300	85,000			85,000S
X Low	2022	10,000	67,400	77,400			55,723C
X High	2021	7,500	61,800	69,300			48,425C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



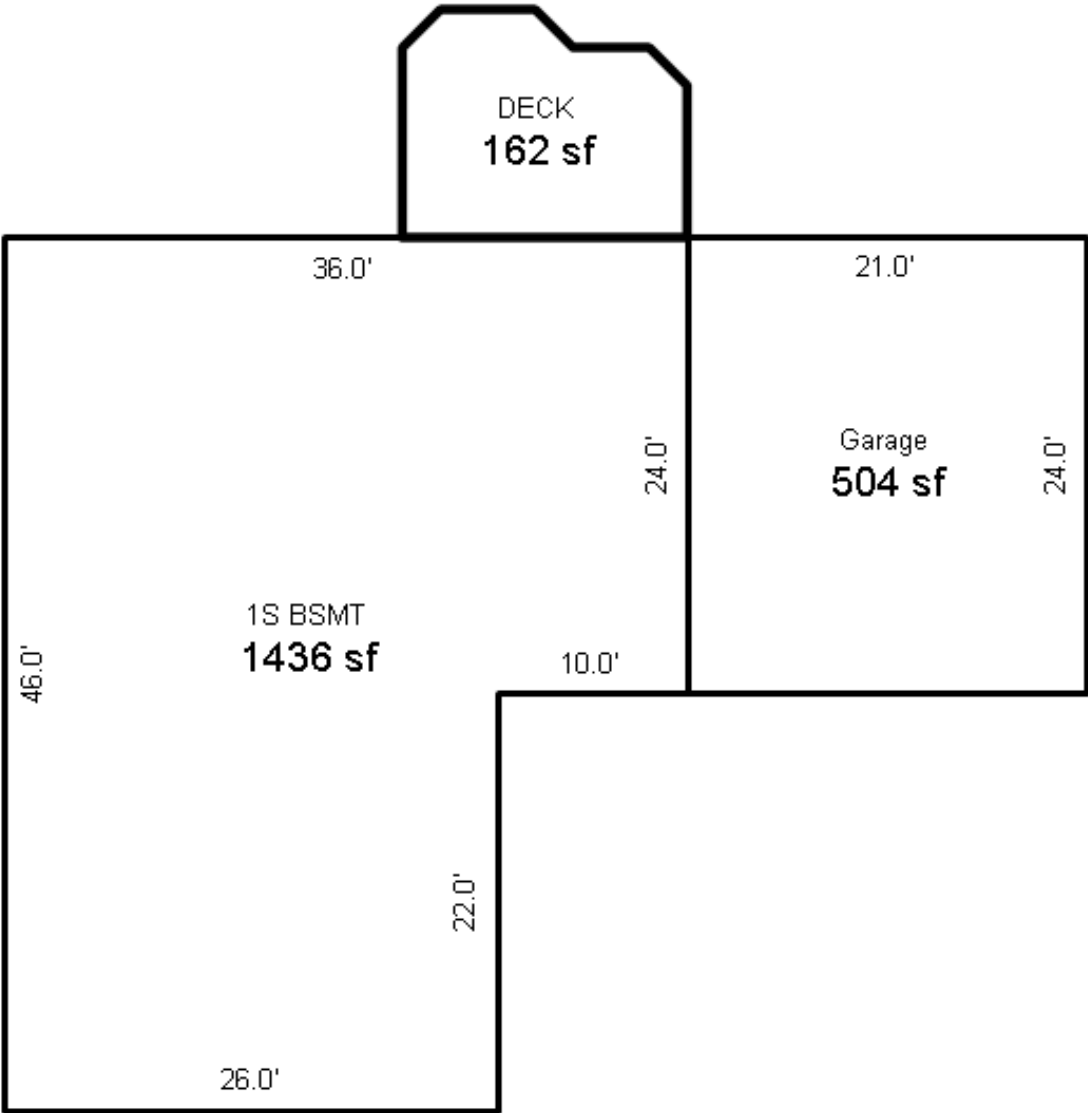
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/27/2021	INSPECTED	2023	11,700	73,300	85,000			85,000S
TPC	12/27/2017	INSPECTED	2022	10,000	67,400	77,400			55,723C
TPC	10/04/2011	INSPECTED	2021	7,500	61,800	69,300			48,425C

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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 213	Type Treated Wood	Year Built: 1975 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: 504 % 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: 1,436 Total Base New : 248,507 Total Depr Cost: 161,528 Estimated T.C.V: 150,221			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace							
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1975		
Condition: Average		Size of Closets		Lg		Ord	X	Small	150 Amps Service			Ground Area = 1436 SF Floor Area = 1436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
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:		150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		Other:		No./Qual. of Fixtures			1 Story Siding Basement 1,436						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1436 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. X Ord. Min			Total: 187,948 122,167						
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Many X Ave. Few			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		(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			Recreation Room 1062 19,679 12,791 Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 50 Feet 1 2,585 1,680						
(3) Roof		1062 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		(13) Plumbing			Deck Treated Wood 213 4,217 2,741						
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 20,316 13,205 Common Wall: 1 Wall 1 -2,512 -1,633						
X	Asphalt Shingle	1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055						
Chimney: Block						Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 150,221			Totals: 248,507 161,528						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOTTESMAN JORDAN	WIGGINS JON P & CYNTHIA A	128,000	12/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04179	PROPERTY TRANSFER	100.0
DAHLQUIST CARMEN	GOTTESMAN JORDAN	1	03/09/2019	QC	09-FAMILY	2019-00641	DEED	100.0
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	09-FAMILY	2014-03443	DEED	100.0
DAHLQUIST VERA M	DAHLQUIST VERA M LIVING T	0	01/14/2014	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9770 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WIGGINS JON P & CYNTHIA A PO BOX 968 CADILLAC MI 49601	2024 Est TCV 190,382 TCV/TFA: 110.56					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		I 200' @ 200/	100.00	462.00	1.1892	1.0367	200 100	24,657	
	Gravel Road		100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =							24,657
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
X	Electric		LAND IMPROVE 1000							970
	Gas		1,000.00							1 97
	Curb		Total Estimated Land Improvements True Cash Value =							970

Tax Description  
. SEC 21 T22N R8W LOT 66 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

GRG IS ON 250-067-00



Land Improvement Cost Estimates			Description	Rate	Size % Good	Cash Value	
Residential Local Cost Land Improvements <td>Description <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td> </td>			Description <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td>	Rate	Size % Good	Cash Value	
X	Electric		LAND IMPROVE 1000	1,000.00	1 97	970	
	Gas		Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,300	82,900	95,200			92,499C
2023	12,300	80,300	92,600			88,095C
2022	10,000	73,900	83,900			83,900S
2021	7,500	73,700	81,200			78,483C

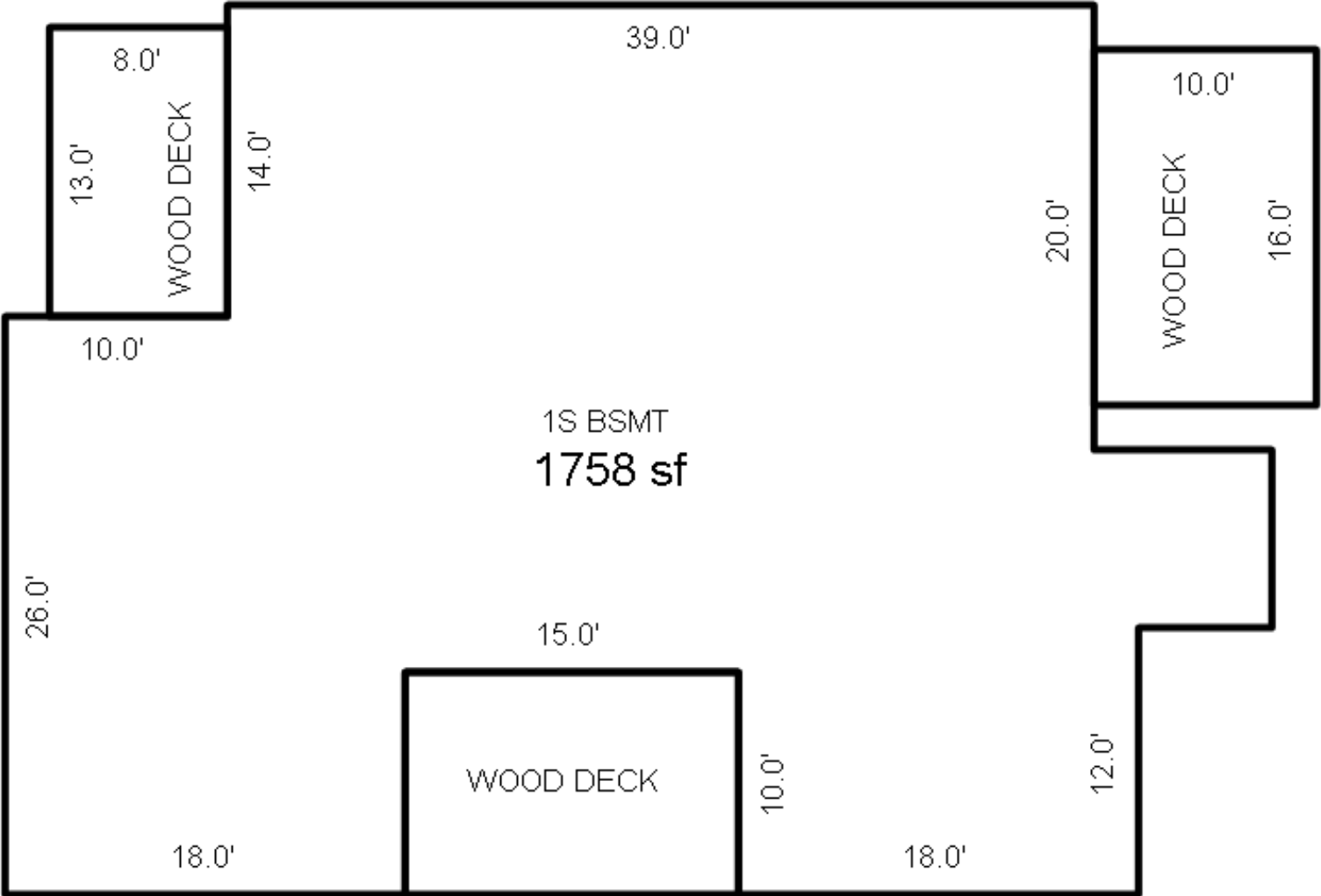
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 1,722 Total Base New : 272,546 Total Depr Cost: 177,156 Estimated T.C.V: 164,755		104	Treated Wood		
Building Style: 1S		Trim & Decoration		Ex X Ord Min		Size of Closets		Central Air Wood Furnace		E.C.F. X 0.930		160	Treated Wood		
Yr Built 1978	Remodeled 0	Lg X Ord Small		Doors Solid X H.C.		(5) Floors		(12) Electric		Total Base New : 272,546 Total Depr Cost: 177,156 Estimated T.C.V: 164,755					
Condition: Average		Kitchens: Other: Other:		No./Qual. of Fixtures		100 Amps Service		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1722 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1978	
Room List		Basement 1st Floor 2nd Floor Bedrooms		Ex. X Ord. Min		(13) Plumbing		Many X Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		1 1 1 104 160 150		242,670 157,736	
(2) Windows		(7) Excavation		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
X Many Avg. Few X Large Avg. Small		Basement: 1722 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
X Gable Hip Flat	Gambrel Mansard Shed	(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		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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
X Asphalt Shingle	Chimney: Brick	(10) Floor Support		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		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 2 Fixture Bath Softener, Auto 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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
Totals:		Totals:		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 2 Fixture Bath Softener, Auto 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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	
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ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:		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 2 Fixture Bath Softener, Auto 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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Treated Wood	

\*\*\* 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.
GOTTESMAN JORDAN	WIGGINS JON P & CYNTHIA A	128,000	12/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04179	PROPERTY TRANSFER	100.0
DAHLQUIST CARMEN	GOTTESMAN JORDAN	1	03/09/2019	QC	09-FAMILY	2019-00641	DEED	100.0
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	21-NOT USED/OTHER	2014-03443	DEED	100.0
DAHLQUIST KEITH L LIVING		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WIGGINS JON P & CYNTHIA A PO BOX 968 CADILLAC MI 49601	2024 Est TCV 73,019 TCV/TFA: 0.00					

Owner's Name/Address	MAP #:	2024 Est TCV 73,019 TCV/TFA: 0.00
WIGGINS JON P & CYNTHIA A PO BOX 968 CADILLAC MI 49601		

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
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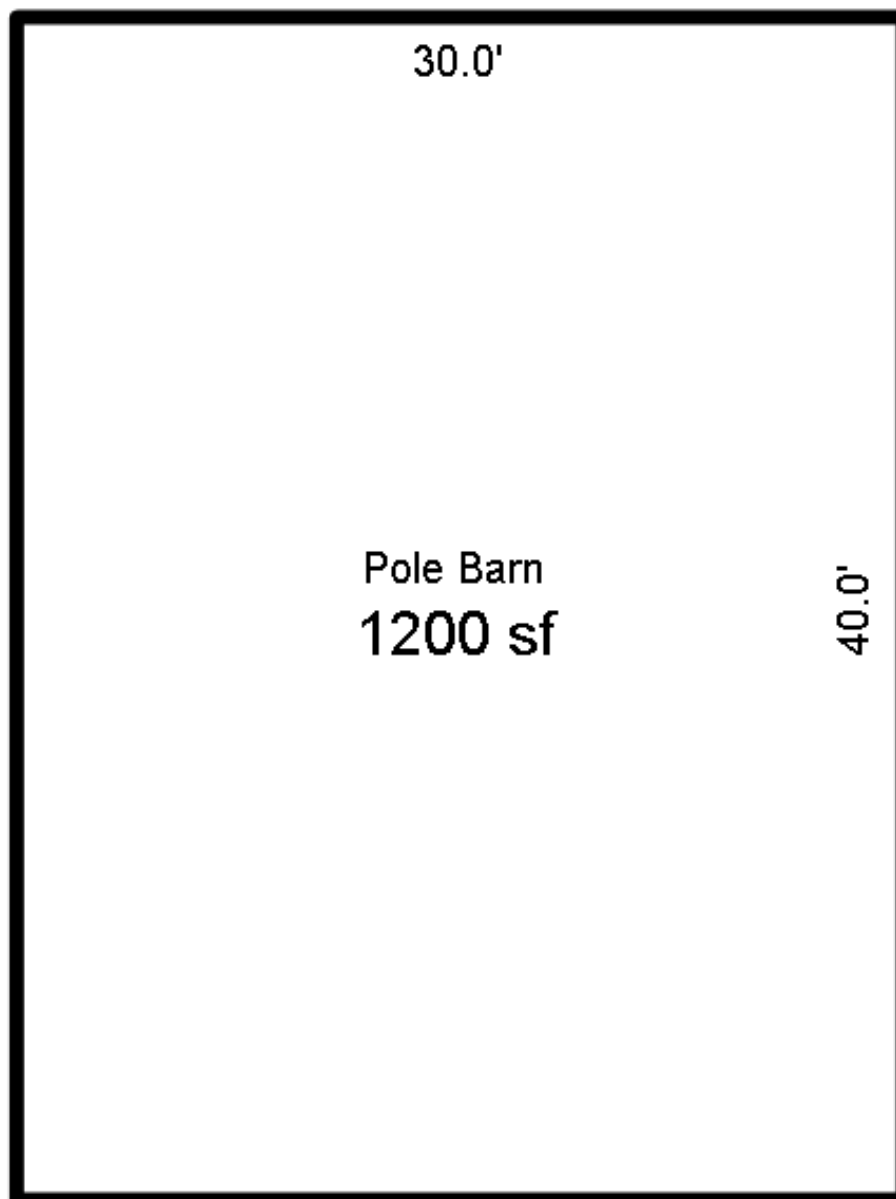
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G																		
Building Style: GRG		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			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 28,956 Total Depr Cost: 18,821 Estimated T.C.V: 17,504			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:												
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	X	No Heating/Cooling																
Condition: Average		Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 1978										
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCVC: 17,504			Totals:		28,956		18,821										
(2) Windows		(7) Excavation		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821		
X	Asphalt Shingle	(9) Basement Finish		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821	
(3) Roof		(10) Floor Support		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821		
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Plumbing			Water/Sewer			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		18,821		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST GERALD & WIGGIN	PEARSON WILLIAM F & DEBRA	0	03/28/2022	QC	05-CORRECTING TITLE	2022-01036	DEED	0.0
DAHLQUIST VERA	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	03-ARM'S LENGTH	2011-02011	PROPERTY TRANSFER	100.0
DAHLQUIST VERA		0	03/21/2011	QC	21-NOT USED/OTHER	2011-00849QC	PROPERTY TRANSFER	0.0
DAHLQUIST FRANCIS A & KEI	DAHLQUIST VERA *	1	09/25/2008	QC	21-NOT USED/OTHER	2008/4106	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/21/2011

Owner's Name/Address: PEARSON WILLIAM F & DEBRA L TRUST  
 3985 S LACHANCE ROAD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 11,711

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
Public Improvements			* Factors *		TRIANGLE, IRR		Value		
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
X			Dirt Road	100.00	731.00	1.0000	1.3012	90 100	11,711
X			Gravel Road	100 Actual	Front Feet,	1.68	Total Acres	Total Est. Land Value =	11,711
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 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: IRREGULAR SHAPED LOT

IRREGULAR SHAPED LOT



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Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/25/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,900	0	5,900			3,638C
2023	4,600	0	4,600			3,465C
2022	3,300	0	3,300			3,300S
2021	3,300	0	3,300			3,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST RANDY	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	03-ARM'S LENGTH	2011-02011	PROPERTY TRANSFER	100.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/21/2011

Owner's Name/Address: PEARSON DEBRA L TRUST  
 3985 S LA CHANCE RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 8,938

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A 100' @ 90/ 100.00 248.00 1.0000 0.9931 90 100 8,938  
 100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 8,938

Improved X Vacant  
 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.

Tax Description: . SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Comments/Influences:



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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	4,500	0	4,500			3,638C
2023	3,500	0	3,500			3,465C
2022	3,300	0	3,300			3,300S
2021	3,300	0	3,300			3,300S

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

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

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

W CLAM RIVER DR      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 0%      MAP #:

Owner's Name/Address      2024 Est TCV 10,085

CURTIS IVAN D      Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

9861 CLAM RIVER DR      Improved    X    Vacant      Description      Frontage      Depth      \* Factors \*      CLAM RIVER DRIVE      Rate %Adj.      Reason      Value

LAKE CITY MI 49651      X      Dirt Road      A 100' @ 90/      100.00      402.00      1.0000      1.1205      90      100      10,085

Tax Description      X      Gravel Road      100 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value =      10,085

. SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.

Comments/Influences      X      Paved Road

GARAGE ASSESSED ON ADJ PIN      X      Storm Sewer



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
9861 W CLAM RIVER DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
CURTIS IVAN D 9861 CLAM RIVER DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 93,278 TCV/TFA: 76.71								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
. SEC 21 T22N R8W LOT 71 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors * CLAM RIVER DRIVE								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		A 100' @ 90/	100.00	442.00	1.0000	1.1474	90	100		10,327
		X Paved Road		100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 10,327								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 4in Ren. Conc.	10.26	480	0	0				
		X Sewer		Wood Frame	33.69	160	50	2,695				
		X Electric		Wood Frame	28.91	480	50	6,938				
		X Gas		Residential Local Cost Land Improvements								
		X Curb		Description	Rate	Size	% Good	Cash Value				
		X Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 10,583								
		X Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 04/30/2021	INSPECTED		2024	5,200	41,400	46,600			21,908C	
		TPC 12/27/2017	INSPECTED		2023	4,000	44,500	48,500			20,865C	
		TPC 05/25/2015	INSPECTED		2022	3,300	37,000	40,300			19,872C	
					2021	3,300	33,800	37,100			19,238C	

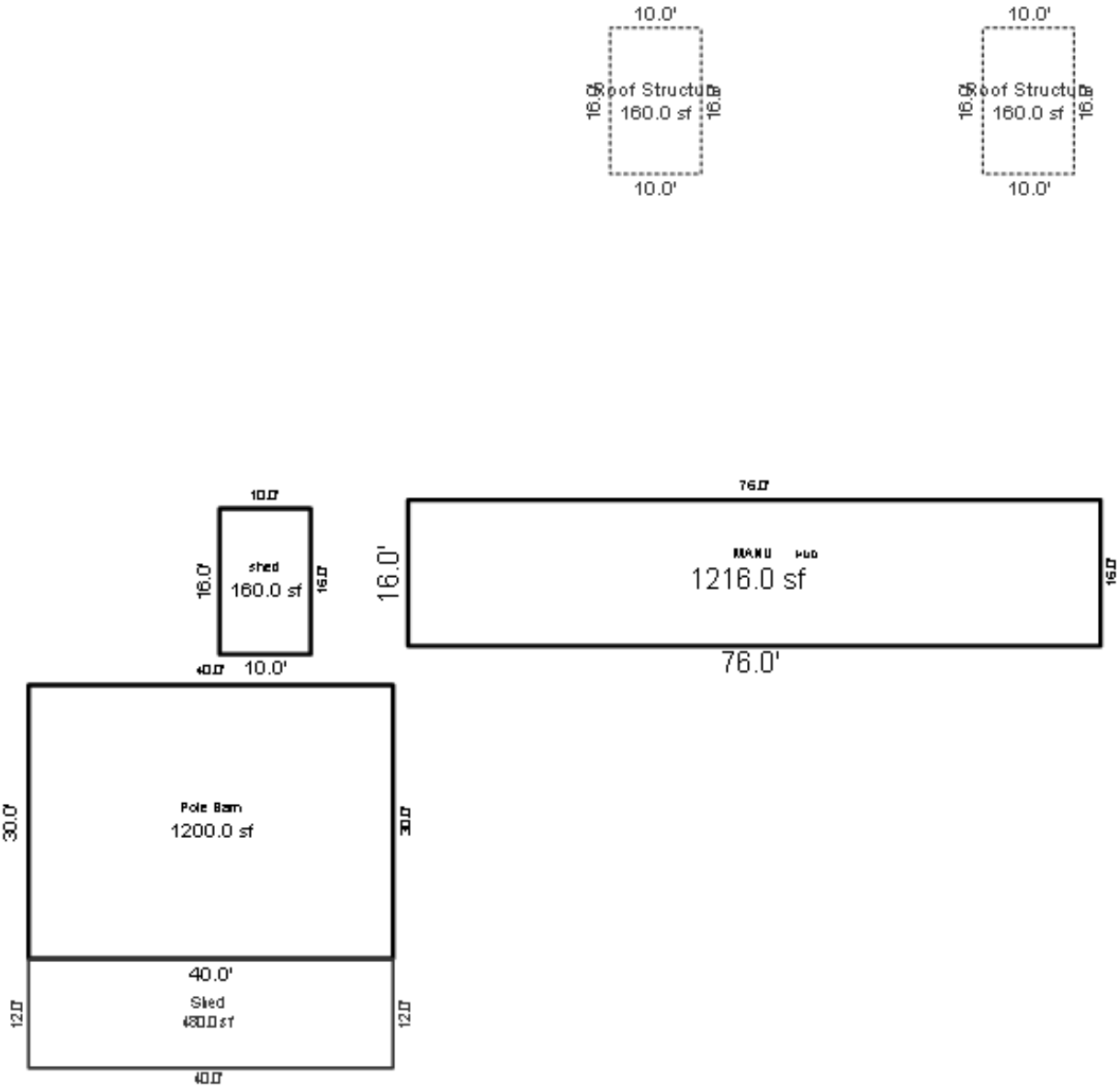


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 216	Type Treated Wood	Year Built: 1995 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																																																																																																												
X	Wood Frame		(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																							
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G																																																																																																																							
Yr Built 1998		Remodeled 0			Ex	X	Ord		Min																																																																																																																			
Condition: Average		Trim & Decoration				Lg	X	Ord		Small																																																																																																																		
Room List		Doors		Solid	X	H.C.																																																																																																																						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric																																																																																																																							
(1) Exterior			Kitchen: Other: Other:		200	Amps Service																																																																																																																						
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			No./Qual. of Fixtures																																																																																																																							
		X	Drywall		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	(8) Basement			(13) Plumbing																																																																																																																							
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)																																																																																																																						
(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	(10) Floor Support				1	Public Sewer																																																																																																																					
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1	Water Well																																																																																																																						
					1	1000 Gal Septic																																																																																																																						
						2000 Gal Septic																																																																																																																						
					Lump Sum Items:																																																																																																																							
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>1216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>85,680</td> <td>55,693</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>184</td> <td>2,197</td> <td>1,428</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>1,237</td> <td>804</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,921</td> <td>2,549</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>5,636</td> <td>3,663</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,921</td> <td>1,899</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>216</td> <td>4,644</td> <td>3,019</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>3,975</td> <td>2,584</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> <td>1200</td> <td>28,956</td> <td>18,821</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>Totals:</td> <td>139,167</td> <td>90,460</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	1216			Total:				85,680	55,693	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			184	2,197	1,428	Plumbing						Average Fixture(s)			1	1,237	804	3 Fixture Bath			1	3,921	2,549	Water/Sewer						1000 Gal Septic			1	5,636	3,663	Water Well, 50 Feet			1	2,921	1,899	Deck						Treated Wood			216	4,644	3,019	Built-Ins						Appliance Allow.			1	3,975	2,584	Garages						Class: C Exterior: Pole (Unfinished)				1200	28,956	18,821	Base Cost				Totals:	139,167	90,460	E.C.F. X 0.800		Cls Good Blt 1998	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																																							
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Base Cost				Totals:	139,167	90,460																																																																																																																						
Notes:											ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCY:		72,368																																																																																																															

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



\*\*\* 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
------------------	--------------------------	---------	--------------------	------	--------	--------

3985 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
--------------------	------------------------------------	--	--	--	--	--

	P.R.E. 100% 07/25/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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PEARSON WILLIAM F 3985 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 441,221 TCV/TFA: 70.62
---	-------------------------------------

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/	125.00	500.00	0.9457	1.1833	90	100	12,590
125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =							12,590

Land Improvement Cost Estimates		
---------------------------------	--	--

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	872	0	0
D/W/P: Asphalt Paving	3.10	3800	0	0

Residential Local Cost Land Improvements		
--	--	--

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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	6,300	214,300	220,600			126,979C
2023	4,900	207,700	212,600			120,933C
2022	3,300	191,100	194,400			115,175C
2021	3,300	174,800	178,100			111,496C

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

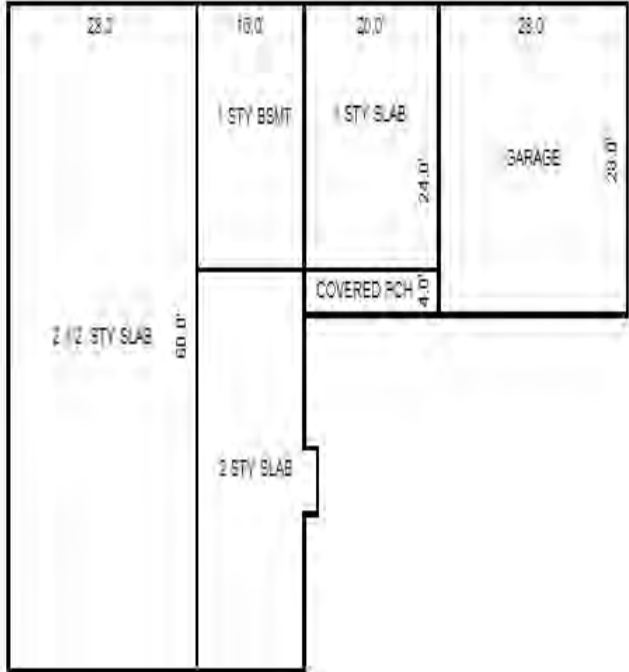
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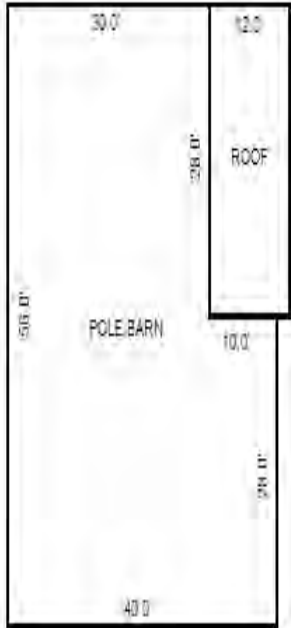
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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: 1982 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																												
Building Style: 2.5S		Trim & Decoration																																															
Yr Built 1982	Remodeled 1994	Ex	X	Ord		Min																																											
Condition: Average		Size of Closets																																															
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		X	Drywall																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 384 S.F. Crawl: 0 S.F. Slab: 2752 S.F. Height to Joists: 0.0																																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																																															
X	Double Hung	8	Conc. Block Poured Conc. Stone																																														
X	Horiz. Slide	(9) Basement Finish																																															
X	Casement	X	Treated Wood Concrete Floor																																														
X	Double Glass Patio Doors Storms & Screens	(14) Water/Sewer																																															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																															
Chimney:																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls C Blt 1982                  (11) Heating System: Heat Pump                  Ground Area = 3136 SF Floor Area = 6248 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61                  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 Story</td> <td>Siding</td> <td>Basement</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>592</td> <td></td> <td></td> </tr> <tr> <td>2.5 Story</td> <td>Siding</td> <td>Slab</td> <td>1,680</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>624,650</td> <td>381,037</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Plumbing                  Average Fixture(s) 1 1,476 900                  3 Fixture Bath 1 4,646 2,834                  2 Fixture Bath 1 3,108 1,896                  Water/Sewer                  1000 Gal Septic 1 4,864 2,967                  Water Well, 100 Feet 1 5,808 3,543                  Porches                  CCP (1 Story) 80 2,306 1,407                  Garages                  Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 784 30,717 18,737                  Common Wall: 1 Wall 1 -2,686 -1,638                  Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 1960 55,938 34,122                  Built-Ins                  Appliance Allow. 1 2,766 1,687                  Fireplaces                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	384			1 Story	Siding	Slab	480			2 Story	Siding	Slab	592			2.5 Story	Siding	Slab	1,680			Total:				624,650	381,037
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																												
1 Story	Siding	Basement	384																																														
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2.5 Story	Siding	Slab	1,680																																														
Total:				624,650	381,037																																												

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



Sketch by Apex IV™



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2024 Est TCV 17,409								
PEARSON WM F 3985 S LACHANCE RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Tax Description		Public Improvements		* Factors *								
. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		A 100' @ 90/		125.00	500.00	0.9457	1.1833	90	100	12,590
		Paved Road		125 Actual Front Feet, 1.44 Total Acres		Total Est. Land Value =				12,590		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	20.08	480	50	4,819				
		Sewer		Total Estimated Land Improvements True Cash Value =				4,819				
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	6,300	2,400	8,700		2,741C		
		TPC 05/08/2018	INSPECTED		2023	4,900	2,200	7,100		2,611C		
		TPC 12/27/2017	INSPECTED		2022	3,300	2,000	5,300		2,487C		
		TPC 05/25/2015	INSPECTED		2021	3,300	1,800	5,100		2,408C		



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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

3939 S LACHANCE RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 07/25/1994

Owner's Name/Address      MAP #:

DUBACH WANDA F LE      2024 Est TCV 36,739 TCV/TFA: 37.49

C/O DUBACH ROBERT      X Improved      Vacant      Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

3295 ORCHARD DR      Public Improvements      \* Factors \*

PINCKNEY MI 48169      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

Tax Description      A 100' @ 90/      125.00      500.00      0.9457      1.1833      90      100      12,590

. SEC 21 T22N R8W LOT 74 CLAM RIVER WOODS & RAPIDS.      125 Actual Front Feet, 1.44 Total Acres      Total Est. Land Value =      12,590

Comments/Influences      X Paved Road      Storm Sewer      Sidewalk      Water      Sewer      X Electric      Gas      Curb      Street Lights      Standard Utilities      X Underground Utils.

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

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

Who      When      What      2024      6,300      12,100      18,400                10,589C

TPC 12/27/2017 INSPECTED      2023      4,900      13,200      18,100                10,085C

The Equalizer. Copyright (c) 1999 - 2009.      2022      3,300      10,800      14,100                9,605C

Licensed To: Township of Lake, County of      2021      3,300      9,800      13,100                9,299C

Missaukee, Michigan

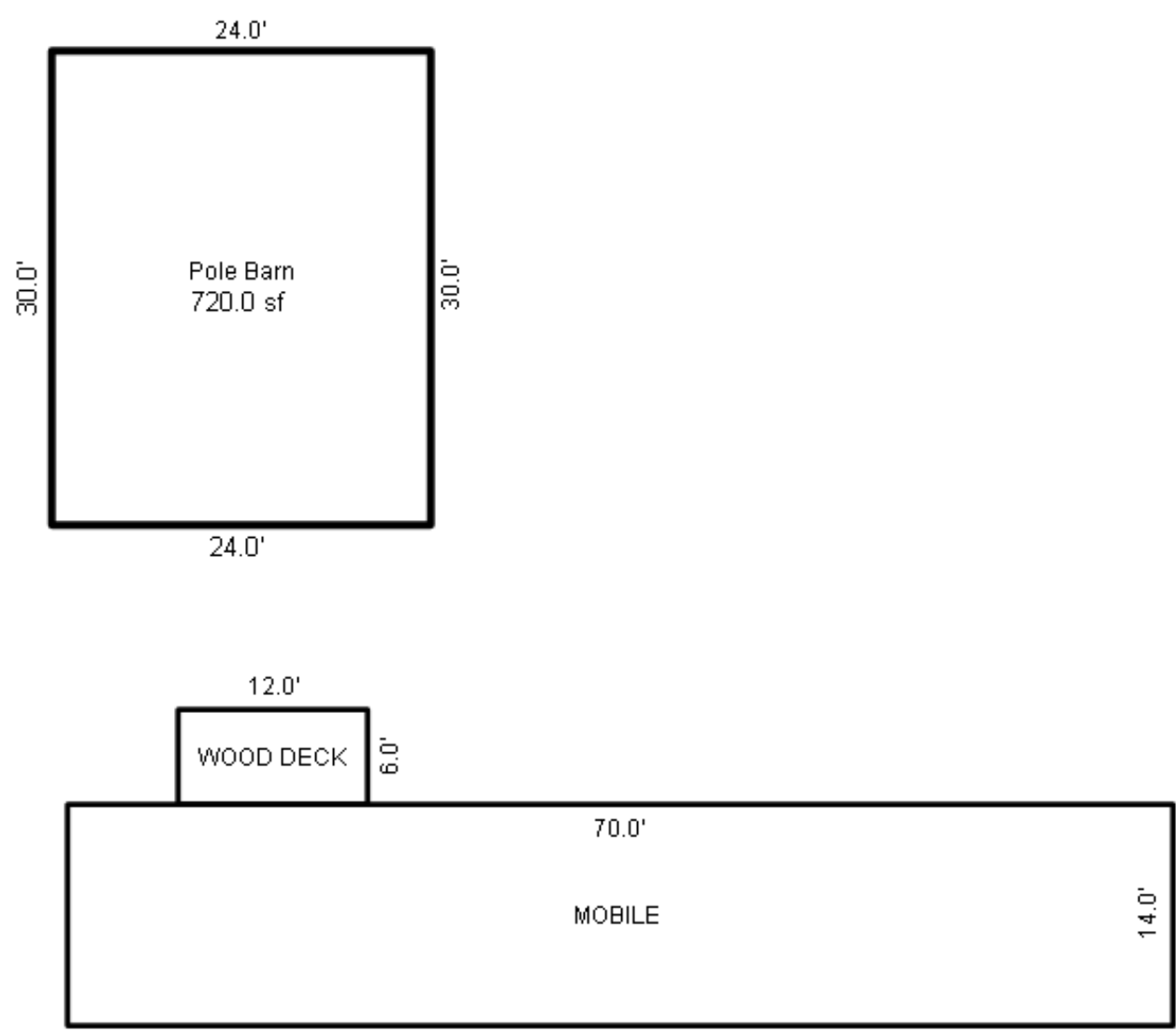


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 72	Type Treated Wood	Year Built: 1983 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 720
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1986				
Wood/Shingle Aluminum/Vinyl Brick		Ex.			Ord.			X			Min						
Insulation		Many			Ave.			X			Few						
(2) Windows		(6) Ceilings			(13) Plumbing			Average Fixture(s)			1						
Many Avg. Few		Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(8) Basement			(14) Water/Sewer			1						
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			1						
(3) Roof		(9) Basement Finish			(10) Floor Support			Skirting, Metal or Vinyl, Vertical			168						
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Plumbing			1						
Gable Hip Flat		Gambrel Mansard Shed			Joints: Unsupported Len: Cntr.Sup:			Average Fixture(s)			1						
X		Asphalt Shingle			Chimney: Metal			Water/Sewer			1000 Gal Septic						
								Water Well			1						
								Extra Toilet			1						
								Extra Sink			1						
								Separate Shower			1						
								Ceramic Tile Floor			1						
								Ceramic Tile Wains			1						
								Ceramic Tub Alcove			1						
								Vent Fan			1						
								Deck			72						
								Treated Wood			72						
								Garages			720						
								Class: C Exterior: Pole (Unfinished)			720						
								Base Cost			720						
								No Concrete Floor			-4,781						
								Built-Ins			1						
								Appliance Allow.			2,766						
								Notes:			86,250						
								ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCV:			24,149						

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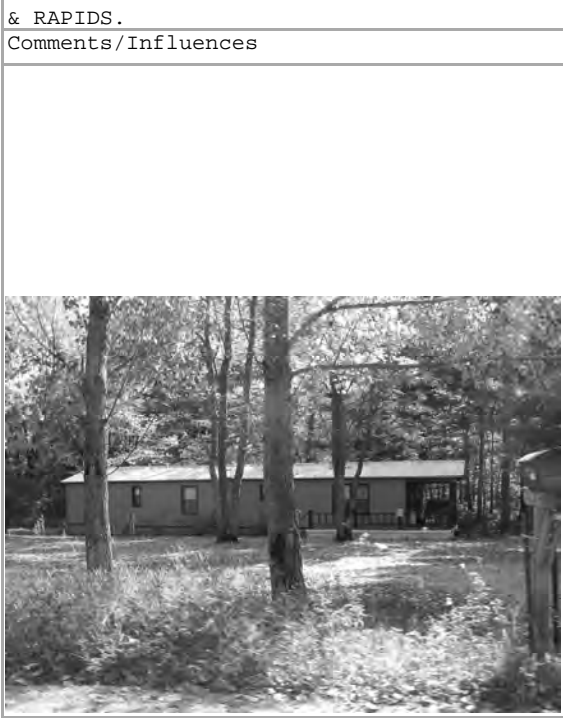


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BISKNER GEORGE H	PEARSON DEBRA L (TRUST)	43,000	08/16/2004	WD	03-ARM'S LENGTH	04-0/3521	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9969 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PEARSON DEBRA L (TRUST) 3985 S LA CHANCE RD LAKE CITY MI 49651	2024 Est TCV 46,848 TCV/TFA: 56.72					

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 21 T22N R8W LOT 75 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	125.00	500.00	0.9457	1.1833	90	100	12,590
			Gravel Road	125 Actual Front Feet, 1.44 Total Acres						



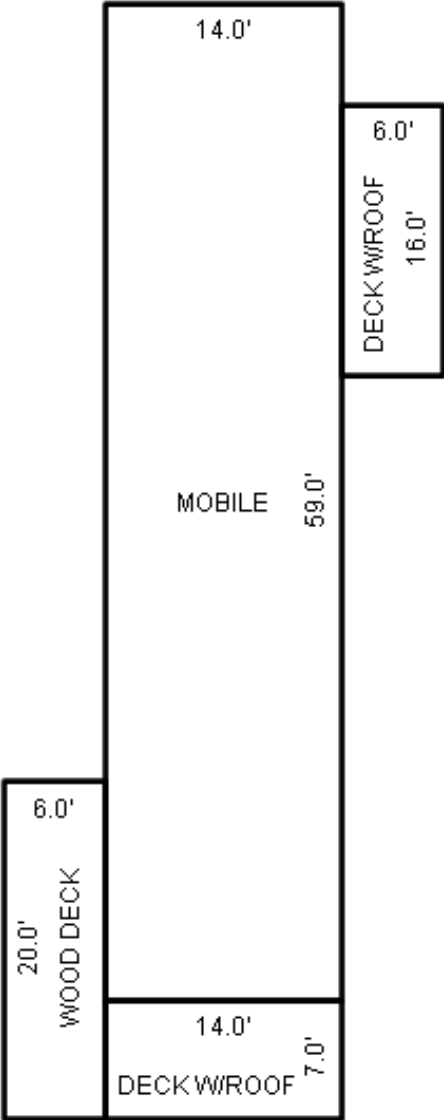
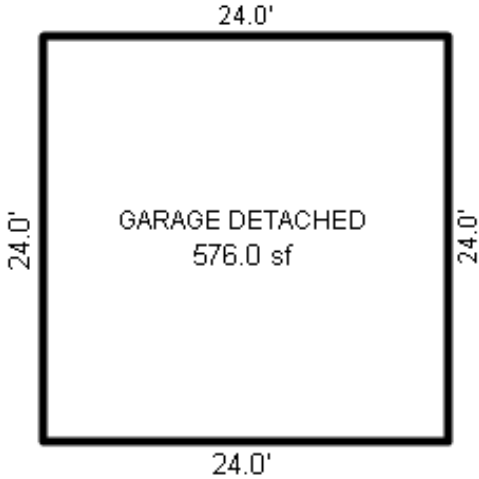
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Comments/Influences	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Electric Gas Curb Street Lights Standard Utilities X Underground Utils.	Level	2024	6,300	17,100	23,400			13,412C
		X Rolling	2023	4,900	18,700	23,600			12,774C
		Low	2022	3,300	15,400	18,700			12,166C
		High	2021	3,300	14,000	17,300			11,778C
		Landscaped							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1984	Car Capacity: Class: C			
	Mobile Home		Insulation		Wood											Coal	Steam
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	120 Treated Wood	96 Pine	Exterior 2 Story	Brick Ven.: 0			
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Hot Tub	Prefab 1 Story	Heat Circulator
	A-Frame	(4) Interior		Warm & Cool Air			Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Class: Average	Effec. Age: 25	Floor Area:	Common Wall: Detache				
X	Wood Frame	Drywall		Heat Pump									Microwave	Standard Range	Self Clean Range	Sauna	Total Base New : 97,321
	HUD	Paneled					Trash Compactor	Central Vacuum	Security System	Total Depr Cost: 42,822	X 0.800	Estimated T.C.V: 34,258					
	Yr Built		Plaster										No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average
	1985	Remodeled	Wood T&G				0 Amps Service	Ground Area = 826 SF Floor Area = 826 SF.			Building Areas	Type		Ext. Walls	Roof/Fnd.	Size	
	0	0	Trim & Decoration					Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44					Main Home				Ribbed
	Condition: Average	Size of Closets					(13) Plumbing			Other Additions/Adjustments				Total:	49,048	21,581	
	Room List	Lg	X	Ord				Average Fixture(s)			Skirting, Metal or Vinyl, Vertical						146
	Basement							3 Fixture Bath			Plumbing			1	964	424	
	1st Floor	(5) Floors					2 Fixture Bath			Water/Sewer			1				4,864
	2nd Floor	Kitchen:					Softener, Auto			1000 Gal Septic				1	2,686	1,182	
	Bedrooms	Other:					Softener, Manual			Water Well, 50 Feet			Deck				98
	(1) Exterior	Other:					Solar Water Heat			Pine w/Roof (Deck Portion)			Pine w/Roof (Roof portion)		98	1,795	
X	Wood/Shingle	(6) Ceilings					No Plumbing			Treated Wood			Pine w/Roof (Deck Portion)				96
	Aluminum/Vinyl						Extra Toilet			Pine w/Roof (Roof portion)			Pine w/Roof (Roof portion)		96	1,764	
	Brick						Extra Sink			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				576
	Insulation	(7) Excavation					Separate Shower			Base Cost			Built-Ins		1	2,766	
	(2) Windows	Basement: 0 S.F.					Ceramic Tile Floor			Appliance Allow.			Totals:				97,321
	Many	Crawl: 0 S.F.					Ceramic Tile Wains			Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCV:		34,258		
	Avg.	Slab: 0 S.F.					Ceramic Tub Alcove										
	Few	Height to Joists: 0.0					Vent Fan										
	Large	(8) Basement					(14) Water/Sewer										
	X	Conc. Block					Public Water										
	X	Poured Conc.					Public Sewer										
	X	Stone					Water Well										
	X	Treated Wood					1000 Gal Septic										
	X	Concrete Floor					2000 Gal Septic										
	X	(9) Basement Finish					Lump Sum Items:										
	X	(10) Floor Support															
	X	Joists:															
	X	Unsuported Len:															
	X	Cntr.Sup:															
	X	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.
		42,000	12/01/1997	WD	33-TO BE DETERMINED	315:856	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
163 S DANA TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 582,446 TCV/TFA: 346.69					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 1 EXC N'LY 10 FT THOF. CLAYTON'S HARBOR.	X	Dirt Road		C 67' @ 2800/FF	135.00	63.56	0.8393	0.8411	2800 100	266,858
Comments/Influences		Gravel Road		135 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	266,858
BAY ON BOTH SIDES 1 SIDE MOSTLY SWAMP ADD HOUSE ETC FOR 00 @85% COMP FOR 03 + GRG	X	Paved Road		Land Improvement Cost Estimates						
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Sidewalk		D/W/P: Asphalt Paving	3.10	1460	0	0		
	X	Water		D/W/P: Patio Blocks	15.61	15	0	0		
	X	Sewer		D/W/P: Brick on Sand	18.02	150	0	0		
	X	Electric		Residential Local Cost Land Improvements						
	X	Gas		Description	Rate	Size	% Good	Cash Value		
	X	Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750		
	X	Street Lights		Total Estimated Land Improvements True Cash Value =					4,750	
	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	133,400	157,800	291,200			152,426C
Rolling	2023	62,200	160,600	222,800			145,168C
Low	2022	53,900	144,900	198,800			138,256C
High	2021	49,400	130,800	180,200			133,840C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



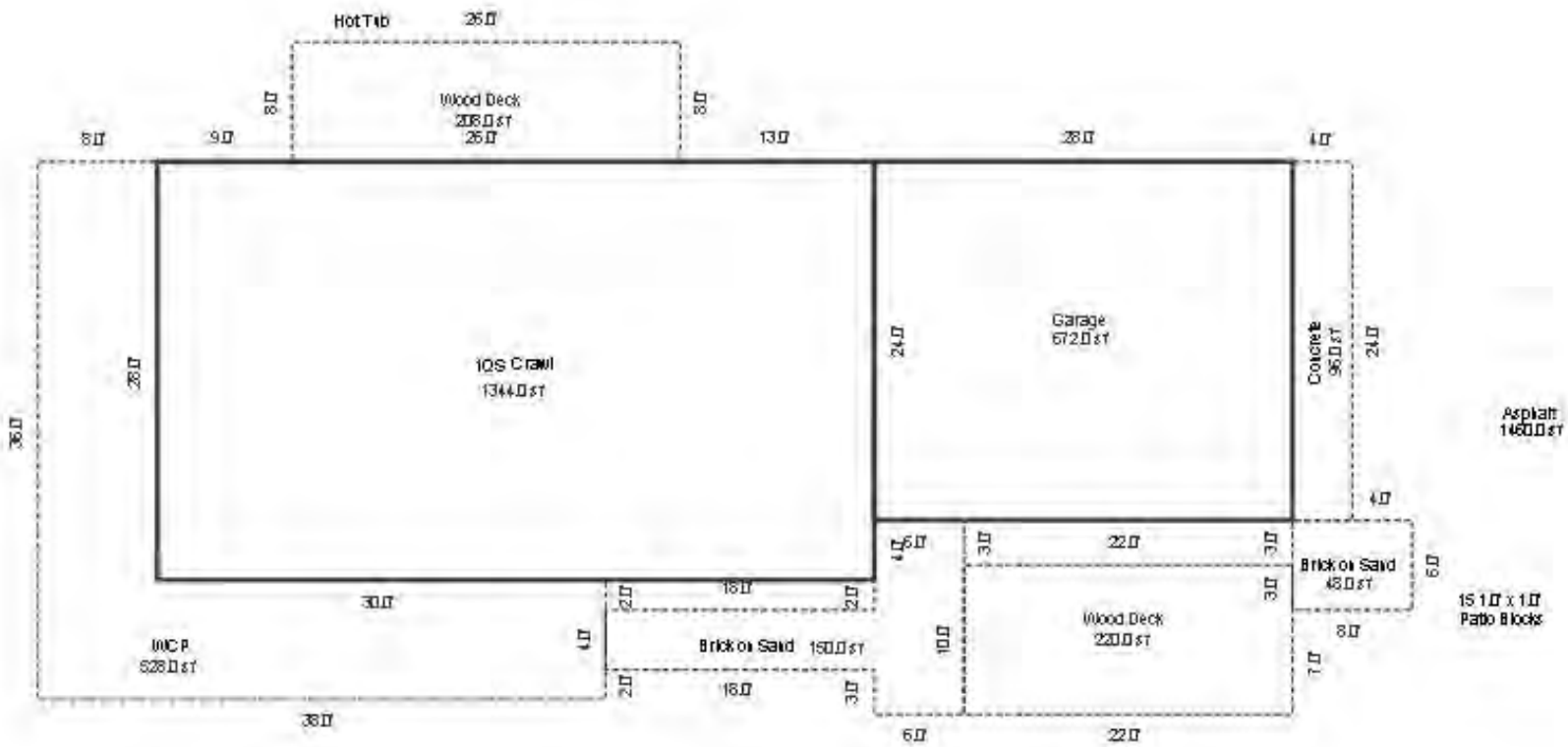
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Who	When	What
JWV	06/18/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/20/2010	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528 220 208	Type WCP (1 Story) Treated Wood 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		
Building Style: 1.25S		Yr Built 1999		Remodeled 0		Condition: Average			Room List Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Central Air Wood Furnace		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min	
(2) Windows X Many Avg. Few 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 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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,344 Total: 220,922 165,698			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 Porches WCP (1 Story) 528 17,213 12,910 Deck Treated Wood 220 4,413 3,310 Treated Wood 208 4,249 3,187 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 20,745 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356 Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost Items SANITARY SEWER 1 0 0 Totals: 283,862 212,903		
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		(15) Fireplaces Class: C +10 Effec. Age: 25 Floor Area: 1,680 Total Base New : 283,862 Total Depr Cost: 212,903 Estimated T.C.V: 310,838			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 310,838			* 0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CREECH EMIL D	TRINGALI JOSEPH J & DANA	65,000	11/10/2016	WD	03-ARM'S LENGTH	2016-03692	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
DANA TRL	School: LAKE CITY AREA SCHOOL DIST		Shed	04/21/2017	2017-0114	100%
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2024 Est TCV
TRINGALI JOSEPH J & DANA C 37707 GREENWICH ST CLINTON TOWNSHIP MI 48036	153,389

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 67' @ 2800/FF	70.00	71.00	0.9891L0.7705	2800 100
					0.11	Total Acres	Total Est. Land Value =
							149,379

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.					
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	22.22	192 94	4,010
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			4,010

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	74,700	2,000	76,700			31,207C
	2023	40,600	1,900	42,500			29,721C
	2022	34,800	1,600	36,400			28,306C
	2021	31,900	1,500	33,400			27,402C

Who	When	What
TPC	04/30/2021	INSPECTED
JWV	09/15/2017	INSPECTED
TPC	04/04/2017	INSPECTED



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CREECH EMIL D	VANLEEUEWEN GARY J & SYLVI	285,000	02/27/2017	WD	03-ARM'S LENGTH	2017-00589	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
111 DANA TRL	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	06/06/2017	2017-0230	100%	
	P.R.E. 100% 03/09/2017					

Owner's Name/Address	MAP #:
VANLEEUEWEN GARY J & SYLVIA A 111 DANA TRAIL LAKE CITY MI 49651	2024 Est TCV 570,343 TCV/TFA: 326.47

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *	LOTS #3 & 4
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason C 67' @ 2800/FF 125.00 111.17 0.8556 0.9673 2800 100 125 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =	Value 289,668 289,668

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	X Sewer	D/W/P: Asphalt Paving	2.89	500 0	0
	X Electric	D/W/P: 4in Ren. Conc.	7.35	131 0	0
	X Gas	Wood Frame	24.00	144 50	1,728
	Curb	Residential Local Cost Land Improvements			
	Street Lights	Description	Rate	Size % Good	Cash Value
	Standard Utilities	LAND IMPROVE 1000	1,000.00	1 95	950
	Underground Utils.	Total Estimated Land Improvements True Cash Value =			2,678

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	144,800	140,400	285,200			166,049C
Rolling	2023	69,700	134,000	203,700			158,142C
Low	2022	57,100	120,700	177,800			150,612C
High	2021	52,300	108,900	161,200			145,801C
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

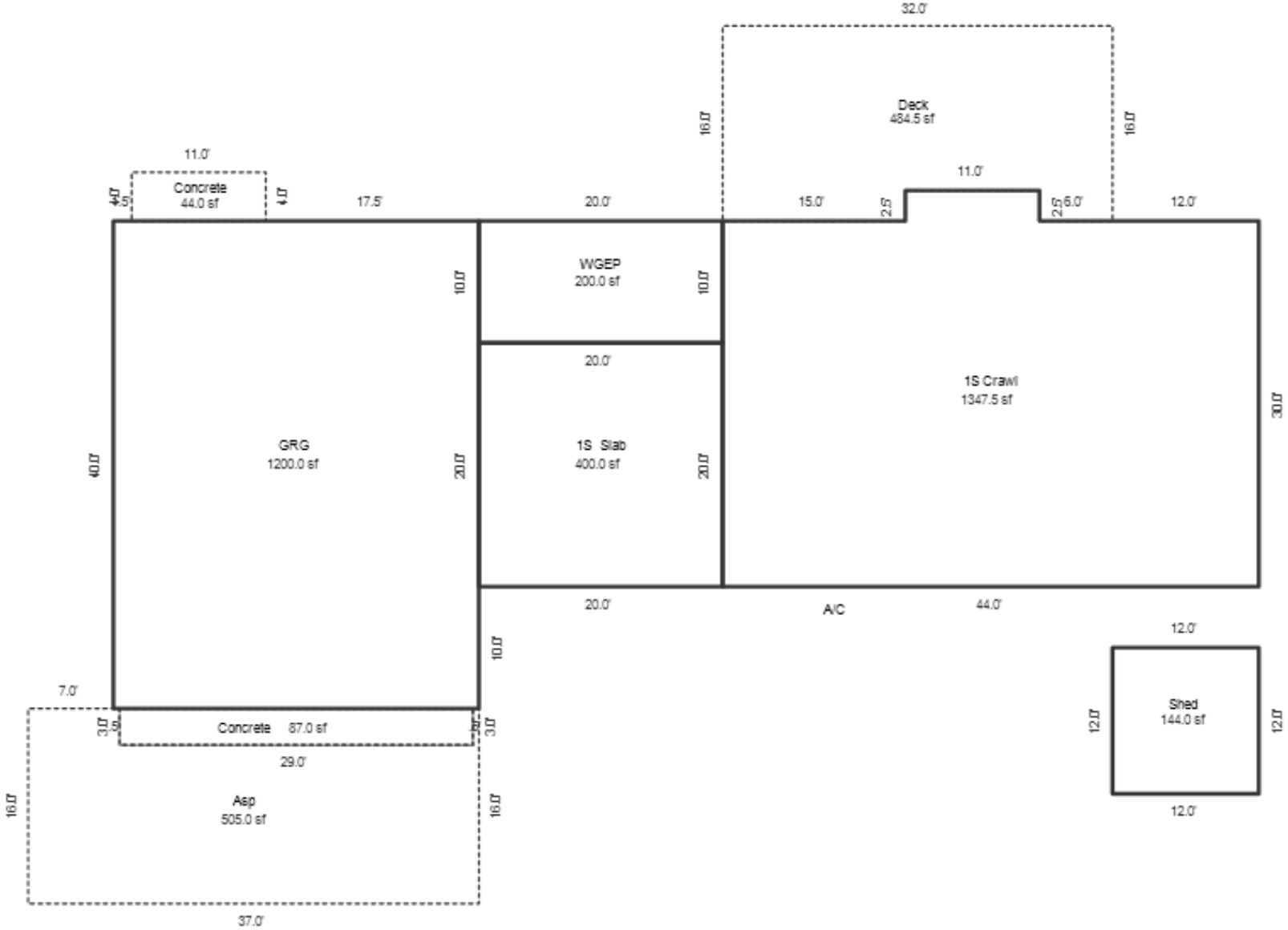


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	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 200 484	Type WGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,747 Total Base New : 292,940 Total Depr Cost: 190,409 Estimated T.C.V: 277,997			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1747 SF Floor Area = 1747 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 1984		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex. Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many			X	Ave.	Few	Building Areas						
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			13) Plumbing									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1347 S.F. Slab: 400 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments							
		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Porches						
(3) Roof				1			1			WGEP (1 Story)						
X	Gable Hip Flat	Gambrel Mansard Shed	1			1			Deck							
X	Asphalt Shingle	(10) Floor Support		1			1			Treated Wood						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1			Garages						
				Lump Sum Items:			1			Class: CD Exterior: Brick Foundation: 42 Inch (Finished)						
				1			1			Common Wall: 1 Wall						
				1			1			Door Opener						
				1			1			Base Cost						
				1			1			Water/Sewer						
				1			1			Public Sewer						
				1			1			Water Well, 50 Feet						
				1			1			Built-Ins						
				1			1			Appliance Allow.						
				1			1			Fireplaces						
				1			1			Interior 1 Story						
				1			1			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMING PERCY & KAY M	HAMMING DOUGLAS	276,000	09/10/2020	WD	09-FAMILY	2020-02663	PROPERTY TRANSFER	0.0
DKJK LLC	HAMMING PERCY & KAY M	250,000	08/25/2004	WD	03-ARM'S LENGTH	04-0/3638	DEED	100.0
		185,000	09/01/2002	WD	33-TO BE DETERMINED	03-0:2343	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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103 S DANA TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/22/2020					

Owner's Name/Address	MAP #:
HAMMING DOUGLAS 209 MARK ST MASON MI 48854	2024 Est TCV 425,537 TCV/TFA: 281.81

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	153.00	1.0280	1.0477	3000	100		193,854
60 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =		193,854

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 5 CLAYTON'S HARBOR.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water	D/W/P: Asphalt Paving	3.10	200	50		310
	X	Sewer	D/W/P: 3.5 Concrete	6.58	240	50		789
	X	Electric	Total Estimated Land Improvements True Cash Value =					1,099
	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
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	X	Level						
	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	96,900	115,900	212,800			122,073C
		TPC 12/27/2017 INSPECTED	2023	49,200	110,500	159,700			116,260C
		TPC 02/07/2012 INSPECTED	2022	42,000	99,600	141,600			110,724C
		TPC 12/20/2010 INSPECTED	2021	36,000	89,800	125,800			107,187C

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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 14 56	Type CCP (1 Story) CPP 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: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,510 Total Base New : 225,619 Total Depr Cost: 157,934 Estimated T.C.V: 230,584			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C Blt 1973		
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets			200 Amps Service			Ground Area = 1286 SF Floor Area = 1510 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			
Condition: Average		Lg	X	Ord		Small	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 390			1.25 Story Siding Crawl Space 896			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)			
	Basement 4 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing			Porches			Garages			
(1) Exterior							Many X Ave. Few			Average Fixture(s)			CCP (1 Story)			Ceramic Tile Floor			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			CCP (1 Story)			Ceramic Tile Wains			
(2) Windows							1 Average Fixture(s)			Water/Sewer			CCP (1 Story)			Ceramic Tub Alcove			
X	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Public Water			CCP (1 Story)			Vent Fan			
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Public Sewer			CCP (1 Story)			Ceramic Tile Floor			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(8) Basement			Softener, Auto			Water Well			CPP			Ceramic Tile Wains			
X	Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Softener, Manual			1000 Gal Septic			Garages			Public Sewer			Ceramic Tub Alcove		
(3) Roof				(9) Basement Finish			No Plumbing			2000 Gal Septic			Water Well, 50 Feet			Built-Ins			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet			Lump Sum Items:			Appliance Allow.			Fireplaces			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Sink			Notes:			Exterior 1 Story			Local Cost Items			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower			SANITARY SEWER			1			0			
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:			225,619			157,934			
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove			Totals:			225,619			157,934			
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Vent Fan			* 0			230,584						

\*\*\* 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.

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

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

Owner's Name/Address      2024 Est TCV 206,184

KING LARRY  
40315 FIRESTEEL  
STERLING HEIGHTS MI 48313

Improved    X    Vacant      Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description      Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	154.00	1.0076	1.0494	3000	100		206,184
65 Actual Front Feet, 0.23 Total Acres      Total Est. Land Value =								206,184

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
LOT 6 CLAYTON'S HARBOR.  
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	103,100	0	103,100			38,995C
2023	52,100	0	52,100			37,139C
2022	44,400	0	44,400			35,371C
2021	38,100	0	38,100			34,242C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SKOCZYLAS BRETT C	SKOCZYLAS BRETT C & BRITT	1	08/13/2021	QC	09-FAMILY	2021-02773	PROPERTY TRANSFER	0.0				
GLEASON KELLY A ESTATE	SKOCZYLAS BRETT C	166,667	11/09/2020	QC	09-FAMILY	2020-03904	PROPERTY TRANSFER	0.0				
GLEASON MICHAEL M & KELLE	GLEASON KELLY A	0	11/16/2018	QC	09-FAMILY	2018-03790	PROPERTY TRANSFER	0.0				
GLEASON MICHAEL M & KELLE	GLEASON MICHAEL M & KELLE	0	04/30/2008	WD	21-NOT USED/OTHER	2008/1689	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7017 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/06/2016		2016-0141	100%			
Owner's Name/Address		P.R.E. 100% 08/12/2021		MAP #:		2024 Est TCV 562,452 TCV/TFA: 200.88						
SKOCZYLAS BRETT C & BRITTNEY 7017 W REDMAN DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 7 CLAYTON'S HARBOR.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 67' @ 3000/FF 60.00 110.00 1.0280 0.9647 3000 100 178,505								
		Paved Road		60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 178,505								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 4in Concrete 6.97 528 0 0								
		X	Sewer	D/W/P: 3.5 Concrete 6.58 60 0 0								
		X	Electric	Wood Frame 28.83 100 50 1,441								
		X	Gas	Residential Local Cost Land Improvements								
		Curb		Description Rate Size % Good Cash Value								
		Street Lights		LAND IMPROVE 1000 1,000.00 2 95 1,900								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 3,341								
		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				
		Who	When	What	2024	89,300	191,900	281,200			150,858C	
		TPC 05/06/2018 INSPECTED			2023	44,600	183,300	227,900			143,675C	
		TPC 12/27/2017 INSPECTED			2022	42,000	165,200	207,200			136,834C	
		JWV 10/01/2016 INSPECTED			2021	36,000	149,000	185,000		185,000W	132,463C	

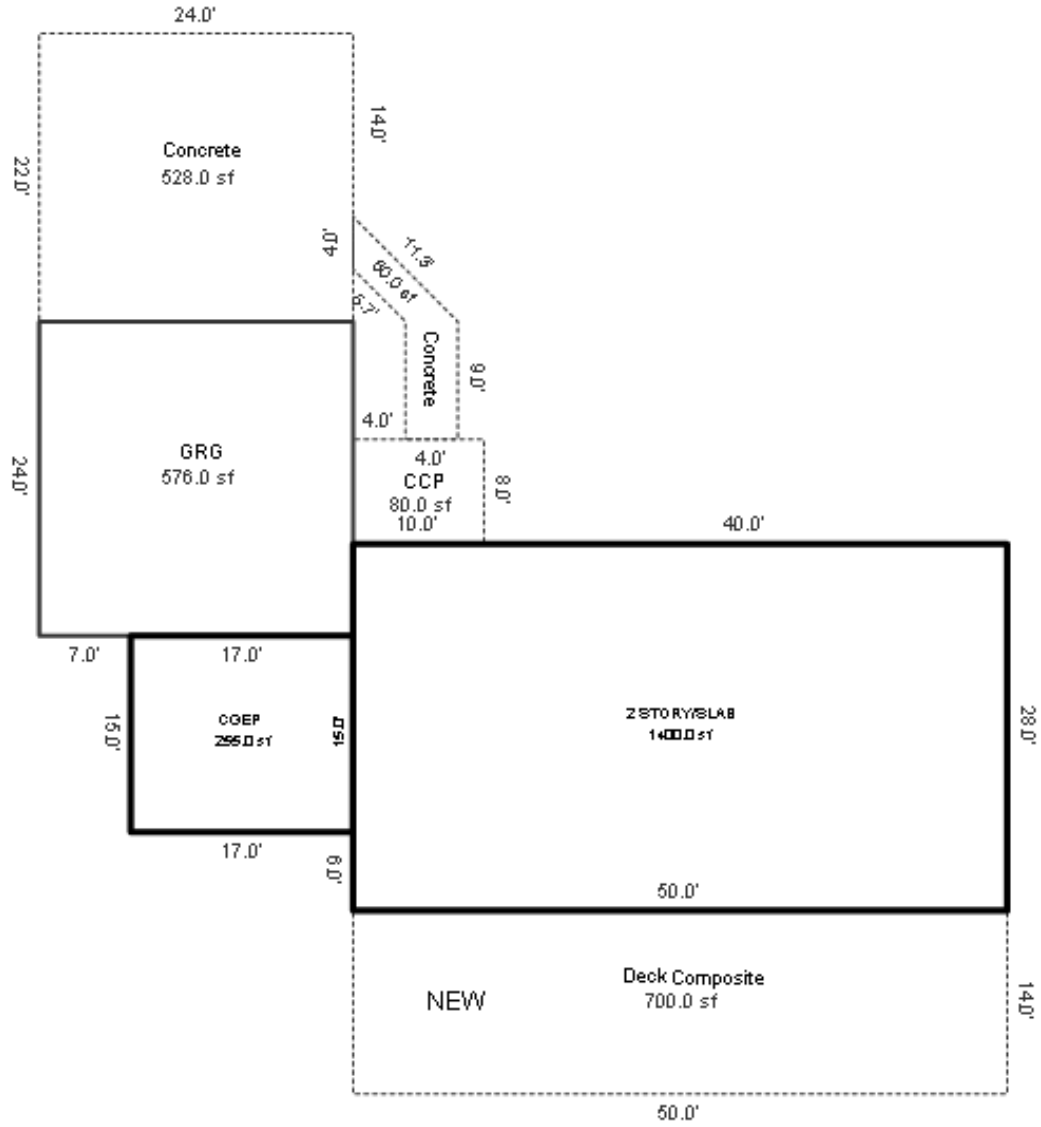
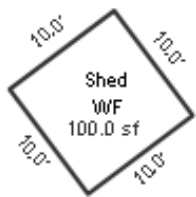


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 80 255 700	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 848 % 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: 2,800 Total Base New : 401,124 Total Depr Cost: 260,689 Estimated T.C.V: 380,606		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																														
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Hot Water Ground Area = 1400 SF Floor Area = 2800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C 5 Blt 1977																																														
Yr Built 1977	Remodeled 1983	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																						
Condition: Average		Size of Closets		Lg	X	Ord		Small	150			Amps Service			2 Story			Siding		Slab		1,400		Total: 319,473 207,616																																					
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Porches			Deck			Garages																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing			Average Fixture(s)			CCP (1 Story)			CGEP (1 Story)			Treated Wood			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			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												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	1			Average Fixture(s)			3			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0			1			Public Water			1			Public Sewer			1			Water Well, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
X	Many Avg. Few	X	Avg.	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0			1			Public Water			1			Public Sewer			1			Water Well, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water			1			Public Sewer			1			Water Well, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																					
(3) Roof		(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, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water			1			Public Sewer			1			Water Well, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																					
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water			1			Public Sewer			1			Water Well, 100 Feet			Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			Local Cost 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.
CORRIGAN TERRY	CORRIGAN MICHELLE	0	08/23/2022	QC	09-FAMILY	2022-02695	DEED	0.0
CORRIGAN MICHELLE L	CORRIGAN TERRY D	0	02/08/2007	OTH	09-FAMILY	2007/554	DEED	0.0
		206,000	09/01/1999	WD	03-ARM'S LENGTH	331:277	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6999 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
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CORRIGAN MICHELLE 6999 W REDMAN DRIVE LAKE CITY MI 49651	2024 Est TCV 418,194 TCV/TFA: 274.41
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X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

X	Dirt Road		45.00	104.00	1.1046 0.9513	3000 100	141,859
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
45 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =	141,859

Tax Description		Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.		D/W/P: 4in Concrete	6.97	893 50	3,112
Comments/Influences		D/W/P: 4in Concrete	6.97	224 50	780
21100467 \$289,900 5/11		Wood Frame	27.00	144 50	1,944
Total Estimated Land Improvements True Cash Value =					5,836

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

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

2024	70,900	138,200	209,100			152,170C
2023	35,800	141,800	177,600			144,924C
2022	34,300	127,700	162,000			138,023C
2021	29,400	124,900	154,300			133,614C

Who	When	What
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TPC 07/21/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 05/04/2016	INSPECTED	

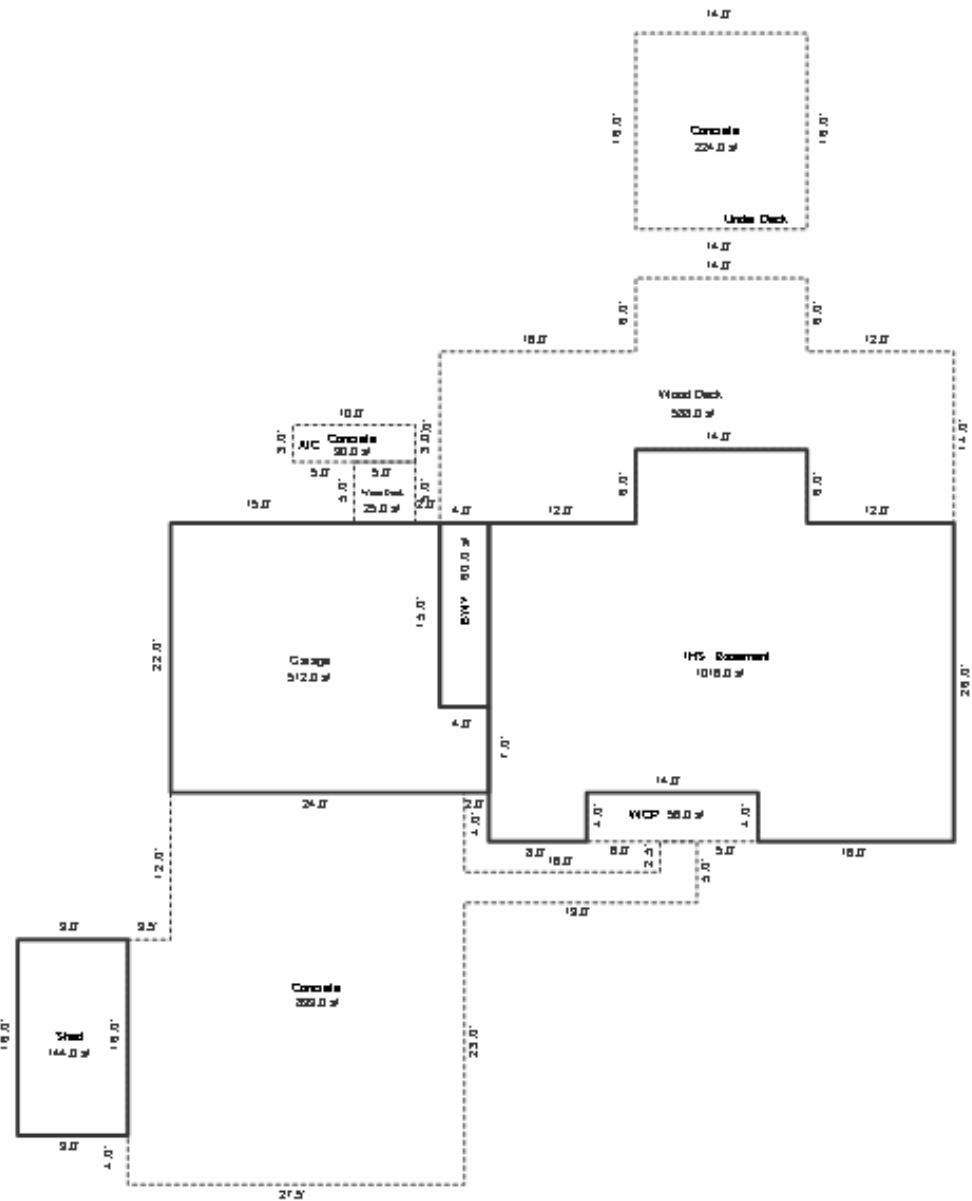


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 588 25 60	Type WCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1987 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: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1987		Remodeled 0			(12) Electric												
Condition: Average		Ex	X	Ord			Min	150	Amps Service								
Room List		Doors		Solid	X	H.C.		No./Qual. of Fixtures									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		Lg	X	Ord		Small		Ex.	X	Ord.		Min					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets												
X					Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small		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												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat		600 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 512 22,927 14,903 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798												
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Chimney:																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status																	
6989 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 384,905 TCV/TFA: 234.98																			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																					
BYRSKI EDWARD J 5423 W COLDWATER ROAD FLINT MI 48504		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value																					
Tax Description		X Dirt Road		B 67' @ 3000/FF 45.00 122.00 1.1046 0.9900 3000 100		45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 147,635																					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 9 CLAYTON'S HARBOR.		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value																					
Comments/Influences		X Paved Road		D/W/P: 4in Concrete 6.97 336 0 0		D/W/P: 4in Concrete 6.97 214 0 0																					
		X Storm Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value																					
		X Sidewalk		LAND IMPROVE 2500 2,500.00 1 95 2,375		Total Estimated Land Improvements True Cash Value = 2,375																					
		X Water		Topography of Site		Level		Rolling																			
		X Sewer		X High		Swamp		Wooded																			
		X Electric		Pond		X Waterfront		Ravine		Wetland		Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Gas		Who		When		What		2024		73,800		118,700		192,500						85,050C					
		X Curb		JWV 06/18/2018 INSPECTED		2023		37,600		113,300		150,900										81,000C					
		X Street Lights		TPC 12/27/2017 INSPECTED		2022		34,300		102,200		136,500										77,143C					
		X Standard Utilities		TPC 02/07/2012 INSPECTED		2021		29,400		92,200		121,600										74,679C					
		X Underground Utils.																									

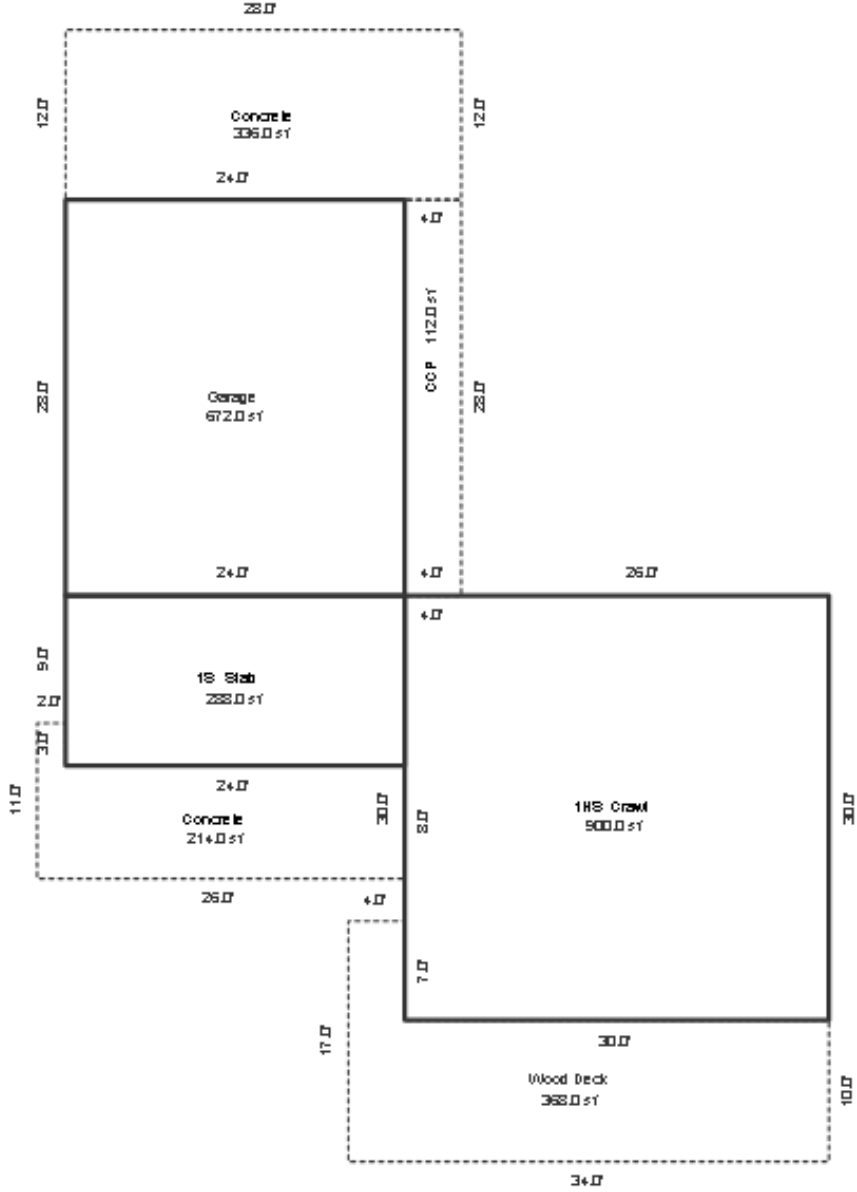
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 368	Type CCP (1 Story) Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																														
Building Style: 1.5S																																							
Yr Built 1977	Remodeled 0	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 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200		Amps Service																											
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1977																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Forced Air w/ Ducts Ground Area = 1188 SF Floor Area = 1638 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>900</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>190,432</td> <td>123,782</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	900			1 Story	Siding	Slab	288			Total:				190,432	123,782
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.5 Story	Siding	Crawl Space	900																																				
1 Story	Siding	Slab	288																																				
Total:				190,432	123,782																																		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 900 S.F. Slab: 288 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments																												
X	Many Avg. Few	X	Large Avg. Small							Plumbing		Average Fixture(s)		1		1,476		959																					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches		CCP (1 Story)		112		3,118		2,027																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish						Deck		Treated Wood		368		6,179		4,016																				
(3) Roof											Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		672		27,660		17,979																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Door Opener		1		547		356																					
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer		Public Sewer		1		1,494		971																				
Chimney: Brick											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																				
											Local Cost Items		SANITARY SEWER		1		0		0																				
<<<<< 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
6979 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST	Reroof	05/25/2006	20060123	100%	

Owner's Name/Address	MAP #:	2024 Est TCV 417,368 TCV/TFA: 235.00
PRYBULA KORNELIA TRUST 5018 ESTELLA LANE UTICA MI 48316		

X Improved    Vacant    Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	124.00	1.0759	0.9940	3000	100		160,425
50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		160,425

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description	D/W/P: 3.5 Concrete	6.58	476	0	0

Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
Description	LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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



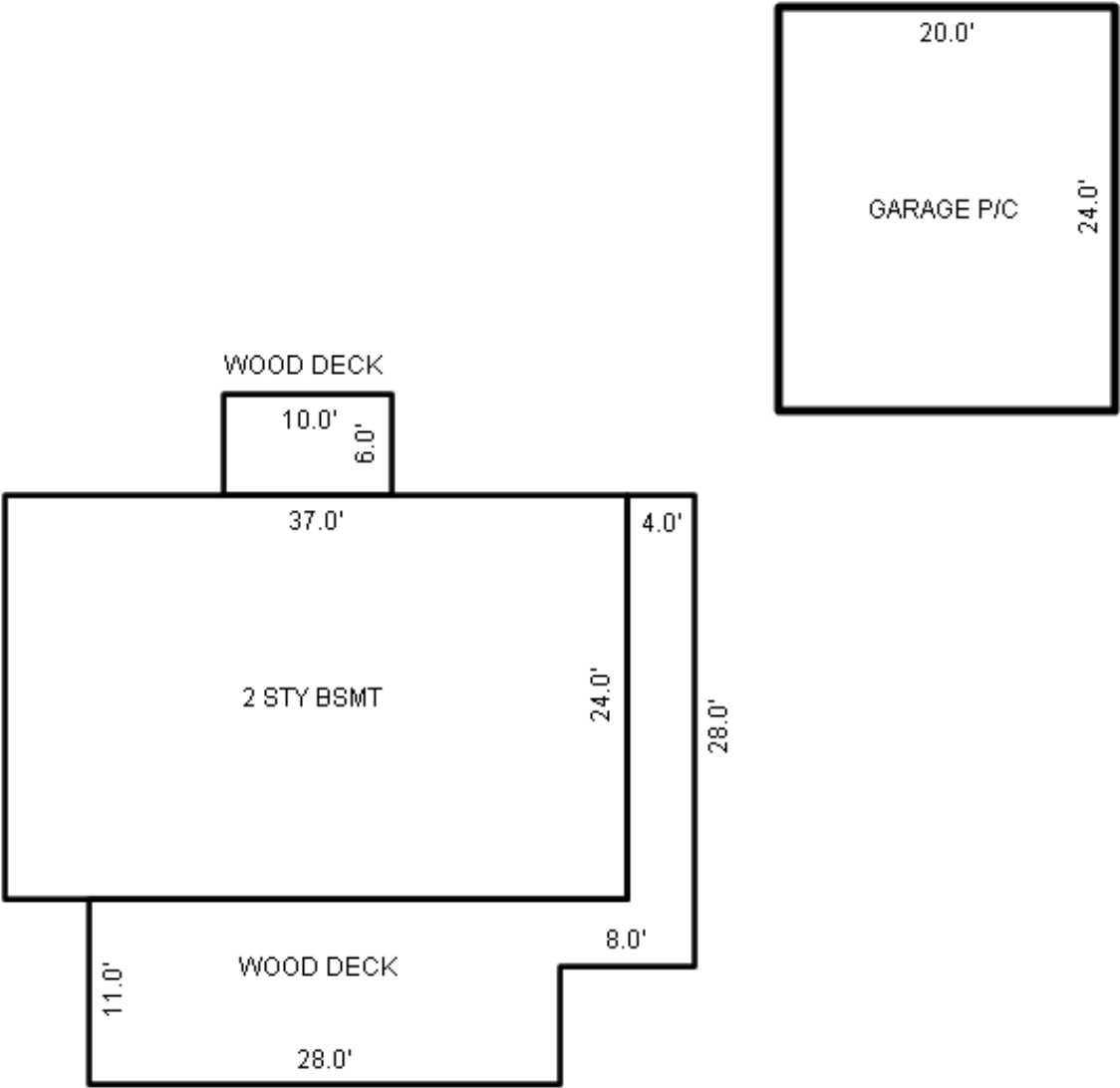
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,200	128,500	208,700			100,791C
2023	40,600	122,700	163,300			95,992C
2022	37,000	110,600	147,600			91,421C
2021	31,700	99,800	131,500			88,501C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 436	Type WPP 60 Treated Wood	Year Built: 1987 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,776 Total Base New : 272,239 Total Depr Cost: 174,379 Estimated T.C.V: 254,593			E.C.F. X 1.460		Bsmnt Garage:				
Building Style: 2S		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1973		Carport Area: Roof:				
Yr Built 1973	Remodeled 1988	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			Plumbing			Total: 216,977 141,034						
Room List		Doors	Solid X	H.C.	(13) Plumbing			Other Additions/Adjustments			Recreation Room 888 17,165 8,582					
	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			Basement, Outside Entrance, Below Grade 2 5,119 3,327						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,476 959						
(2) Windows		(8) Basement		Lump Sum Items:			Water/Sewer			Porches						
	Many X Large Avg. Avg. X Few Small	Basement: 888 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well			Public Sewer Water Well, 50 Feet			WPP 436 7,325 4,761						
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			Deck						
(3) Roof		888 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Appliance Allow.			Treated Wood 60 1,958 1,273						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Local Cost Items			Garages					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			SANITARY SEWER			Class: C Exterior: Pole (Unfinished) Base Cost 480 14,726 9,572 Door Opener 1 547 356						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals: 272,239 174,379		*				
ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCVC: 254,593																

\*\*\* 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.
QUIACHON ERNESTO B & ROSA	PARMER KEITH D	427,500	05/21/2021	WD	03-ARM'S LENGTH	2021-01873	PROPERTY TRANSFER	100.0
QUIACHON ERNESTO B & ROSA	QUIACHON ERNESTO B & ROSA	0	06/24/2015	WD	09-FAMILY	2015-02462	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6969 W REDMAN DR						
Owner's Name/Address	P.R.E. 100% 05/17/2022					
PARMER KEITH D 6969 W REDMAN DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 457,641 TCV/TFA: 298.33					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.	X	Dirt Road		B 67' @ 3000/FF	50.00	150.00	1.0759 1.0425	3000 100	168,244
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value = 168,244

H.S REMOVED PER STATE RECISSION NOTICE 5-14-97	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Electric	D/W/P: 3.5 Concrete	6.58	1010	79	5,250
	X	Gas	Total Estimated Land Improvements True Cash Value = 5,250				

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



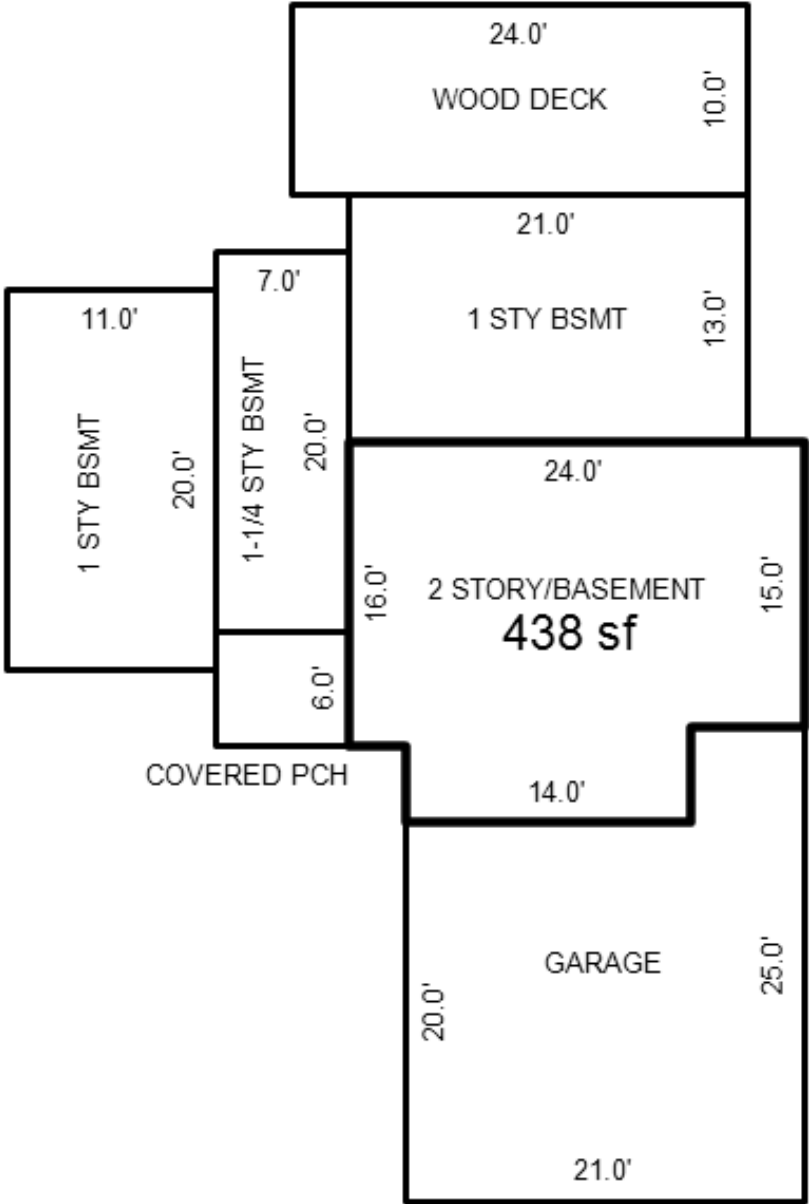
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	84,100	144,700	228,800			188,196C
2023	43,000	148,500	191,500			179,235C
2022	37,000	133,700	170,700			170,700S
2021	31,700	115,200	146,900			114,003C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 42 240	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 455 % 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: 1,534 Total Base New : 299,428 Total Depr Cost: 194,621 Estimated T.C.V: 284,147		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord Min		Condition: Average	
Yr Built 1989	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1989				
Room List		Doors	Solid	X	H.C.	(12) Electric			Ground Area = 1066 SF Floor Area = 1534 SF.							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			(13) Plumbing			1 Story Siding Basement 220						
(2) Windows		(7) Excavation		Average Fixture(s)			1.25 Story Siding Basement 140			1 Story Siding Basement 273						
X	Many Avg. Few	X	Large Avg. Small	3			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Basement 433			Total: 212,595 138,180			
X	Wood Sash	Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Other Additions/Adjustments			Basement Living Area 886 31,772 20,652						
X	Metal Sash	(8) Basement		1			Basement, Outside Entrance, Below Grade			1 2,560 1,664						
X	Vinyl Sash	Conc. Block Poured Conc. Stone		1			Plumbing			Average Fixture(s) 1 1,476 959						
X	Double Hung	Treated Wood Concrete Floor		1			3 Fixture Bath			2 9,291 6,039						
X	Horiz. Slide Casement	(9) Basement Finish		1			Porches			CCP (1 Story) 42 1,312 853						
X	Double Glass	(10) Floor Support		1			Deck			Treated Wood 240 4,670 3,035						
X	Patio Doors	Joists: Unsupported Len: Cntr.Sup:		1			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Base Cost 455 21,176 13,764						
(3) Roof		886		1			Public Sewer			Common Wall: 1 Wall 1 -2,686 -1,746						
X	Gable Hip Flat	Gambrel Mansard Shed		1			Water Well			Door Opener 1 547 356						
X	Asphalt Shingle	(14) Water/Sewer		1			1000 Gal Septic			Water/Sewer						
Chimney: Metal		Lump Sum Items:		1			2000 Gal Septic			Public Sewer 1 1,494 971						
				1						Water Well, 100 Feet 1 5,808 3,775						
<p>Build-Ins                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOLICKER TIMOTHY & MELIS	STOLICKER TIMOTHY & MELIS	0	05/12/2021	QC	09-FAMILY	2021-01729	PROPERTY TRANSFER	0.0
BOWE JAMES P & STELLA L	STOLICKER TIMOTHY & MELIS	328,000	11/07/2014	WD	03-ARM'S LENGTH	2014-03755	PROPERTY TRANSFER	100.0
BOWE JAMES P & STELLA L	BOWE JAMES P & STELLA L	0	02/10/2014	QC	09-FAMILY	2014-00514	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6959 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	02/23/2005	20050022	Complete

Owner's Name/Address	MAP #:
STOLICKER TIMOTHY & MELISSA 6121 GREEN RD HASLETT MI 48840	2024 Est TCV 608,015 TCV/TFA: 272.04

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	182.00	1.0759	1.0941	3000	100		176,577
50 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =		176,577

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 12 CLAYTON'S HARBOR.					

Comments/Influences		Residential Local Cost Land Improvements			
Description	Rate	Size	% Good	Cash Value	
734-591-0288					
X Sewer					
X Electric					
X Gas					
LAND IMPROVE 2500		2,500.00	1 95	2,375	
Total Estimated Land Improvements True Cash Value =				2,375	

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



Who	When	What	2024	2023	2022	2021
			88,300	45,600	37,000	31,700
			215,700	205,900	185,600	167,400
			304,000	251,500	222,600	199,100
			195,105C	185,815C	176,967C	171,314C

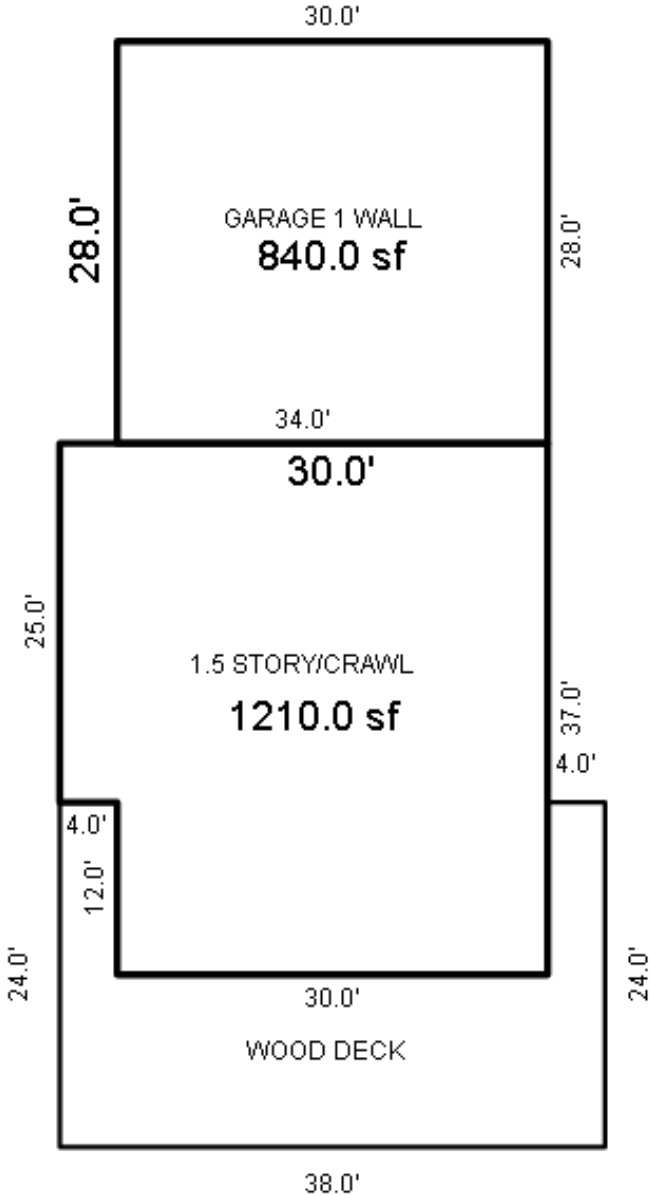
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 552	Type WPP	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		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		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 2005		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		200	Amps Service						
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1210 SF Floor Area = 2235 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)			1.5 Story	Siding	Crawl Space	1,210		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1210 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	1	2 Fixture Bath			1 Story	Siding	Overhang	420		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1	Separate Shower			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 2 Fixture Bath 1 3,108 2,642 Separate Shower 1 1,360 1,156 Porches WPP 552 9,240 7,854 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 840 39,186 33,308 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 2 1,093 929 Water/Sewer Public Sewer 1 1,494 1,270 Water Well, 100 Feet 1 5,808 4,937 Built-Ins Appliance Allow. 1 2,766 2,351 Fireplaces Exterior 1 Story 1 6,513 5,536 Raised Hearth 1 443 377					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1210 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	Separate Shower			Total: 271,274 230,598					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	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											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ISHAM GERALD R	ISHAM IRIS IRENE	0	04/20/2019	QC	09-FAMILY	2019-02066	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
104 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ISHAM IRIS IRENE 1729 BUCKINGHAM AVE LINCOLN PARK MI 48146	MAP #:					
	2024 Est TCV 356,091 TCV/TFA: 299.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.	X		Dirt Road	45.00	222.64	171,593
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.			

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		28.00	120	50	1,680
Residential Local Cost Land Improvements					
Description					
LAND IMPROVE 2500		2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =					4,030

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	85,800	92,200	178,000			78,507C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD	2021	28,500	71,700	100,200			68,935C



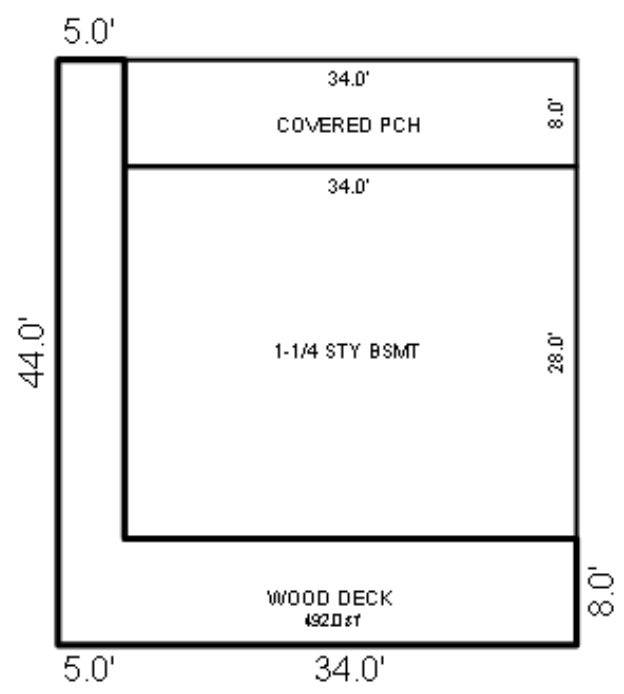
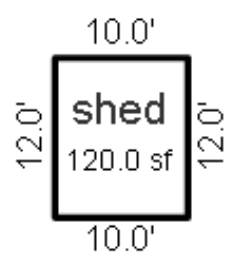
Who	When	What	2024	85,800	92,200	178,000		78,507C
			2023	45,000	88,100	133,100		74,769C
			2022	33,300	79,500	112,800		71,209C
			2021	28,500	71,700	100,200		68,935C

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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 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							272 492	WCP (1 Story) Treated Wood					
Building Style: 1.25S																		
Yr Built 1977	Remodeled 0			Ex X Ord Min														
Condition: Average				Size of Closets Lg X Ord Small														
Room List		Doors		Solid X H.C.			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 1190 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas					Cls C Blt 1977			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 952 Total: 164,798 107,118								
(2) Windows		(7) Excavation		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Porches WCP (1 Story) 272 9,476 6,159 Deck Treated Wood 492 7,473 4,857 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								
X	Many Avg. X Large Avg. Few Small																	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
Chimney: Block																		
Totals:															190,169		123,608	
Notes:															ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		180,468	

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



\*\*\* 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 MARK TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 97,139											
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
PIEKACZ KENNETH L & WEBER LISA M 5375 WRIGHT DR TROY MI 48098		Public Improvements		* Factors *		EFF: PIE SHAPE ~ 108X35													
Tax Description		Dirt Road		Description		Frontage		Depth		* Factors *		Rate %Adj. Reason		Value					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.		X Gravel Road		D 67' @ 2800/FF		59.33		138.02		1.0000L0.5847		2800 100		97,139					
Comments/Influences		X Paved Road		0.19 Total Acres		Total Est. Land Value =		97,139											
PIE SHAPED APPROX 107X35 & ALONG ROAD RE, MOVED +5 FOR ROAD REDUCED SIZE & SHAPE -40 TO -20 BIG LOT..SHOULD NOT BE WORTH LESS THAN ADJACENT SMALLER LOTS		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																			
X Pond																			
X Waterfront																			
X Ravine																			
X Wetland																			
X Flood Plain																			
X Private Road																			
Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		2024		48,600		0		48,600								24,993C			
		2023		36,700		0		36,700								23,803C			
		2022		28,400		0		28,400								22,670C			
		2021		30,000		0		30,000								21,946C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2023		INSPECTED		2023		36,700		0		36,700				23,803C			
		TPC 05/06/2018		INSPECTED		2022		28,400		0		28,400				22,670C			
		TPC 12/27/2017		INSPECTED		2021		30,000		0		30,000				21,946C			



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKINNON DONALD & MARILYN	JUZSWIK DAVID L & SUSAN D	899,900	07/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01877	PROPERTY TRANSFER	100.0
CARTMILL RICHARD & CYNTHI	MCKINNON DONALD J & MARIL	100,000	07/07/2023	WD	16-LC PAYOFF	2023-01875	DEED	0.0
		100,000	05/01/1995	LC	03-ARM'S LENGTH	299:660	DEED	0.0

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

Owner's Name/Address	MAP #:					
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JUZSWIK DAVID L & SUSAN D 3130 RAVINEWOOD DR COMMERCE TOWNSHIP MI 48382	2024 Est TCV 703,891 TCV/TFA: 269.79					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	85.00	110.00	0.9422	0.9647	3000	100		231,794
85 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 231,794

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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Description	D/W/P: 4in Ren. Conc.	8.18	1625	50	6,646
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Description	D/W/P: Brick on Sand	18.02	275	50	2,478
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Total Estimated Land Improvements True Cash Value =					9,124
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X Sewer					
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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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	115,900	236,000	351,900			351,900S
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X Rolling	2023	56,900	213,600	270,500			175,240C
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X Low	2022	53,600	192,600	246,200			166,896C
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High	2021	45,900	173,700	219,600			161,565C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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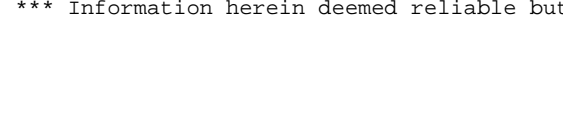
X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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X PRIVATE RD							
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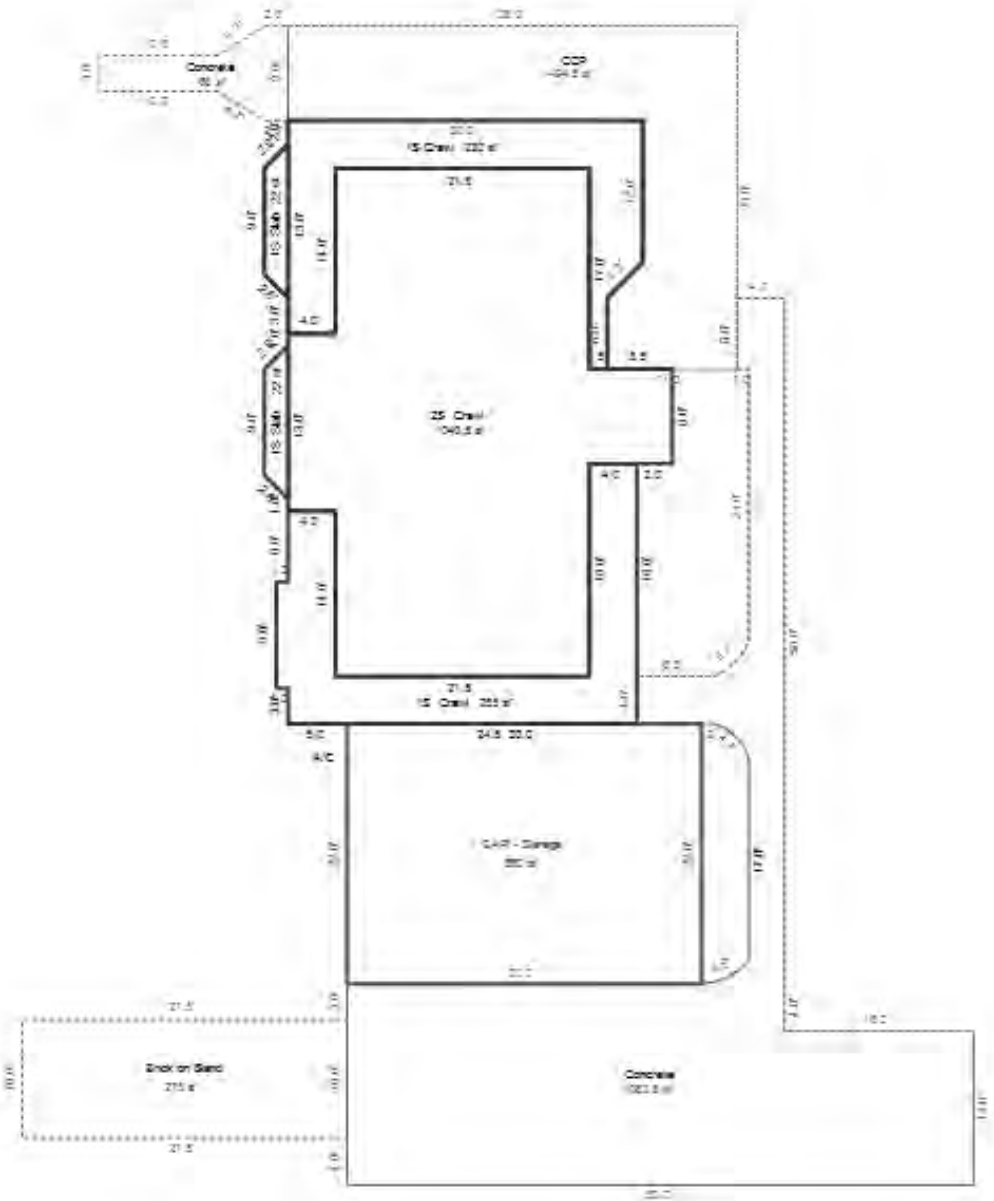
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	06/12/2023	INSPECTED	2023	56,900	213,600	270,500			175,240C
TPC	04/30/2021	INSPECTED	2022	53,600	192,600	246,200			166,896C
TPC	12/27/2017	INSPECTED	2021	45,900	173,700	219,600			161,565C

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

Building Type		(3) Roof (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 1 Wood Stove Direct-Vented Ga	Area 494	Type CCP (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?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																																						
Building Style: 1.75S		Trim & Decoration			Size of Closets																																							
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min																																						
Condition: Average		Doors			Lg	Ord	Small																																					
Room List		Doors			Solid	H.C.																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																							
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall			Ex. X Ord. Min																																							
(2) Windows		(7) Excavation			No. of Elec. Outlets																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1525 S.F. Slab: 44 S.F. Height to Joists: 0.0			Many X Ave. Few																																					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing																																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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																																							
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 Cls C 10 Blt 1997 (11) Heating System: Forced Heat & Cool Ground Area = 1569 SF Floor Area = 2609 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>485</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>44</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>326,796</td> <td>261,465</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 248 4,263 3,410 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 Porches CCP (1 Story) 494 12,073 9,658 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 660 32,960 26,368 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 2 1,093 874 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,040			1 Story	Siding	Crawl Space	485			1 Story	Siding	Slab	44			Total:				326,796	261,465
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
2 Story	Siding	Crawl Space	1,040																																									
1 Story	Siding	Crawl Space	485																																									
1 Story	Siding	Slab	44																																									
Total:				326,796	261,465																																							

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKINNON DONALD & MARILYN	JUZSWIK DAVID L & SUSAN D	899,900	07/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01877	PROPERTY TRANSFER	100.0
CARTMILL RICHARD & CYNTHI	MCKINNON DONALD J & MARIL	100,000	07/07/2023	WD	16-LC PAYOFF	2023-01875	DEED	100.0

Property Address: S MARK TRL  
 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: JUZSWIK DAVID L & SUSAN D  
 3130 RAVINEWOOD DR  
 COMMERCE TOWNSHIP MI 48382  
 2024 Est TCV 179,706

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	85.00	102.00	0.9422	L0.7479	3000	100		179,706
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	0.20 Total Acres Total Est. Land Value =								179,706

Tax Description: . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 16 CLAYTON'S HARBOR.  
 Comments/Influences:



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Topography of Site

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	89,900	0	89,900			89,900S
2023	55,600	0	55,600			39,846C
2022	53,600	0	53,600			37,949C
2021	45,900	0	45,900			36,737C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JOANNE E	JENKINS JOANNE E TRUST	0	09/18/2013	QC	21-NOT USED/OTHER	2013-03961 QD	DEED	0.0
JENKINS DAVID F & JOANNE	JENKINS JOANNE E	0	04/15/1999	AFF	07-DEATH CERTIFICATE	2013-03960 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
133 S MARK TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
JENKINS JOANNE E TRUST 4909 HIDDEN PINES COURT MIDLAND MI 48640	P.R.E. 100% 07/25/1994					
	MAP #:					
	2024 Est TCV 516,918 TCV/TFA: 260.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.	X			B 67' @ 3000/FF	65.00	139.00	1.0076	1.0228	3000	100		200,968
				65 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =		200,968

Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value	
							Residential Local Cost Land Improvements
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	6.58	480	0	
	X	Sewer	Wood Frame	29.53	96	50	
	X	Electric	Residential Local Cost Land Improvements				1,417
	X	Gas	Description	Rate	Size	% Good	Cash Value
		Curb	LAND IMPROVE 2500	2,500.00	1	94	2,350
		Street Lights	Total Estimated Land Improvements True Cash Value =				3,767



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

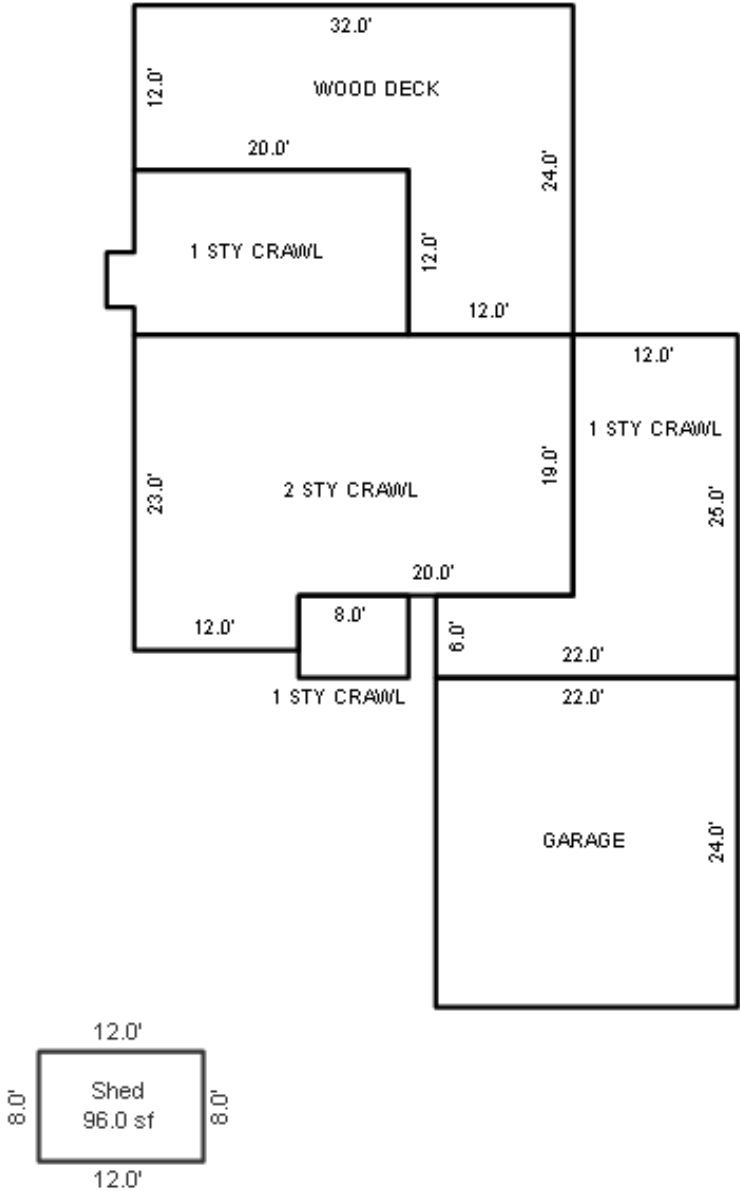
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,500	158,000	258,500			127,882C
2023	50,500	150,900	201,400			121,793C
2022	44,400	136,000	180,400			115,994C
2021	38,100	122,600	160,700			112,289C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 528	Type Treated Wood	Year Built: 1990 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,985 Total Base New : 285,102 Total Depr Cost: 213,824 Estimated T.C.V: 312,183		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets								
Yr Built 1989	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures											
Condition: Average			Lg	X	Ord		Small	No. of Elec. Outlets											
Room List		Doors		Solid	X		H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1329 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 = 1329 SF Floor Area = 1985 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C Blt 1989				
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			Many X Ave. Few										
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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						
X	Horiz. Slide Casement	Conc. Block Poured Conc. Stone		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 Story Siding Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Siding Crawl Space 656 1 Story Siding Siding Crawl Space 250 1 Story Siding Siding Crawl Space 48 1 Story Siding Siding Crawl Space 375									
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		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			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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			Deck								
X	Asphalt Shingle	Treated Wood Concrete Floor		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			Treated Wood									
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages									
		Joists: Unsupported Len: Cntr.Sup:		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			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
		Lump Sum Items:		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			Base Cost									
		Public Water		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			Door Opener									
		Public Sewer		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			Water/Sewer									
		Water Well, 100 Feet		Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer									
		Built-Ins		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			Water Well, 100 Feet									
		Appliance Allow.		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			Built-Ins									
		Fireplaces		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			Appliance Allow.									
		Exterior 2 Story		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			Fireplaces									
		Local Cost Items		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			Exterior 2 Story									
		SANITARY SEWER		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			Local Cost Items									
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		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			SANITARY SEWER									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JOANNE E	JENKINS MARK A	1	09/18/2013	QC	09-FAMILY	2013-03595 QD	DEED	0.0
		110,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1022	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
129 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		New House	05/18/2023	2023-0166	60%

Owner's Name/Address	MAP #:
JENKINS MARK A 133 S MARK TRL LAKE CITY MI 49651	2024 Est TCV 486,964 TCV/TFA: 211.36

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 18 CLAYTON'S HARBOR.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 67' @ 3000/FF	70.00	148.00	0.9891	1.0390	3000	100		215,813	
Gravel Road	70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =	215,813

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	8.18	288	50	1,178
Total Estimated Land Improvements True Cash Value =					1,178

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



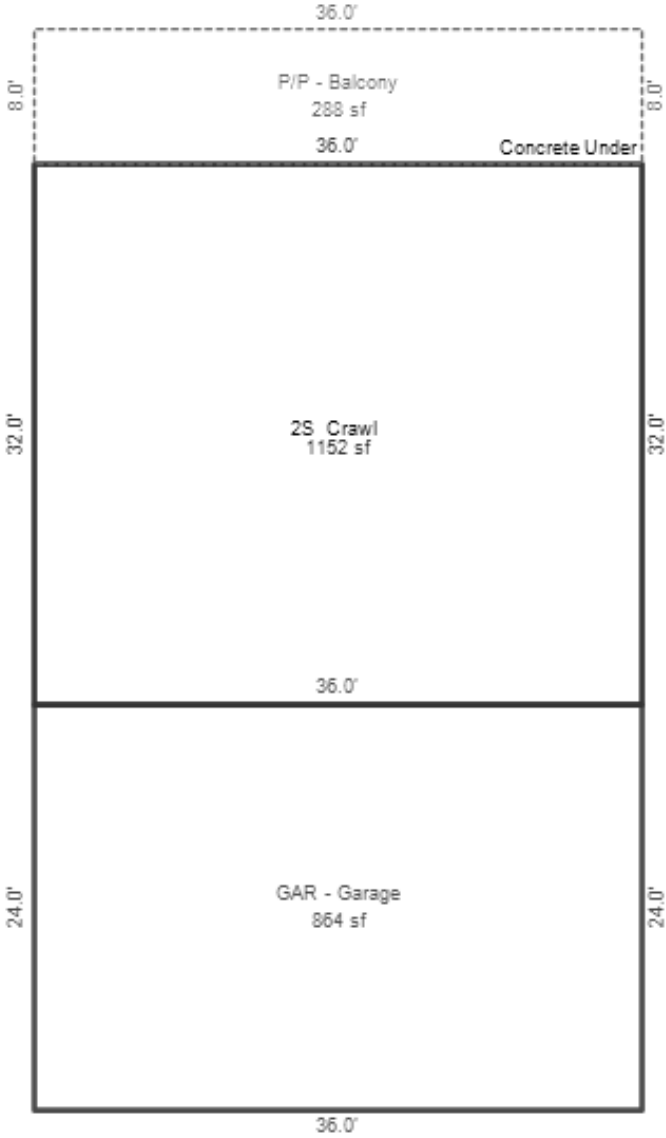
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	107,900	135,600	243,500			177,589C
2023	54,200	0	54,200			39,133C
2022	46,800	0	46,800			37,270C
2021	40,100	0	40,100			36,080C

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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 288	Type WPP	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																															
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 1 Floor Area: 2,304 Total Base New : 311,301 Total Depr Cost: 308,188 Estimated T.C.V: 449,954		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																
Building Style: 2S		Drywall Paneled	Plaster Wood T&G																																																																																												
Yr Built 2024		Remodeled 0	Ex		Ord	Min																																																																																									
Condition: Average Part. Construct.: 60%		Size of Closets																																																																																													
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			No./Qual. of Fixtures		Ex.		Ord.		Min																																																																														
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchen: Other: Other:			0 Amps Service																																																																																										
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few																																																																																	
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish																																																																																	
(2) Windows		Many Avg. Few			Large Avg. Small			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																														
(3) Roof		X Gable Hip Flat			Gambrel Mansard Shed			X Asphalt Shingle			Chimney:			Lump Sum Items:																																																																																	
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 2304 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,152</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>253,929</td> <td>251,391</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>1,476</td> <td>1,461</td> </tr> <tr> <td>2</td> <td>3 Fixture Bath</td> <td>9,291</td> <td>9,198</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td></td> <td>WPP</td> <td>5,060</td> <td>5,009</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>29,817</td> <td>29,519</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>-2,219</td> <td>-2,197</td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1,093</td> <td>1,082</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td>1,494</td> <td>1,479</td> </tr> <tr> <td></td> <td>Water Well, 150 Feet</td> <td>8,594</td> <td>8,508</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>2,766</td> <td>2,738</td> </tr> <tr> <td colspan="4">Totals: 311,301 308,188</td> </tr> </tbody> </table> Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 449,954 60% Completed => Est. True Cash Value 2024 =														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,152			Total:				253,929	251,391	Average Fixture(s)		Cost		1	Average Fixture(s)	1,476	1,461	2	3 Fixture Bath	9,291	9,198	Porches					WPP	5,060	5,009	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	29,817	29,519		Common Wall: 1 Wall	-2,219	-2,197		Door Opener	1,093	1,082	Water/Sewer					Public Sewer	1,494	1,479		Water Well, 150 Feet	8,594	8,508	Built-Ins					Appliance Allow.	2,766	2,738	Totals: 311,301 308,188			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRILL DONALD L & CATHY A	DONOFRIO DAVID & JENNIFER	262,500	07/21/2017	WD	03-ARM'S LENGTH	2017-02259	PROPERTY TRANSFER	100.0
WYNGARDEN KAREN L	GRILL DONALD L & CATHY A	230,000	04/27/2015	WD	03-ARM'S LENGTH	2015-01583	PROPERTY TRANSFER	100.0
WYNGARDEN JAMES F & KAREN	WYNGARDEN KAREN L	0	09/09/2014	AFF	07-DEATH CERTIFICATE	2014-03291	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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125 S MARK TRL	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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DONOFRIO DAVID & JENNIFER 125 S MARK TRL LAKE CITY MI 49651	2024 Est TCV 481,013 TCV/TFA: 270.84					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH 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 67' @ 3000/FF	65.00	141.00	1.0076	1.0265	3000	100		201,687
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	65 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	201,687
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	Land Improvement Cost Estimates								
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	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
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	Total Estimated Land Improvements True Cash Value =				940
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	Topography of Site				
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X Level					
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	Rolling				
--	---------	--	--	--	--

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

X High					
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	Landscaped				
--	------------	--	--	--	--

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

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

	Pond				
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X Waterfront					
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	Ravine				
--	--------	--	--	--	--

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

	Flood Plain				
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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	100,800	139,700	240,500			145,924C
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	2023	50,800	133,300	184,100			138,976C
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	2022	44,400	120,200	164,600		164,600W	132,359C
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	2021	38,100	108,300	146,400			128,131C
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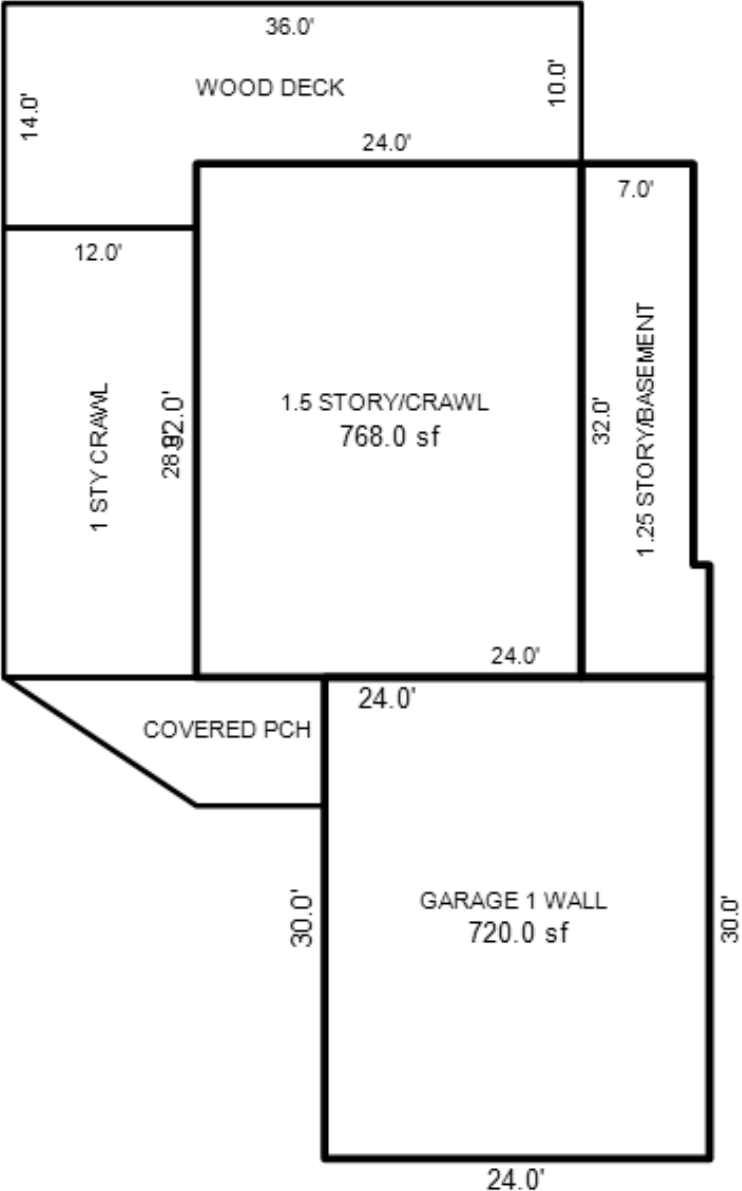


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Direct-Vented Ga	Area 112 408	Type CCP (1 Story) Treated Wood	Year Built: 1993 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,776 Total Base New : 293,349 Total Depr Cost: 190,675 Estimated T.C.V: 278,386		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	Remodeled 2000	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1984			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1334 SF Floor Area = 1776 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		(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	(6) Ceilings		No. of Elec. Outlets			X			1.5 Story Siding Crawl Space 768					
	Insulation	(7) Excavation		Average Fixture(s)			X			1 Story Siding Crawl Space 336					
(2) Windows		Basement: 230 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			X			1.25 Story Siding Basement 230		Total:		233,317 151,654	
X	Many Avg. Few	X	Large Avg. Small	Softener, Auto 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			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			X			Plumbing					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath			X			Solar Water Heat					
(3) Roof		(9) Basement Finish		Extra Toilet			X			Porches					
X	Gable Hip Flat	X	Gambrel Mansard Shed	Extra Sink			X			CCP (1 Story)					
X	Asphalt Shingle	(10) Floor Support		Separate Shower			X			Deck					
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor			X			Treated Wood					
				Ceramic Tile Wains			X			Garages					
				Ceramic Tub Alcove			X			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
				Vent Fan			X			Base Cost					
				(14) Water/Sewer			X			Door Opener					
				Public Water			X			Water/Sewer					
				Public Sewer			X			Public Sewer					
				Water Well			X			Water Well, 50 Feet					
				1000 Gal Septic			X			Built-Ins					
				2000 Gal Septic			X			Appliance Allow.					
				Lump Sum Items:			X			Fireplaces					
							X			Direct-Vented Gas					
							X			Local Cost Items					
							X			<<<<< 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.
ZIMMERMAN MELVIN D & MARC	UTECH KEITH & MEGHAN	320,000	08/03/2017	WD	03-ARM'S LENGTH	2017-02419	PROPERTY TRANSFER	100.0
		85,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1240	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
121 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		New House	10/30/2003	20030424	Complete

Owner's Name/Address	P.R.E. 100% 08/08/2017
UTECH KEITH & MEGHAN 121 S MARK TRAIL Lake City MI 49651	MAP #: 2024 Est TCV 547,602 TCV/TFA: 285.21

	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	134.00	0.9891	1.0135	3000	100		210,518
70 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =		210,518

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Land Improvement Cost Estimates					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.		Description	Rate	Size	% Good	Cash Value	

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

		LAND IMPROVE 2500					
		2,500.00		1	94	2,350	
		Total Estimated Land Improvements True Cash Value = 2,350					

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

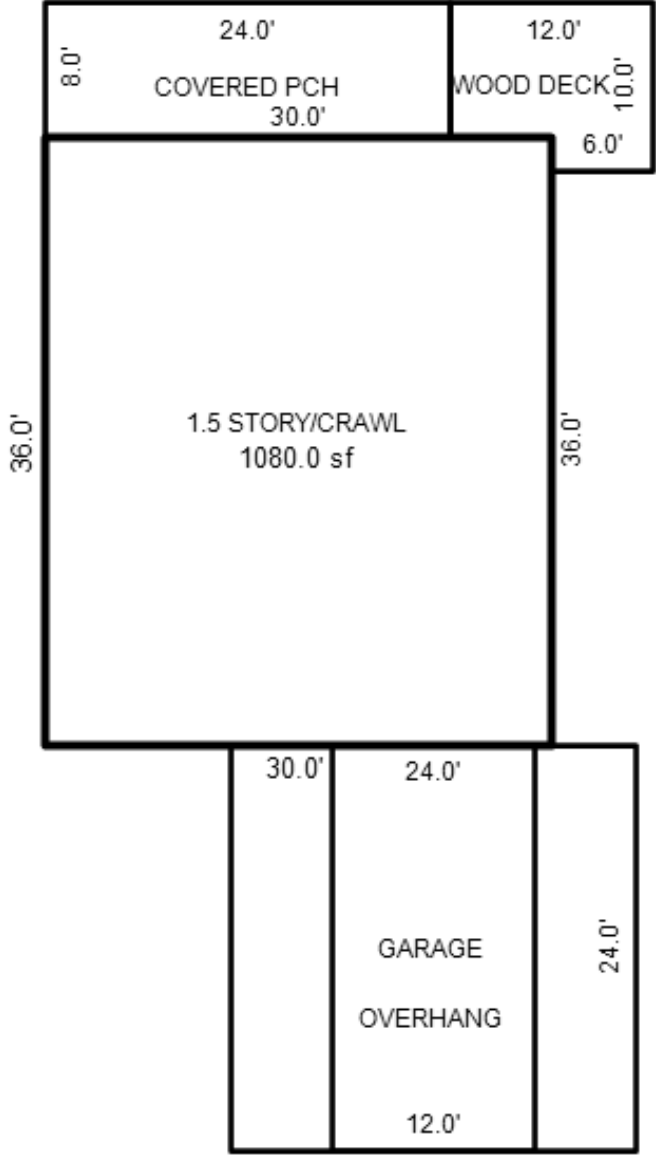
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,300	168,500	273,800			183,882C
2023	52,700	170,900	223,600			175,126C
2022	46,800	154,100	200,900			166,787C
2021	40,100	138,900	179,000			161,459C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 192	Type WCP (1 Story) Treated Wood 60	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal 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											
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 1,920 Total Base New : 286,587 Total Depr Cost: 229,270 Estimated T.C.V: 334,734		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1920 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Condition: Average		Size of Closets		Lg			X	Ord		Small	0 Amps Service			Cls C 5 Blt 2004		
Room List		Doors		Solid	X	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(12) Electric			Ex.			X	Ord.		Min
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			0			Many			X	Ave.		Few
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1			Average Fixture(s)	2		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1			Public Water	1		
X	Many Avg. Few	X	Large Avg. Small	Basement			Public Sewer			1			Water Well	1		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			1			Water Well, 100 Feet	1		
(3) Roof		Chimney:		Lump Sum Items:			Lump Sum Items:			1			Direct-Vented Gas	1		
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Lump Sum Items:			1			Local Cost Items	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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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.
JOHNSON BRIAN & CHRISTIN	SIENKIEWICZ CRAIG T & NJU	550,000	08/26/2022	WD	03-ARM'S LENGTH	2022-02778	PROPERTY TRANSFER	100.0
CRANER JERRY D & KAREN S	JOHNSON BRIAN & CHRISTIN	368,000	08/19/2020	WD	03-ARM'S LENGTH	2020-02384	PROPERTY TRANSFER	100.0
WOODISON RICHARD G & JOYC	CRANER JERRY D & KAREN S	275,000	10/22/2018	WD	03-ARM'S LENGTH	2018-03415	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
SIENKIEWICZ CRAIG T & NJULIE A 117 S MARK TRL LAKE CITY MI 49651	2024 Est TCV 541,707 TCV/TFA: 324.76

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		B 67' @ 3000/FF	65.00	143.00	1.0076	1.0301	3000	100		202,399
X Gravel Road		65 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	202,399

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 21 CLAYTON'S HARBOR.	X	

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Water				
	X	Sewer				
	X	Electric	2,500.00	1	94	2,350
	X	Gas				
		Total Estimated Land Improvements True Cash Value =				2,350

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	101,200	169,700	270,900			223,545C
		TPC 08/26/2022 INSPECTED	2023	51,000	161,900	212,900			212,900S
		TPC 03/01/2020 INSPECTED	2022	44,400	144,200	188,600			173,647C
		TPC 12/27/2017 INSPECTED	2021	38,100	130,000	168,100			168,100S

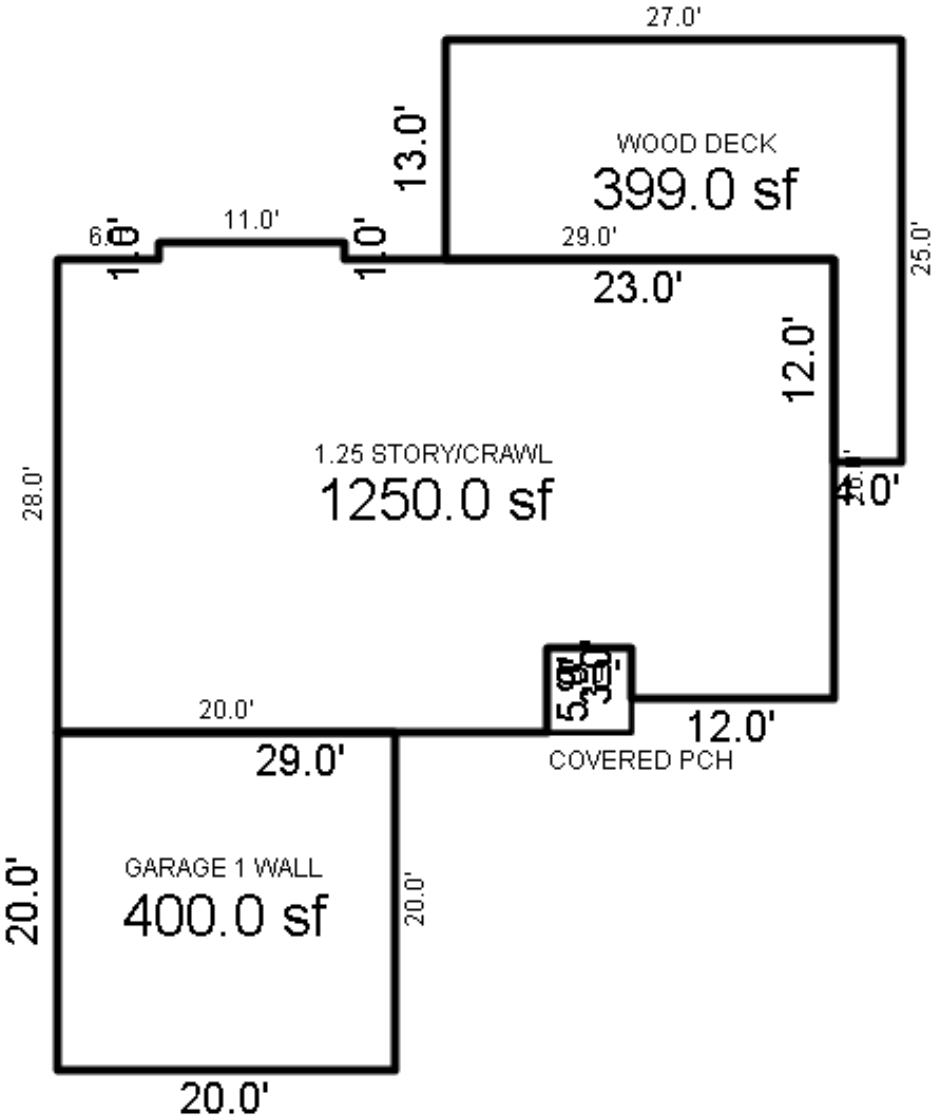
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 25 433	Type CCP (1 Story) 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: 400 % 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 1989	Remodeled 2019	Ex	Ord	Min											
Condition: Average		Size of Closets													
Room List		Doors	Solid	H.C.											
5	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													
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1246 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Metal		(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:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
		No. of Elec. Outlets													
		Many	X	Ave.	Few										
		(13) Plumbing													
		1	Average Fixture(s)												
		2	3 Fixture Bath												
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		Public Water													
		Public Sewer													
		Water Well													
		1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C +10 Effec. Age: 20 Floor Area: 1,668 Total Base New : 288,458 Total Depr Cost: 230,793 Estimated T.C.V: 336,958													
		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 = 1246 SF Floor Area = 1668 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		1.25 Story	Siding	Crawl Space	1,246										
		1 Story	Siding	Overhang	111										
		Total:				222,994	178,422								
		Other Additions/Adjustments													
		Exterior													
		Brick Veneer			704	12,102	9,682								
		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								
		Porches													
		CCP (1 Story)			25	845	676								
		Deck													
		Treated Wood			433	6,872	5,498								
		Garages													
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
		Base Cost			400	23,148	18,518								
		Common Wall: 1 Wall			1	-2,686	-2,149								
		Door Opener			1	547	438								
		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								
		<<<<< 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.
NENNINGER KENNETH R & TRU	NENNINGER KENNETH & TRUDY	0	06/27/2017	QC	09-FAMILY	2017-02156	DEED	0.0
		178,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2473	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
113 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/23/2020	2020-0259	100%
Owner's Name/Address	P.R.E. 0%		Reroof	10/10/2013	2013-0515	100%
NENNINGER KENNETH & TRUDY TRUST 54510 JEFFREY MACOMB MI 48042	MAP #:					
	2024 Est TCV 422,228 TCV/TFA: 380.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 22 CLAYTON'S HARBOR.	X		B 67' @ 3000/FF	70.00	161.00	220,404
Comments/Influences			70 Actual Front Feet, 0.26 Total Acres			220,404

Description	Rate	Size	% Good	Cash Value

Description	Rate	Size	% Good	Cash Value

Topography of Site				
X Level				
X High				
X Waterfront				

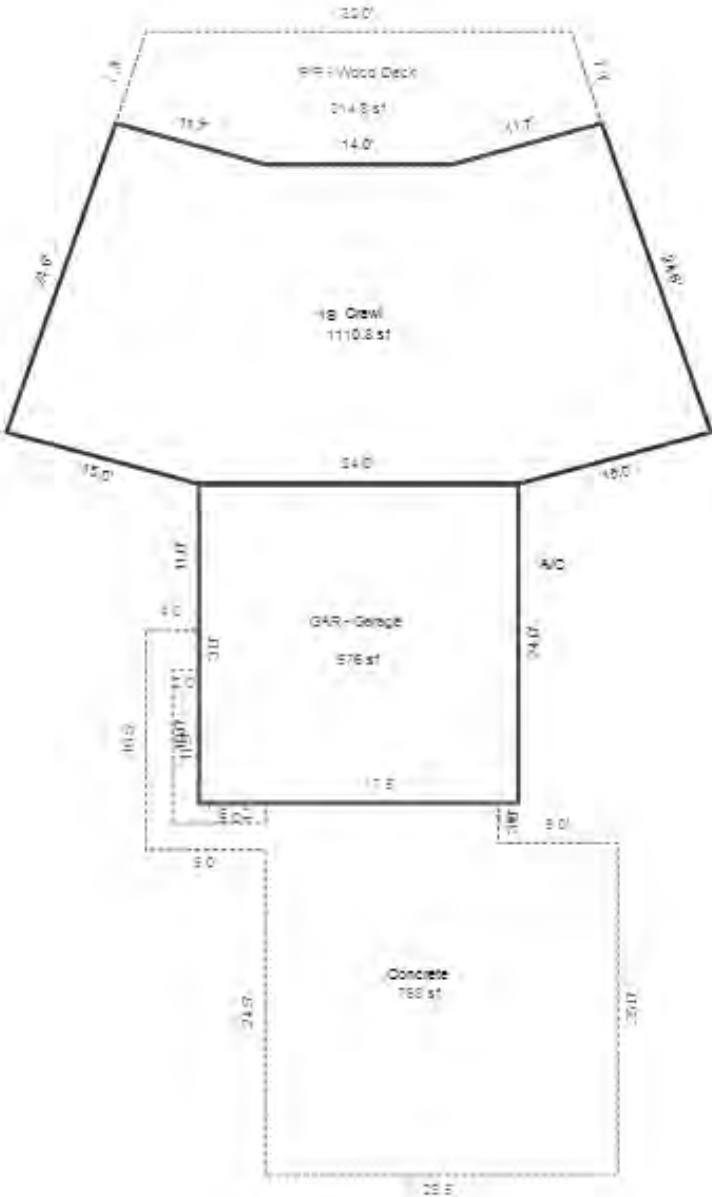
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	110,200	100,900	211,100	211,100M		109,002C
2023	55,600	96,400	152,000			103,812C
2022	46,800	86,900	133,700			98,869C
2021	40,100	78,400	118,500			95,711C

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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 314	Type Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,110 Total Base New : 195,179 Total Depr Cost: 136,626 Estimated T.C.V: 199,474		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 1S (11) Heating System: Forced Heat & Cool Ground Area = 1110 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Crawl Space 1,110 Total: 150,753 105,527					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1110 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			Deck Treated Wood 314 5,567 3,897					
X	Many Avg. X Few	Large Avg. Small	Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,936 Local Cost Items SANITARY SEWER 1 0 0					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support			Notes:			Totals: 195,179 136,626					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 199,474									
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.
LUDDEN GERALD D & VIRGINI	LUDDEN GERALD D & VIRGINI	0	07/21/2008	WD	21-NOT USED/OTHER	2008/2740	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
109 S MARK TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 439,907 TCV/TFA: 323.46					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
LUDDEN GERALD D & VIRGINIA L TTEE LUDDEN GERALD D & VIRGINIA TRUST 1316 WOODINGHAM EAST LANSING MI 48823			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	B 67' @ 3000/FF	75.00	166.00	0.9722	1.0692	3000	100	233,890	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 23 CLAYTON'S HARBOR.	X	Gravel Road	75 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	233,890
Comments/Influences	X	Paved Road	Land Improvement Cost Estimates								

Comments/Influences	X	Water	Description	Rate	Size % Good	Cash Value	
	X	Sewer	Wood Frame	33.69	72 50	1,213	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
	X	Curb	LAND IMPROVE 2500	2,500.00	1 94	2,350	
		Street Lights	Total Estimated Land Improvements True Cash Value =				3,563
		Standard Utilities					
		Underground Utils.					

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



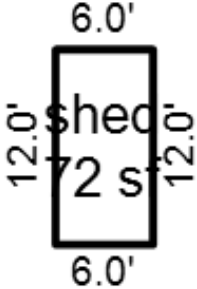
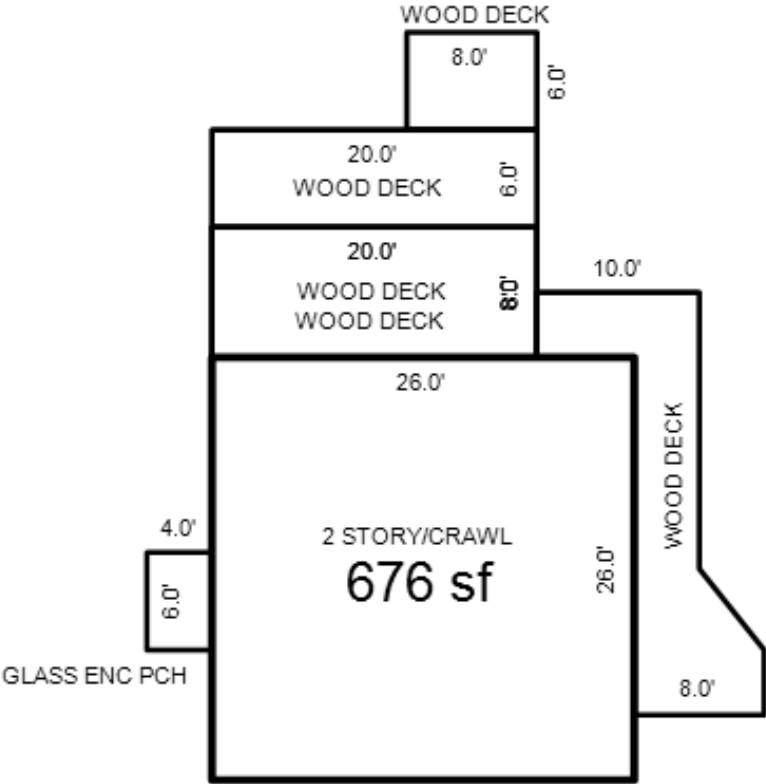
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	116,900	103,100	220,000			114,293C
TPC 12/27/2017	INSPECTED		2023	58,900	106,500	165,400			108,851C
TPC 10/10/2011	INSPECTED		2022	49,100	96,000	145,100			103,668C
			2021	42,100	86,700	128,800			100,357C

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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: 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	X				1		24 160 48 160 120 154	WGEP (1 Story) WPP WPP WPP WPP																											
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace																																			
Yr Built 1988	Remodeled 0	Ex	X	Ord	Min																																		
Condition: Average		Size of Closets		No. Heating/Cooling																																			
Room List		Doors		Solid	X	H.C.																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																			
(2) Windows		X	Drywall	No. of Elec. Outlets																																			
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 676 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. X Ord. Min																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		Many X Ave. Few																																			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer																																		
X	Asphalt Shingle	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																																			
Chimney: Metal		(10) Floor Support		Lump Sum Items:																																			
		Joists: Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Electric Baseboard Ground Area = 676 SF Floor Area = 1360 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>676</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>169,405</td> <td>110,091</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	676			1 Story	Siding	Overhang	8			Total:				169,405	110,091	Class: C +5 Effec. Age: 35 Floor Area: 1,360 Total Base New : 213,367 Total Depr Cost: 138,667 Estimated T.C.V: 202,454		E.C.F. X 1.460		Cls C 5 Blt 1988	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
2 Story	Siding	Crawl Space	676																																				
1 Story	Siding	Overhang	8																																				
Total:				169,405	110,091																																		
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches WPP 160 4,018 2,612 WPP 48 2,028 1,318 WPP 160 4,018 2,612 WPP 120 3,295 2,142 WPP 154 3,922 2,549 WGEP (1 Story) 24 2,467 1,604 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 2 Story 1 8,024 5,216 Local Cost Items SANITARY SEWER 1 0 0 *										Totals: 213,367 138,667		<<<< 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.
BOLDA ROBERT ALAN	KUNKEL BRIAN & JAMIE	90,000	07/07/2017	WD	03-ARM'S LENGTH	2017-02145	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S MARK TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/24/2017					

Owner's Name/Address	MAP #:
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KUNKEL BRIAN & JAMIE 101 S MARK TRL LAKE CITY MI 49651	2024 Est TCV 219,855
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Dirt Road	70.00	150.00	0.9891	1.0425	3000 100 216,539
Gravel Road	75 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value = 216,539

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500 50	2,167
Wood Frame	28.72	80 50	1,149
Total Estimated Land Improvements True Cash Value =			3,316

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	108,300	1,600	109,900			44,340C
2023	54,500	0	54,500			42,229C
2022	46,800	0	46,800			40,219C
2021	40,100	0	40,100			38,935C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A	KUNKEL BRIAN P	107,000	07/31/2015	WD	03-ARM'S LENGTH	2015-02599	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
101 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		Addition	10/02/2020	2020-0569	100%
Owner's Name/Address	P.R.E. 100% 05/16/2017		New House	04/19/2016	2016-0105	100%
KUNKEL BRIAN P 101 S MARK TRL LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 667,902 TCV/TFA: 260.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.	X		Dirt Road	67'	3000'	FF	63.80	149.00	1.0123	1.0407	3000	100	201,651
Comments/Influences			Gravel Road	60 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	201,651		

Comments/Influences	X	Improved	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
	X		D/W/P: 4in Ren. Conc.	8.18	570	100	4,663
	X		D/W/P: 3.5 Concrete	6.58	320	100	2,106
	X		Wood Frame	29.01	99	50	1,436
			Total Estimated Land Improvements True Cash Value =				8,205

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	100,800	233,200	334,000			225,422C
Rolling	2023	50,900	222,500	273,400			214,688C
Low	2022	43,800	200,400	244,200			204,465C
X High	2021	37,600	181,400	219,000			194,739C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

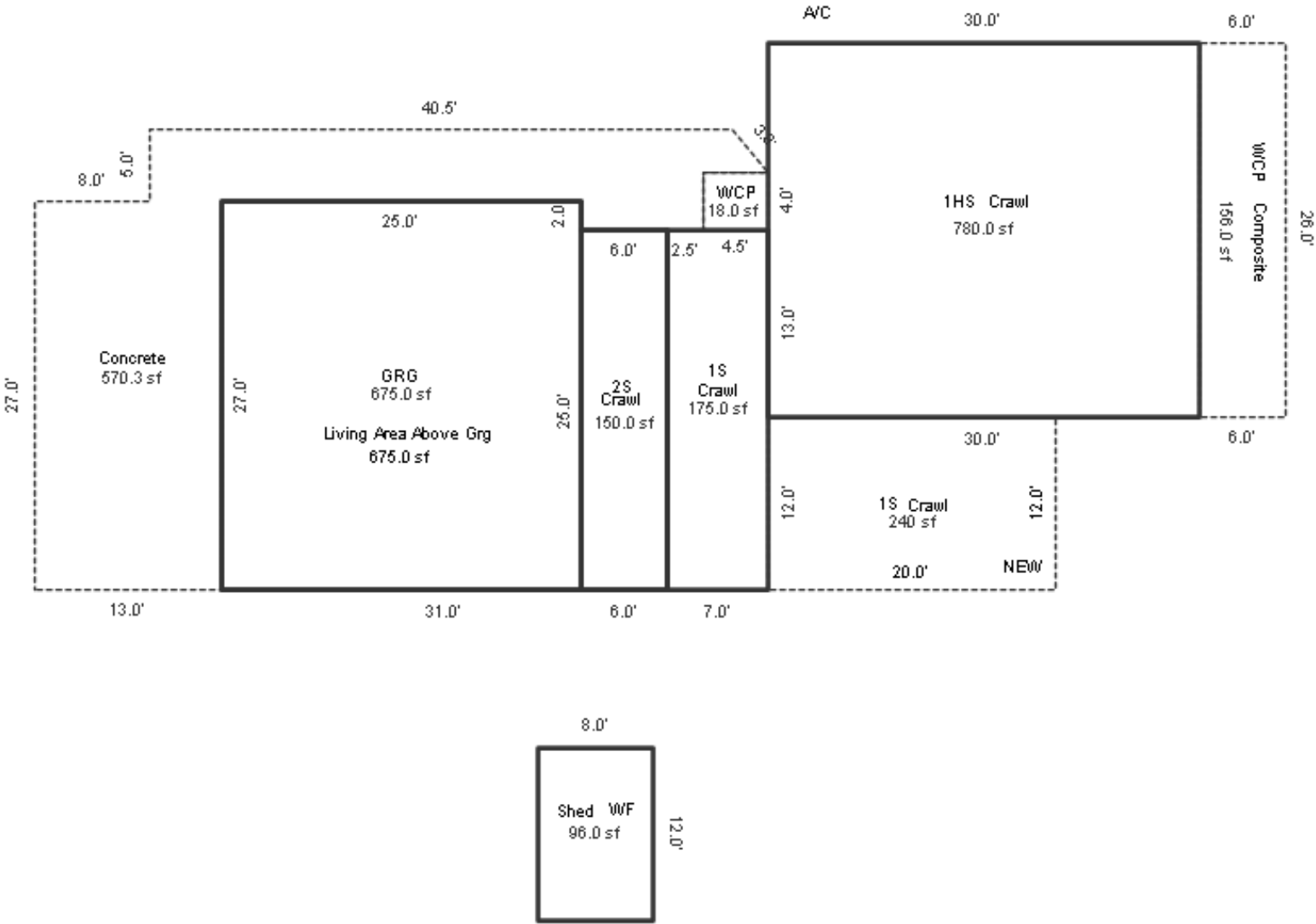


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 156	Type WCP (1 Story) 21 Treated Wood	Year Built: 2017 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: 675 % 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 Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			(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			Class: C Effec. Age: 5 Floor Area: 2,560 Total Base New : 330,239 Total Depr Cost: 313,730 Estimated T.C.V: 458,046																																
Wood Frame		(5) Floors Kitchen: Other: Other:		(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			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1345 SF Floor Area = 2560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 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>Crawl Space</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>175</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>150</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>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>675</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>283,836</td> <td>269,646</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	780			1 Story	Siding	Crawl Space	175			2 Story	Siding	Crawl Space	150			1 Story	Siding	Crawl Space	240			1 Story	Siding	Overhang	675			Total:				283,836	269,646	Cls C Blt 2017	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																
1.5 Story	Siding	Crawl Space	780																																																		
1 Story	Siding	Crawl Space	175																																																		
2 Story	Siding	Crawl Space	150																																																		
1 Story	Siding	Crawl Space	240																																																		
1 Story	Siding	Overhang	675																																																		
Total:				283,836	269,646																																																
Building Style: 1.5S		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Yr Built Remodeled 2017 201 2020		(7) Excavation Basement: 0 S.F. Crawl: 1345 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Condition: Average		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Room List		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Basement 1st Floor 2nd Floor 3 Bedrooms		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
(1) Exterior		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
(2) Windows		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Many Avg. Few Large Avg. Small		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
(3) Roof		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
Chimney:		(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:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,402 3 Fixture Bath 1 4,646 4,414 Porches WCP (1 Story) 156 6,766 6,428 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 675 27,749 26,362 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 1 547 520 Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552 Built-Ins Appliance Allow. 1 2,766 2,628 Deck Treated Wood 21 959 911			<<<<< 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.
KEINATH JAMES P & GWEN L	WHITE SEYMOUR BENJAMIN J	265,000	09/22/2017	WD	03-ARM'S LENGTH	2017-02929	PROPERTY TRANSFER	100.0
		162,500	05/01/1998	WD	33-TO BE DETERMINED	319:319	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6945 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/02/2007	20070220	Complete

Owner's Name/Address	MAP #:
WHITE SEYMOUR BENJAMIN J & JENNIFER 122 COCORANE DR CADILLAC MI 49601	2024 Est TCV 494,458 TCV/TFA: 351.18

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		Public Improvements

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 26 CLAYTON'S HARBOR.	B 67' @ 3000/FF	66.40	163.00	1.0023	1.0644	3000	100		212,501
Comments/Influences	70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 212,501

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	D/W/P: Patio Blocks	15.61	150	0	0
X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	288	0	0
X	Paved Road	D/W/P: Asphalt Paving	3.10	288	0	0
X	Storm Sewer	D/W/P: Patio Blocks	15.61	200	0	0
X	Sidewalk	Wood Frame	29.53	96	50	1,417
X	Water	Residential Local Cost Land Improvements				
X	Sewer	Description	Rate	Size	% Good	Cash Value
X	Electric	LAND IMPROVE 2500	2,500.00	1	95	2,375
X	Gas	Total Estimated Land Improvements True Cash Value =				3,792
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	106,300	140,900	247,200			157,685C
X Rolling	2023	53,800	134,600	188,400			150,177C
X Low	2022	45,100	121,400	166,500			143,026C
X High	2021	38,600	109,600	148,200			138,457C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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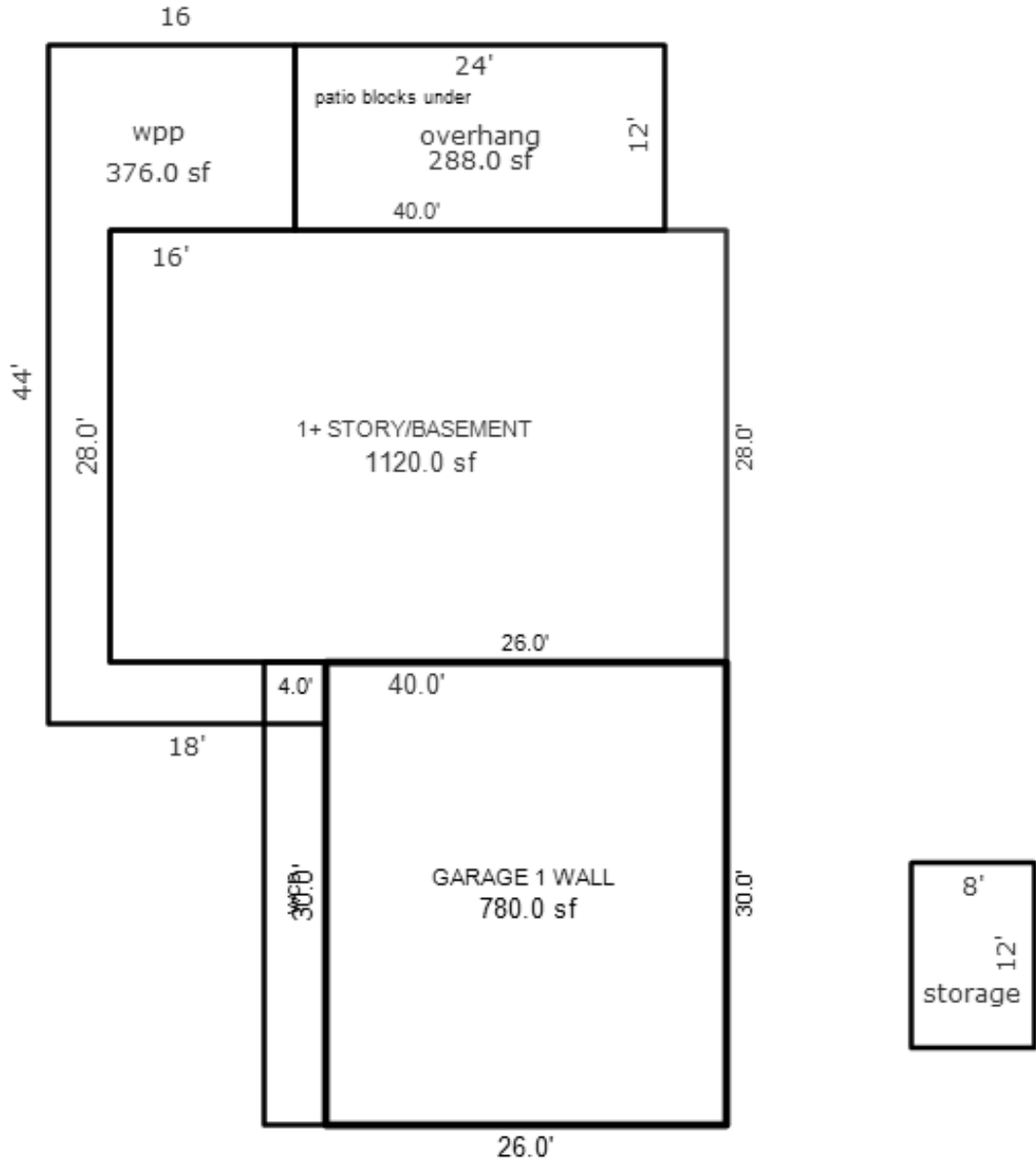
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	53,800	134,600	188,400			150,177C
TPC	02/07/2012	INSPECTED	2022	45,100	121,400	166,500			143,026C
TPC	10/10/2011	INSPECTED	2021	38,600	109,600	148,200			138,457C

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

Building Type		(3) Roof (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 1 Wood Stove Direct-Vented Ga		Area 120 376	Type CCP (1 Story) WPP	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1983	Remodeled 0	Trim & Decoration		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			No. of Elec. Outlets			Class: C +10 Effec. Age: 35 Floor Area: 1,408 Total Base New : 293,118 Total Depr Cost: 190,524 Estimated T.C.V: 278,165			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		200 Amps Service			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1120 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1983					
(2) Windows		(8) Basement		(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. Small	Basement: 1120 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			1 Story Siding 1,120 1 Story Siding 288			Total: 214,480 139,410								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 560 10,825 7,036 Basement, Outside Entrance, Below Grade 1 2,560 1,664								
(3) Roof		(10) Floor Support		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Separate Shower 1 1,360 884								
X	Gable Hip Flat	Gambrel Mansard Shed	560 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Ceramic Tile Floor 120 3,324 2,161 WPP 376 6,324 4,111								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 780 37,097 24,113 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710								
Chimney:							Fireplaces			Appliance Allow. 1 2,766 1,798								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCULLY ANDREW J TRUST	SLOBODA DONALD & SALLY	253,500	07/30/2018	WD	03-ARM'S LENGTH	2018-02511	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6939 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/17/2019	2019-0267	100%

Owner's Name/Address	MAP #:
SLOBODA DONALD & SALLY 4547 HACKETT RD SAGINAW MI 48603	2024 Est TCV 444,872 TCV/TFA: 331.01

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 27 CLAYTON'S HARBOR.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	B 67' @ 3000/FF	60.00	159.00	1.0280	1.0578	3000	100		195,727
X Gravel Road	60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	195,727

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 4in Concrete	6.97	819	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	94	2,350
Curb	Total Estimated Land Improvements True Cash Value =				2,350

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	97,900	124,500	222,400			151,096C
2023	49,800	127,300	177,100			143,901C
2022	42,000	114,800	156,800			137,049C
2021	36,000	103,600	139,600			132,671C



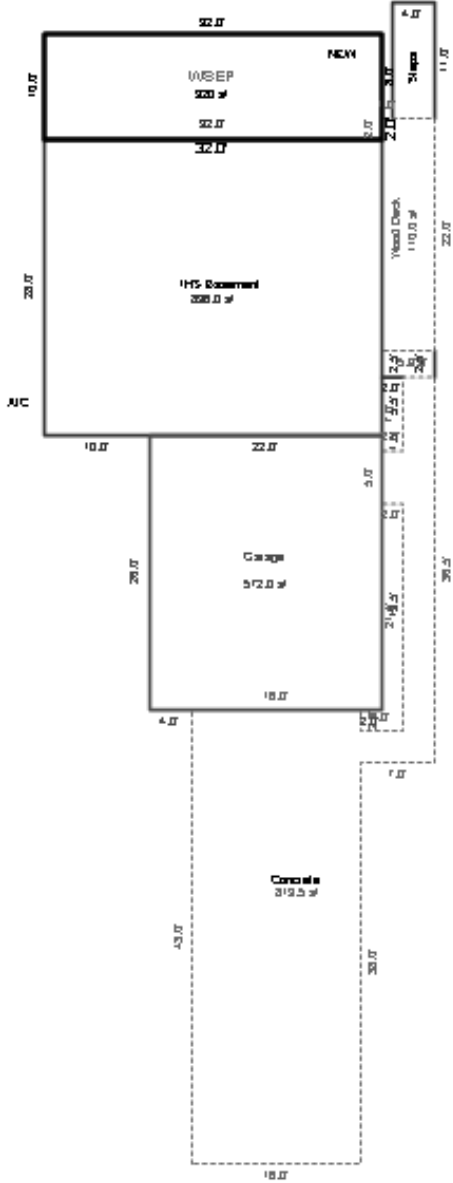
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Table with columns: Building Type, (3) Roof (cont.), (11) Heating/Cooling, (15) Built-ins, (15) Fireplaces, (16) Porches/Decks, (17) Garage. It contains detailed construction specifications for a residential building, including roof types, heating systems, built-in appliances, and porch details.

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMERY SHARON K	EMERY SHARON K	0	03/12/2020	QC	09-FAMILY	2020-02025	DEED	0.0
EMERY NATHAN F & SHARON K	EMERY SHARON K	0	02/20/2012	AFF	07-DEATH CERTIFICATE	2016-02131	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6929 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 347,363 TCV/TFA: 301.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 28 EXC N 10 FT THOF. CLAYTON'S HARBOR.	X	Dirt Road		B 67' @ 3000/FF	80.00	140.00	0.9566	1.0247	3000	100		235,255
Comments/Influences		Gravel Road		80 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =				235,255
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description			Rate	Size	% Good		Cash Value	
		Sidewalk		D/W/P: 4in Concrete			6.97	168	0		0	
		Water		D/W/P: 4in Concrete			6.97	288	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	94		1,880	
		X Curb		Total Estimated Land Improvements True Cash Value = 1,880								

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



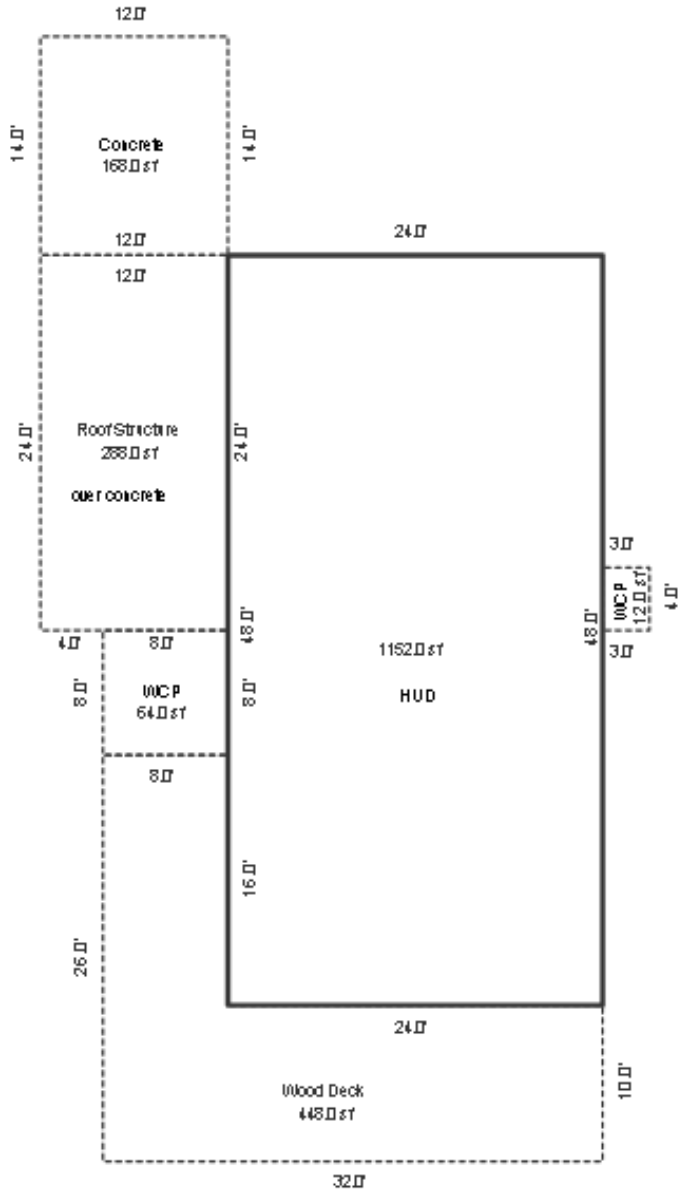
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	117,600	56,100	173,700			92,962C
2023	58,600	48,700	107,300			88,536C
2022	51,400	42,700	94,100			84,320C
2021	44,000	38,200	82,200			81,627C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							64 12 448 288	WCP (1 Story) WCP (1 Story) Treated Wood Roof Cover Onl			
Building Style: HUD		X	Drywall	X	Trim & Decoration											
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min											
Condition: Average			Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors													
(1) Exterior			Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings													
	(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement													
	(3) Roof		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	Chimney: Metal		(9) Basement Finish													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Electric													
			200 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			No. of Elec. Outlets													
			Many X Ave. Few													
			(13) Plumbing													
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			Class: C Effec. Age: 20 Floor Area: 1,152 Total Base New : 183,714 Total Depr Cost: 146,970 Estimated T.C.V: 110,228													
			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,152 Total: 151,422 121,137													
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Porches WCP (1 Story) 64 3,683 2,946 WCP (1 Story) 12 906 725 Deck Treated Wood 448 7,020 5,616 w/Roof (Roof portion) 288 4,493 3,594 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0 Totals: 183,714 146,970													
			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 0.750 => TCv: 110,228													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INMAN JOHN C JR	DEHAVEN JAMES G & THERESA	162,000	08/25/2017	WD	03-ARM'S LENGTH	2017-02653	PROPERTY TRANSFER	100.0
INMAN JOHN C JR	INMAN JOHN C JR	0	07/30/2013	AFF	05-CORRECTING TITLE	2013-03120 AFF	DEED	0.0
INMAN GEORGENA MAE	INMAN JOHN C JR	0	07/02/2012	AFF	07-DEATH CERTIFICATE	2013-03119 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6919 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/19/2017					

Owner's Name/Address	MAP #:
DEHAVEN JAMES G & THERESA D 6919 W REDMAN DR LAKE CITY MI 49651	2024 Est TCV 259,169 TCV/TFA: 210.36

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
Public Improvements			* Factors *		IRR SHAPE	
			Description	Frontage	Depth	Value

			D 67' @ 2800/FF	40.00	129.00	97,042
			GROUP J 430/FF	80.75	65.92	33,242
			121 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =	130,284

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 29 & N 10 FT OF LOT 28 CLAYTON'S HARBOR.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer	D/W/P: 4in Concrete	6.97	260	0	0
	X	Electric	D/W/P: Asphalt Paving	3.10	350	0	0
	X	Gas	Residential Local Cost Land Improvements				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Street Lights				
	X	Standard Utilities	LAND IMPROVE 1000	1,000.00	1 94	940
	X	Underground Utils.	Total Estimated Land Improvements True Cash Value =			940



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

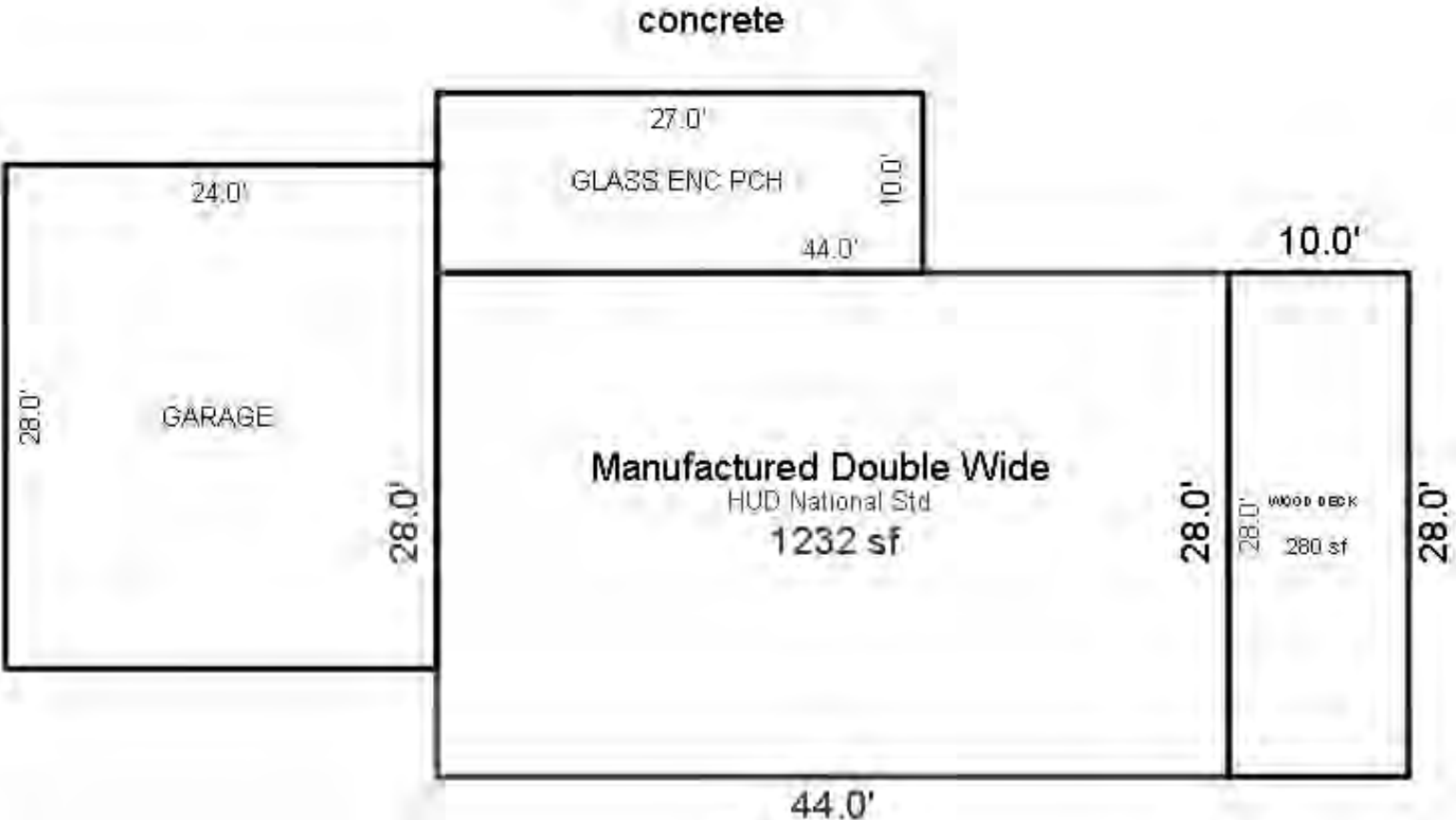
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,100	64,500	129,600			91,337C
2023	37,600	63,900	101,500			86,988C
2022	32,300	55,900	88,200			82,846C
2021	30,300	49,900	80,200			80,200S

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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 270 280	Type CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,232 Total Base New : 243,710 Total Depr Cost: 170,593 Estimated T.C.V: 127,945			E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10		Blt 1991	
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1232 SF Floor Area = 1232 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Many			Building Areas						
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			X			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			X			1 Story Siding Crawl Space 1,232						
	Insulation	X	Drywall	Average Fixture(s)			X			Other Additions/Adjustments						
(2) Windows		(7) Excavation		3 Fixture Bath			X			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			X			Average Fixture(s)						
X	Wood Sash	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto			X			3 Fixture Bath						
X	Metal Sash	(8) Basement		Softener, Manual			X			Porches						
X	Vinyl Sash	Conc. Block Poured Conc. Stone		Solar Water Heat			X			CGEP (1 Story)						
X	Double Hung	Treated Wood		No Plumbing			X			Deck						
X	Horiz. Slide Casement	Concrete Floor		Extra Toilet			X			Treated Wood						
X	Double Glass	(9) Basement Finish		Extra Sink			X			Garages						
X	Patio Doors	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower			X			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Storms & Screens	(10) Floor Support		Ceramic Tile Floor			X			Base Cost						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains			X			Door Opener						
X	Asphalt Shingle	Public Water		Ceramic Tub Alcove			X			Water/Sewer						
Chimney: Metal		1000 Gal Septic		Vent Fan			X			Public Sewer						
		2000 Gal Septic		Lump Sum Items:			X			Water Well, 50 Feet						
							X			Built-Ins						
							X			Appliance Allow.						
							X			Local Cost Items						
							X			SANITARY SEWER						
							X			Totals:						
							X			Notes:						
							X			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 0.750 => 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.
HOYLE WAYNE L & KATHERINE	KNAPP DAVID H & DIANE	450,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02714	PROPERTY TRANSFER	100.0
SMITH JOHN R & JUDITH	HOYLE WAYNE L & KATHERINE	238,000	05/06/2014	WD	03-ARM'S LENGTH	2014-01678	PROPERTY TRANSFER	100.0
		63,000	09/01/1999	WD	33-TO BE DETERMINED	330:1203	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6911 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KNAPP DAVID H & DIANE 5740 SNOW AVE ALTO MI 49302	MAP #:					
	2024 Est TCV 472,592 TCV/TFA: 315.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 30 CLAYTON'S HARBOR.	X			C 67' @ 2800/FF	60.00	126.00	1.0280	0.9980	2800	100	172,358
Comments/Influences				60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	172,358	

NEW HOUSE ETC FOR 02	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
		Description	Rate			
	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.				
		Residential Local Cost Land Improvements				
				1,000.00	1 97	970
		LAND IMPROVE 1000				
		Total Estimated Land Improvements True Cash Value =				970

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	X	2024	86,200	150,100	236,300			191,063C
Rolling								
Low								
High	X	2023	43,300	153,400	196,700			181,965C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X	2022	35,000	138,300	173,300			173,300S
Ravine								
Wetland								
Flood Plain		2021	32,100	116,500	148,600			131,670C



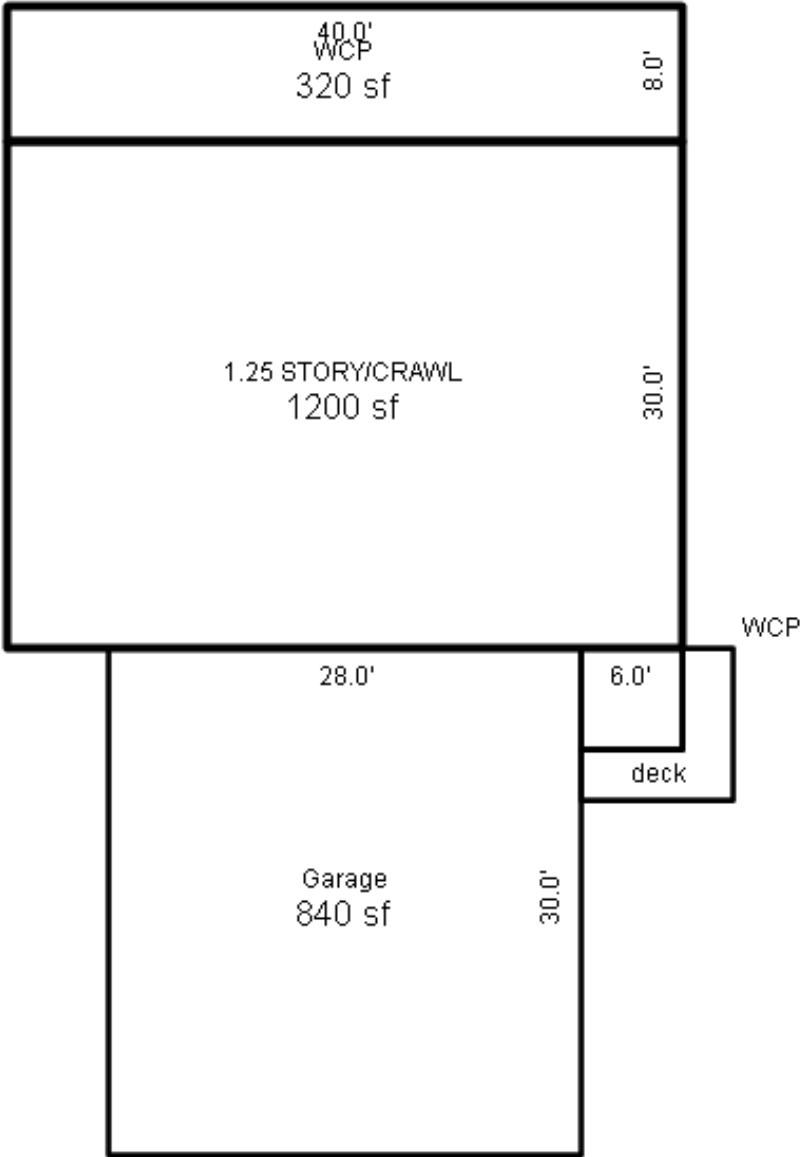
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							320	WCP (1 Story)			
Building Style: 1.25S		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: 20 Floor Area: 1,500 Total Base New : 256,217 Total Depr Cost: 204,975 Estimated T.C.V: 299,264			E.C.F. X 1.460		Bsmnt Garage:	
Yr Built 2001	Remodeled 0	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace							Roof:	
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C Blt 2001		
Room List		Doors	Solid	H.C.	(12) Electric			200 Amps Service			Ground Area = 1200 SF Floor Area = 1500 SF.					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
(1) Exterior		(6) Ceilings			X Drywall			Many X Ave. Few			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space 1,200			Total: 187,571 150,057		
X	Many Avg. X Few	Large Avg. X Small			(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments					
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)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 2 9,291 7,433					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 100 Feet			Porches WCP (1 Story) 320 10,483 8,386 WCP (1 Story) 36 2,542 2,034					
X	Gable Hip Flat	Gambrel Mansard Shed						Built-Ins Appliance Allow. 1 2,766 2,213			Deck Treated Wood 64 2,026 1,621					
X	Asphalt Shingle							Fireplaces Prefab 1 Story 1 2,592 2,074			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 840 32,306 25,845 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 1 547 438					
Chimney:								Local Cost Items			Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646					
<<<<< 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.
ELENBAAS LYNN & LUANNE	ELENBAAS LYNN J & LUANNE	0	02/19/2016	QC	09-FAMILY	2016-00511	DEED	0.0
MILLER DOUGLAS H (TRUST)	ELENBAAS LYNN & LUANNE	194,900	07/31/2015	WD	03-ARM'S LENGTH	2015-02597	PROPERTY TRANSFER	100.0
MILLER DOUGLAS H TRUSTEE	MILLER DOUGLAS H (TRUST)	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/3179	DEED	0.0
		95,000	05/01/1998	WD	33-TO BE DETERMINED	319:176	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6899 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Other	05/06/2009	20090154	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ELENBAAS LYNN J & LUANNE TRUST 4635 ABIGAIL CT HOLLAND MI 49423	2024 Est TCV 376,941 TCV/TFA: 315.96

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		C 67' @ 2800/FF	60.00	137.00	1.0280	1.0191	2800	100		176,003
		60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	176,003

Tax Description  
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
LOT 31 CLAYTON'S HARBOR.  
Comments/Influences

X	Improved	Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Dock: Light posts	42.92	64	0	0
X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	660	0	0
X	Paved Road	Residential Local Cost Land Improvements				
X	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X	Sidewalk	LAND IMPROVE 2500	2,500.00	1	95	2,375
X	Water	Total Estimated Land Improvements True Cash Value =				2,375



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	88,000	100,500	188,500			116,642C
X Rolling	2023	44,400	96,000	140,400			111,088C
X Low	2022	35,600	86,500	122,100			105,799C
X High	2021	32,600	78,100	110,700			102,420C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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Missaukee, Michigan

Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	12/20/2010	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 478 112 118 192 528	Type WPP WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 550 % 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 1.460		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 222,884			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1182 SF			Floor Area = 1193 SF.			No Conc. Floor: 0			
Room List		Doors		Solid	X	H.C.	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			Average Fixture(s)			Building Areas			Total:		155,732		
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			1 Average Fixture(s)			Stories Exterior Foundation			1,182		93,439		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 0 S.F. Crawl: 1182 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			1 Story Siding Siding			22		22		
	Insulation	(8) Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			0.5 Story Siding			22		22		
(2) Windows		(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:		155,732		
X	Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Plumbing			1,476		886		
	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Porches			3,108		1,865		
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Deck			8,016		4,810		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Treated Wood Treated Wood			5,219		3,131		
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			CCP (1 Story)			3,273		1,964		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Deck			4,028		2,417		
	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Treated Wood Treated Wood			7,830		6,969		
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Garages			24,057		14,434		
Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			-2,686		-1,612		
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Base Cost			547		328		
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Common Wall: 1 Wall			1,494		896		
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Door Opener			2,686		1,612		
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer			2,766		1,660		
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Public Sewer			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COONA ROBERTO L & KATHLEE	WEINBAUM BRANDON J & KARE	282,400	07/16/2020	WD	03-ARM'S LENGTH	2020-02037	PROPERTY TRANSFER	100.0
COONA ROBERTO L & KATHLEE	COONA ROBERTO L & KATHLEE	1	03/21/2018	QC	09-FAMILY	2018-00809	PROPERTY TRANSFER	0.0
SADOWSKI JOHN A	COONA ROBERTO L & KATHLEE	198,999	07/31/2017	WD	03-ARM'S LENGTH	2017-02386	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6889 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/04/2004	20040106	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 410,666 TCV/TFA: 199.55
WEINBAUM BRANDON J & KAREN Z 8424 LINCOLN DR HUNTINGTON WOODS MI 48070		

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.	X	Dirt Road	60.00	118.00	1.0280	0.9818	2800	100		169,555
Comments/Influences		Paved Road	60 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value =					169,555

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water	6.16	774	0	0

X	Electric	Description	Rate	Size	% Good	Cash Value
X	Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375

X	Curb	Total Estimated Land Improvements True Cash Value =		2,375
	Street Lights			
	Standard Utilities			
	Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	84,800	120,500	205,300			143,953C



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

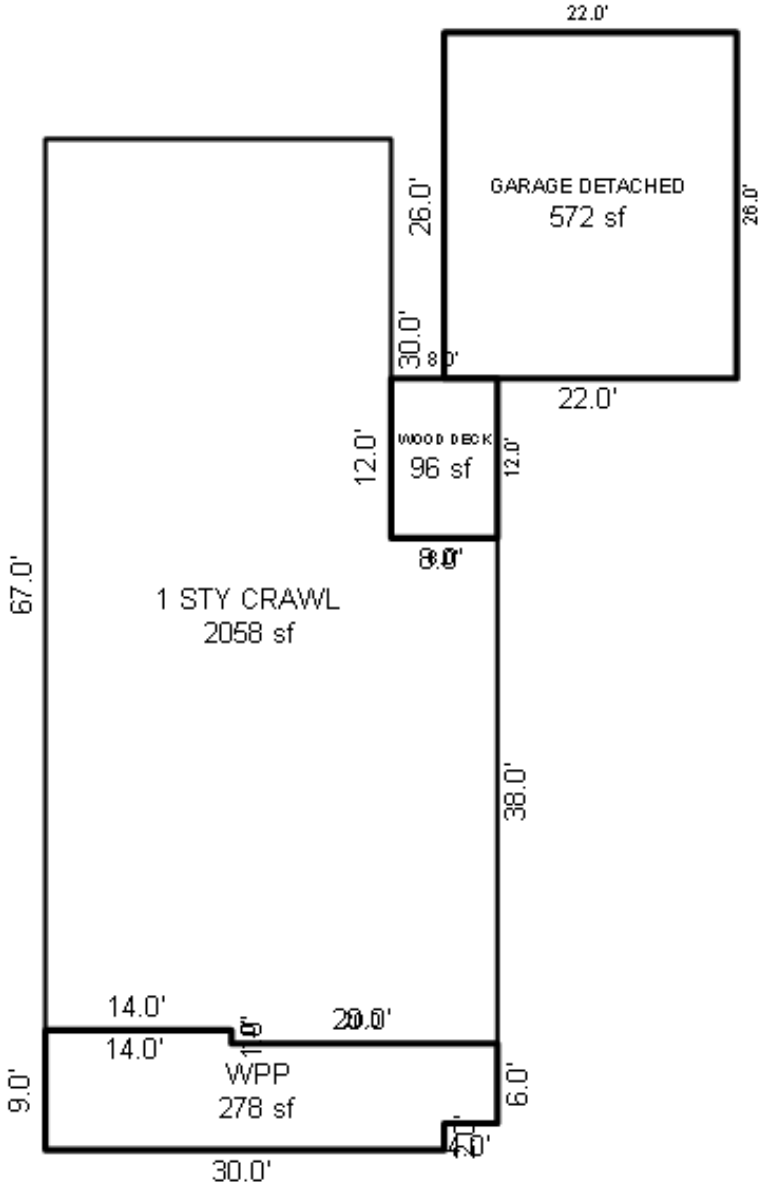
Who	When	What	2024	2023	2022	2021
TPC	06/30/2020	INSPECTED		42,500	116,200	158,700
TPC	12/27/2017	INSPECTED		34,500	104,900	139,400
TPC	08/08/2017	INSPECTED		31,700	94,700	126,400

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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 278	Type WPP 96 Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes 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		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1975		Remodeled 2019			(12) Electric												
Condition: Average		Ex	Ord	Min	200 Amps Service												
Room List		Size of Closets			No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg	Ord	Small	Ex. X Ord. Min												
(1) Exterior		(5) Floors			No. of Elec. Outlets												
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:			Many X Ave. Few												
(2) Windows		(6) Ceilings			(13) Plumbing												
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2058 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											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(14) Water/Sewer												
		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Public Water Public Sewer Water Well 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)			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2058 SF Floor Area = 2058 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1975					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Crawl Space	2,058	226,093	135,657			
Other Additions/Adjustments										Total:							
Plumbing										Average Fixture(s)			1	1,230	738		
										2 Fixture Bath			1	2,596	1,558		
Porches										WPP			278	4,465	2,679		
Deck										Treated Wood			96	2,443	1,466		
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost			572	26,798	16,079		
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										GENERATOR			1	1	1		
										SANITARY SEWER			1	0	0		
Totals:														272,526	163,518		
Notes:										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 238,736							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRONG MICHAEL R & CATHER	STRONG MICHAEL & CATHERIN	0	01/24/2017	WD	09-FAMILY	2017-00565	DEED	0.0
STRONG RAYMOND D & DOLORE	STRONG MICHAEL R & CATHER	70,000	05/26/2004	WD	21-NOT USED/OTHER	04-0/2455	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6879 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	03/24/2017	2017-0063	100%
	P.R.E. 0%		New House	10/01/2004	20040389	Complete

Owner's Name/Address	MAP #:
STRONG MICHAEL & CATHERINE TRUST 4305 WOODLAWN ST MIDLAND MI 48640	2024 Est TCV 610,466 TCV/TFA: 255.21

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 33 CLAYTON'S HARBOR.	X		

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Frontage Depth Front Depth Rate %Adj. Reason Value C 67' @ 2800/FF 60.00 105.00 1.0280 0.9536 2800 100 164,678 60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 164,678

Comments/Influences	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
	X Sewer	D/W/P: 4in Ren. Conc.	8.18	762 0	0
	X Electric				
	X Gas	LAND IMPROVE 2500	2,500.00	1 100	2,500
	X Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

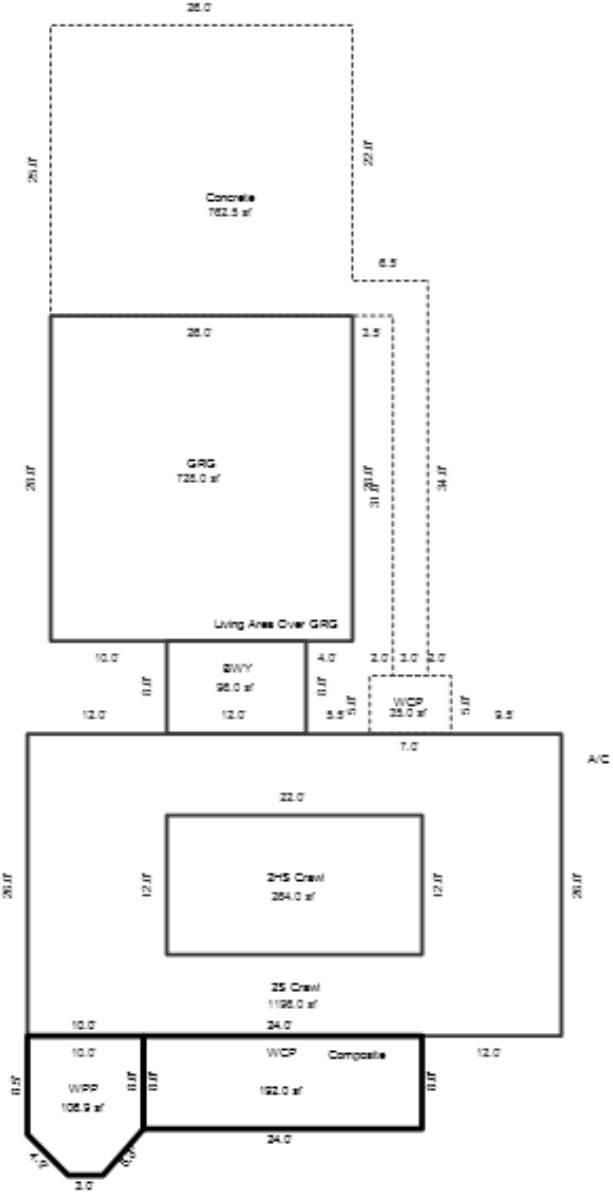
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X								X				2024	82,300	222,900	305,200			179,539C
													2023	41,000	212,800	253,800			170,990C
													2022	33,700	191,900	225,600			162,848C
													2021	30,900	183,400	214,300			157,646C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																													
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X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																								
Building Style: 2S		Trim & Decoration		Size of Closets						Class: C +5 Effec. Age: 17 Floor Area: 2,392 Total Base New : 365,820 Total Depr Cost: 303,622 Estimated T.C.V: 443,288			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:																																																																																													
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min																																																																																																							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISP ROBERT E ETAL	DAVIS JASON & MICHELLE	220,000	08/20/2019	WD	03-ARM'S LENGTH	2019-02636	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6869 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/04/2019					
Owner's Name/Address	MAP #:					
DAVIS JASON & MICHELLE 6869 W REDMAN DR LAKE CITY MI 49651	2024 Est TCV 372,140 TCV/TFA: 243.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 34 CLAYTON'S HARBOR.	X			C 67' @ 2800/FF	60.00	125.00	1.0280	0.9960	2800	100	172,015
Comments/Influences				60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	172,015	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
NEW GRG FOR 01 ADD FB LA @75% LA IN GRG FOR 02	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	16	0	0	
	X	Gravel Road	D/W/P: 3.5 Concrete	6.58	412	0	0	
	X	Paved Road	D/W/P: Patio Blocks	15.61	48	0	0	
	X	Storm Sewer	Wood Frame	28.00	120	50	1,680	
		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 =					3,580
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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



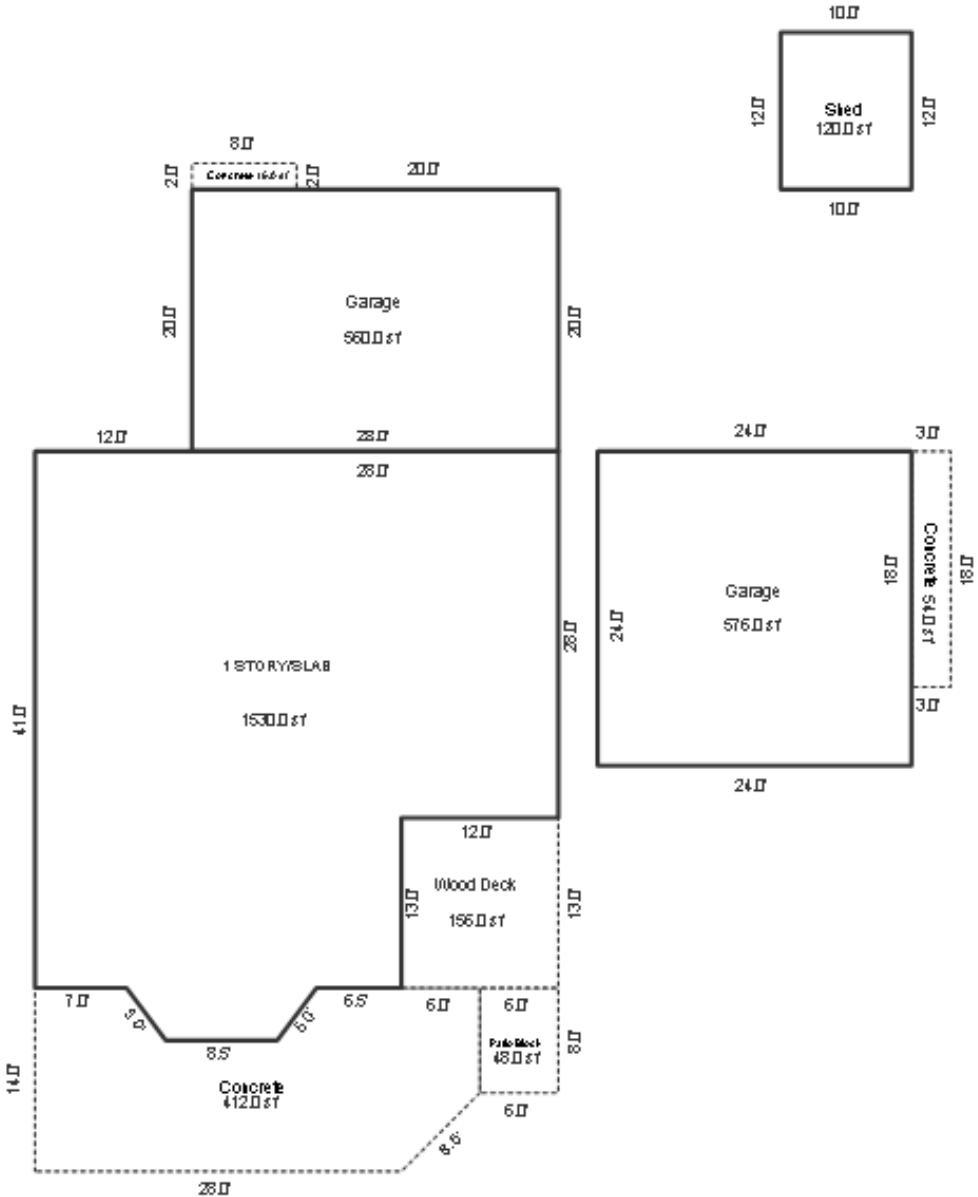
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	86,000	100,100	186,100			120,677C
2023	43,200	95,500	138,700			114,931C
2022	34,900	86,200	121,100			109,459C
2021	32,000	77,800	109,800			105,963C

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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 1 Wood Stove Direct-Vented Ga		Area 156	Type Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % 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: 45 Floor Area: 1,530 Total Base New : 244,765 Total Depr Cost: 134,620 Estimated T.C.V: 196,545	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration		Size of Closets																																																																																						
Building Style: 1S		X Drywall	Plaster							X Paneled	Wood T&G	Ex	X Ord	Min	Lg	X Ord	Small																																																																																	
Yr Built 1970		Remodeled 0		Condition: Average		Room List		Doors		Solid		X H.C.																																																																																						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X Ord.		Min																																																																																				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1530 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																				
(2) Windows		Many Avg. X Large Avg. Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Water Well, 100 Feet		Built-Ins Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER																																																																																				
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		Water/Sewer Public Sewer Water Well, 100 Feet		Appliance Allow. Fireplaces Wood Stove		1 0 0																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1530 SF Floor Area = 1530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 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 Story</td> <td>Siding</td> <td>Slab</td> <td>1,530</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>177,770</td> <td>97,773</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>812</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,646</td> <td>2,555</td> </tr> <tr> <td>Deck Treated Wood</td> <td>156</td> <td>3,518</td> <td>1,935</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>560</td> <td>21,857</td> <td>12,021</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,219</td> <td>-1,220</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>547</td> <td>301</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>567</td> <td>24,551</td> <td>13,503</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>822</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>3,194</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,521</td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,551</td> <td>1,403</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,530			Total:				177,770	97,773	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,476	812	3 Fixture Bath	1	4,646	2,555	Deck Treated Wood	156	3,518	1,935	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	560	21,857	12,021	Common Wall: 1 Wall	1	-2,219	-1,220	Door Opener	1	547	301	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	567	24,551	13,503	Water/Sewer				Public Sewer	1	1,494	822	Water Well, 100 Feet	1	5,808	3,194	Fireplaces				Appliance Allow.	1	2,766	1,521	Wood Stove	1	2,551	1,403
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISP ROBERT E ETAL	DAVIS JASON & MICHELLE	220,000	08/20/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02636	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 10/04/2019

Owner's Name/Address: DAVIS JASON & MICHELLE  
 6869 W REDMAN DR  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 178,518

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	C 67' @ 2800/FF	60.00	145.00	1.0280	1.0337	2800	100		178,518	
X Gravel Road	55 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	178,518
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: . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 35 CLAYTON'S HARBOR.  
 Comments/Influences

GRG ASSESSED ON 260-034-00  
 GARAGE AND SHED ASSESSED ON 260-034-00



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	89,300	0	89,300			37,582C
2023	45,200	0	45,200			35,793C
2022	36,000	0	36,000			34,089C
2021	33,000	0	33,000			33,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATRICK FLOYD B III & MAR	PATRICK FLOYD B III & MAR	0	06/07/2007	WD	09-FAMILY	2007/2165	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6849 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/16/2011	2011-0509	100%

Owner's Name/Address	MAP #:
PATRICK FLOYD B III & MARY R TRUST 6900 VISTA GRANDE DRIVE ROCKFORD MI 49341	2024 Est TCV 344,683 TCV/TFA: 368.25

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 36 CLAYTON'S HARBOR.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		C 67' @ 2800/FF	60.00	171.00	1.0280	1.0772	2800	100		186,032
Comments/Influences	X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		55 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =						186,032

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 4in Ren. Conc.	7.35	644	94	4,449
Total Estimated Land Improvements True Cash Value =					4,449

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	93,000	79,300	172,300			87,328C
2023	47,500	75,600	123,100			83,170C
2022	37,200	68,200	105,400			79,210C
2021	34,100	61,500	95,600			76,680C

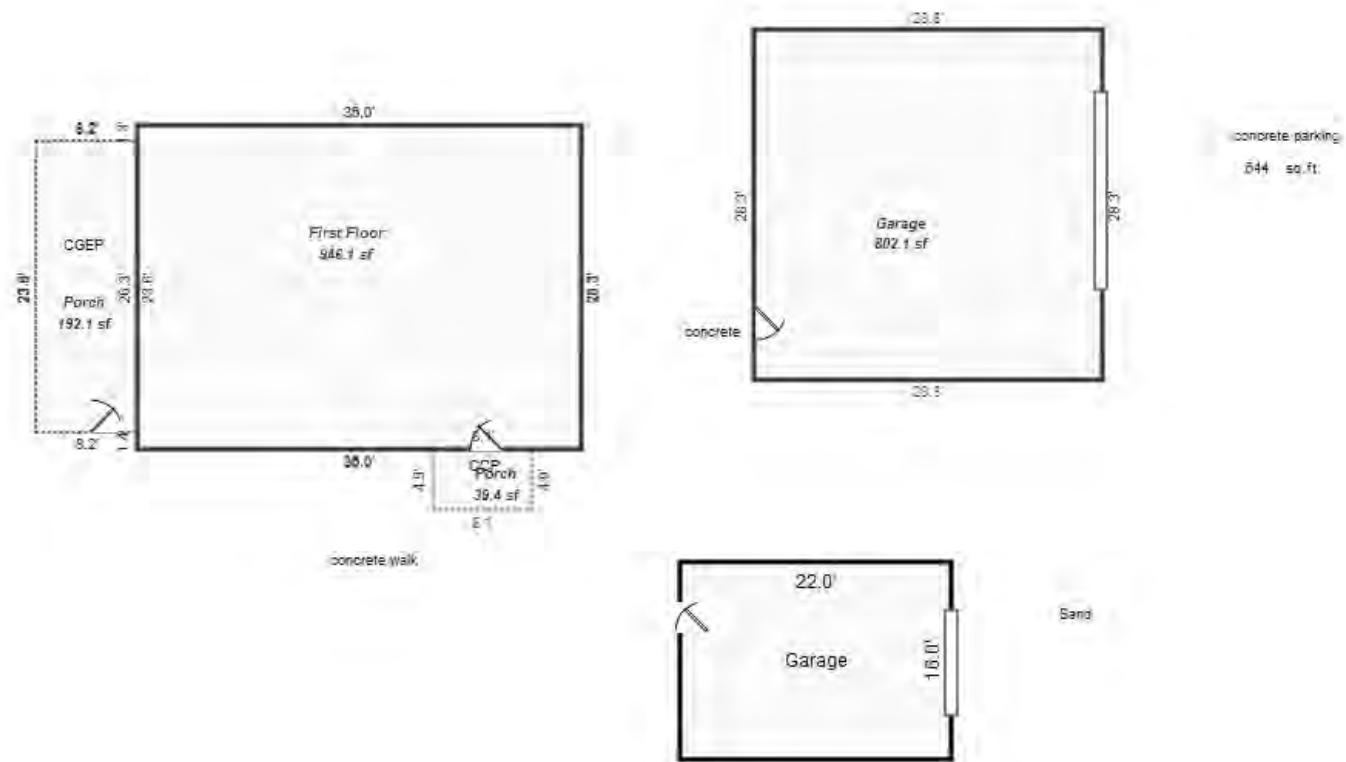
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 39 192	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 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		Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 176,031 Total Depr Cost: 105,618 Estimated T.C.V: 154,202		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						
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1972
Condition: Average		Lg	X Ord	Small	Doors		200 Amps Service		Ground Area = 936 SF Floor Area = 936 SF.				
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms						200		1 Story Siding Crawl Space		Total: 110,847		66,509	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Tile		Many X Ave. Few		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s)		1 1,230 738	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Porches		CCP (1 Story) CGEP (1 Story)		39 1,137 682 192 10,714 6,428	
X	Many Avg. X Large Avg. Small			(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 352 14,179 8,507 Door Opener 1 485 291	
X	Wood Sash Metal Sash Vinyl Sash			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Water/Sewer		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 802 28,054 16,832 Door Opener 1 485 291	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(9) Basement Finish				Public Sewer		Water Well, 100 Feet		1 1,326 796 1 5,640 3,384	
X	Storms & Screens			(10) Floor Support				Built-Ins		Appliance Allow.		1 1,934 1,160	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Local Cost Items		SANITARY SEWER		1 0 0	
X	Gable Hip Flat	Gambrel Mansard Shed						Notes:		Totals: 176,031		105,618	
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:				ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC				154,202	
Chimney: Metal													

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



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.
		160,000	07/01/2002	WD	33-TO BE DETERMINED	02-0:3943	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6839 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	08/16/2007	20070557	100%
	P.R.E. 100% 08/08/2005		Garage	10/06/2005	20050349	100%

Owner's Name/Address	MAP #:	2024 Est TCV 534,499 TCV/TFA: 217.98
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	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>C 67' @ 2800/FF</td> <td>60.00</td> <td>175.00</td> <td>1.0280</td> <td>1.0834</td> <td>2800</td> <td>100</td> <td></td> <td>187,111</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 187,111</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 67' @ 2800/FF	60.00	175.00	1.0280	1.0834	2800	100		187,111	55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 187,111
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
C 67' @ 2800/FF	60.00	175.00	1.0280	1.0834	2800	100		187,111																						
55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 187,111																						

Tax Description	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 37 CLAYTON'S HARBOR.							

Comments/Influences	Topography of Site	Level	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling			2024	93,600	173,600	267,200			163,983C
		Low			2023	47,800	165,800	213,600			156,175C
		High			2022	37,400	149,300	186,700			148,739C
		Landscaped			2021	34,300	144,100	178,400			143,988C
		Swamp									
		Wooded									
		Pond									
		Flood Plain									

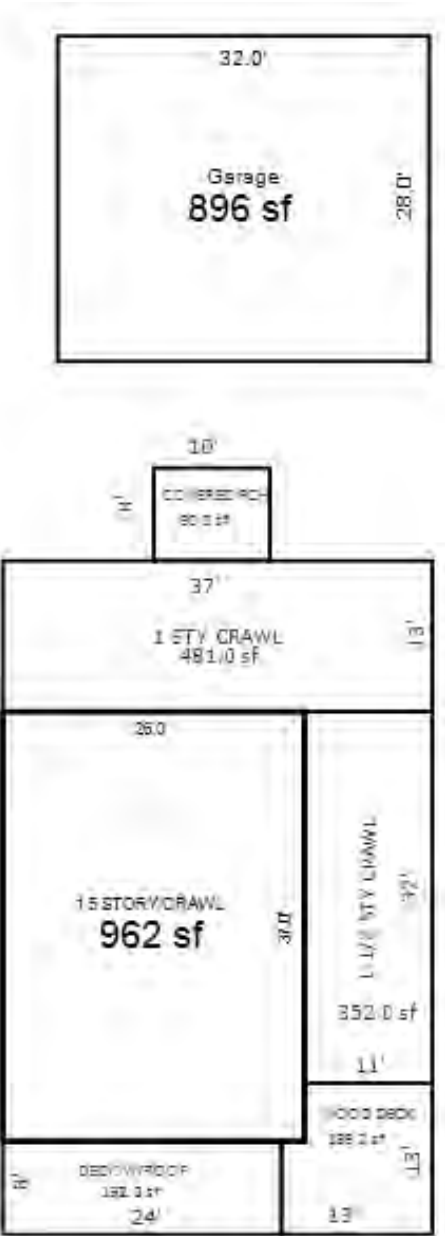


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			80	WCP (1 Story)	Bsmnt Garage:			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			192	WCP (1 Story)	Carport Area:		
Yr Built 1978	Remodeled 2007	Condition: Average		Doors			Solid X H.C.			Central Air Wood Furnace			E.C.F. X 1.460			Roof:	
Room List		(5) Floors		(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C Blt 1978	
Basement	1st Floor	Kitchen:		200 Amps Service			No. of Elec. Outlets			Ground Area = 1795 SF Floor Area = 2452 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
2nd Floor	3 Bedrooms	Other:		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			1.5 Story Siding Crawl Space 962			1.5 Story Siding Crawl Space 352				
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Basement: 0 S.F.			3 Fixture Bath			1.5 Story Siding Crawl Space 481			Total: 273,840 191,689				
Brick	Insulation	Basement: 0 S.F.		Crawl: 1795 S.F.			2 Fixture Bath			Other Additions/Adjustments			Plumbing				
(2) Windows		Crawl: 1795 S.F.		Slab: 0 S.F.			Softener, Auto			Average Fixture(s)			1 1,476 1,033				
Many	Large	Height to Joists: 0.0		Softener, Manual			Solar Water Heat			Porches			WCP (1 Story) 80 4,246 2,972				
X	Avg. X Avg.	(8) Basement		Extra Toilet			Extra Sink			WCP (1 Story) 192 7,818 5,473							
Few	Small	Conc. Block		Separate Shower			Ceramic Tile Floor			Deck			Treated Wood 159 3,562 2,493				
X	Wood Sash	Poured Conc.		Ceramic Tile Wains			Ceramic Tub Alcove			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
X	Metal Sash	Stone		Vent Fan			(14) Water/Sewer			Base Cost 896 33,967 23,777							
X	Vinyl Sash	Treated Wood		Public Water			Public Sewer			Door Opener 1 547 383							
X	Double Hung	Concrete Floor		Water Well			Water Well, 50 Feet			Water/Sewer			Public Sewer 1 1,494 1,046				
X	Horiz. Slide	(9) Basement Finish		1000 Gal Septic			Built-Ins			Appliance Allow. 1 2,766 1,936							
X	Casement	Recreation SF		2000 Gal Septic			Fireplaces			Interior 1 Story 1 5,338 3,737							
X	Double Glass	Living SF		Lump Sum Items:			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Patio Doors	Walkout Doors (B)		Public Water													
X	Storms & Screens	No Floor SF		Water Well													
(3) Roof		Walkout Doors (A)		1000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic													
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.
SCHLICHER GARY A & PAULA	SCHLICHER FAMILY TRUST	1	06/12/2019	WD	03-ARM'S LENGTH	2019-01902	PROPERTY TRANSFER	0.0
		83,000	09/01/1995	WD	33-TO BE DETERMINED	298:513	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6829 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHLICHER FAMILY TRUST 4368 BECKETT PLACE SAGINAW MI 48603	MAP #:					
	2024 Est TCV 337,370 TCV/TFA: 374.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.	X	Dirt Road		C 67' @ 2800/FF	60.00	174.00	1.0280	1.0819	2800	100	186,843
Comments/Influences		Gravel Road		60 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	186,843	
NEW 24X28 GRG FOR 04		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size % Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete			6.16	90 71	393		
	X	Water		Wood Frame			29.96	72 50	1,078		
	X	Sewer		Total Estimated Land Improvements True Cash Value =							1,471
	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	93,400	75,300	168,700			89,303C
Rolling	2023	47,700	71,800	119,500			85,051C
Low	2022	37,300	64,700	102,000			81,001C
High	2021	34,200	58,700	92,900			78,414C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



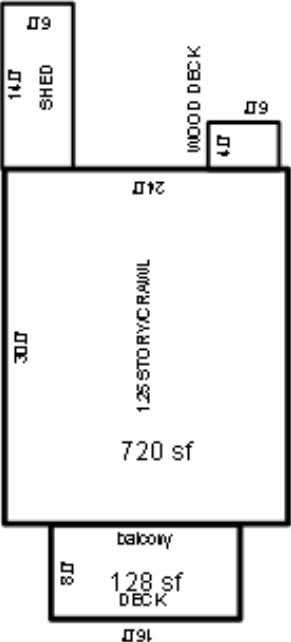
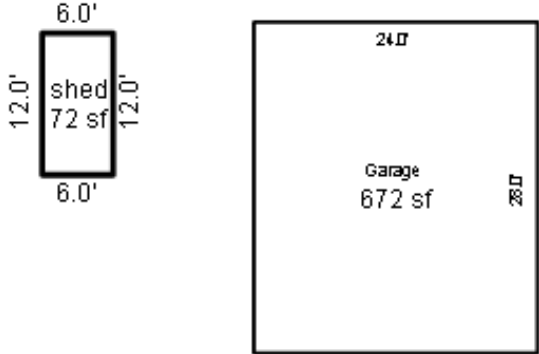
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	47,700	71,800	119,500			85,051C
TPC 10/31/2011	INSPECTED		2022	37,300	64,700	102,000			81,001C
			2021	34,200	58,700	92,900			78,414C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 36 24	Type Treated Wood Treated Wood Wood Balcony	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 900 Total Base New : 145,848 Total Depr Cost: 102,093 Estimated T.C.V: 149,056		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Size of Closets		Carport Area: Roof:			
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Cost New		Depr. Cost		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Stories		Exterior		Foundation		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1.25 Story		Siding		Crawl Space		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing		Average Fixture(s)		Total:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
(2) Windows		Many Avg.	X	Large Avg.		Small	No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
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)			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)	
X	Asphalt Shingle	Chimney:		Lump Sum Items:			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC		Lump Sum Items:			No. of Elec. Outlets			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
Totals:		145,848		102,093			149,056			145,848		102,093		149,056		

\*\*\* 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.
COYNE RONALD L & RUTH M	COYNE RONALD L & RUTH M T	1	10/13/2016	QC	09-FAMILY	2016-03674	PROPERTY TRANSFER	0.0
LANGLANDS JANET K & DONAL	COYNE RONALD L & RUTH M	242,500	11/07/2012	WD	03-ARM'S LENGTH	2012-03572 WD	PROPERTY TRANSFER	100.0
LANGLANDS JANET K	LANGLANDS JANET K & DONAL	0	07/08/2005	QC	21-NOT USED/OTHER	05-0/4163	DEED	0.0

Property Address: 6819 W REDMAN DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 11/20/2012

Owner's Name/Address: COYNE RONALD L & RUTH M TRUST  
 6819 W REDMAN DRIVE  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 509,806 TCV/TFA: 291.65

X Improved Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	60.00	164.00	1.0280	1.0660	2800	100		184,098	
	Gravel Road	60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	184,098

Tax Description: . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 39 CLAYTON'S HARBOR.  
 Comments/Influences: 21102185\$269,900 7/8/11DOM173

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water	42.92	128	0	0
X	Dock: Light posts	6.58	2260	0	0
X	Sewer	Residential Local Cost Land Improvements			
X	Electric	Description			
X	Gas	Rate	Size	% Good	Cash Value
	Curb	LAND IMPROVE 5000	5,000.00	1 95	4,750
	Street Lights	Total Estimated Land Improvements True Cash Value =			4,750
	Standard Utilities				
	Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	92,000	162,900	254,900			151,784C
X Rolling	2023	46,900	155,500	202,400			144,557C
X Low	2022	36,900	140,400	177,300			137,674C
X High	2021	33,800	132,900	166,700			133,276C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 496	Type Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: 1.75S		Trim & Decoration		Size of Closets						Class: C +5 Effec. Age: 20 Floor Area: 1,748 Total Base New : 274,773 Total Depr Cost: 219,834 Estimated T.C.V: 320,958			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1995	Remodeled 0	X	Ex		Ord		Min									
Condition: Average		X		Lg		Ord		Small	Central Air Wood Furnace							
Room List		Doors				Solid	X	H.C.	(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures						
(1) Exterior		X		Ex.		Ord.		Min	No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X		Drywall					X	Many		Ave.		Few		
(2) Windows		(6) Ceilings		(7) Excavation			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1268 SF Floor Area = 1748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls C 5 Blt 1995	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1268 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			Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 640 1 Story Siding Crawl Space 404 1 Story Siding Crawl Space 112 1 Story Siding Crawl Space 112 Total: 216,085 172,885						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	X		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
X	Horiz. Slide Casement	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 24,244 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 2 1,093 874 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535						
X	Double Glass Patio Doors Storms & Screens	X		(9) Basement Finish			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535						
(3) Roof		X		(10) Floor Support						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 24,244 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 2 1,093 874 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535						
X	Gable Hip Flat	X		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			Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535						
X	Asphalt Shingle	X		Joists: Unsupported Len: Cntr.Sup:						Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535						
Chimney: Metal										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

\*\*\* 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.
TABER JERRY R & BETTY A T	TABER JERRY R & BETTY A	0	11/27/2023	WD	15-LADY BIRD	2023-03243	DEED	0.0
TABER JERRY R TRUST	TABER JERRY R & BETTY A T	0	10/13/2017	QC	09-FAMILY	2017-03225	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6809 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
TABER JERRY R & BETTY A 6809 W REDMAN DRIVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 399,188 TCV/TFA: 311.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 40 CLAYTON'S HARBOR.	X		Dirt Road	60.00	149.00	1.0280	1.0407	2800	100		179,736			
Comments/Influences	X		Gravel Road	60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	179,736			
	X		Paved Road	Land Improvement Cost Estimates										
	X		Storm Sewer	Description							Rate	Size % Good	Cash Value	
	X		Sidewalk	D/W/P: Asphalt Paving							3.10	675	0	0
	X		Water	Residential Local Cost Land Improvements										
	X		Sewer	Description							Rate	Size % Good	Cash Value	
	X		Electric	LAND IMPROVE 2500							2,500.00	1	95	2,375
	X		Gas	Total Estimated Land Improvements True Cash Value =										2,375
	X		Curb											
	X		Street Lights											
	X		Standard Utilities											
	X		Underground Utils.											



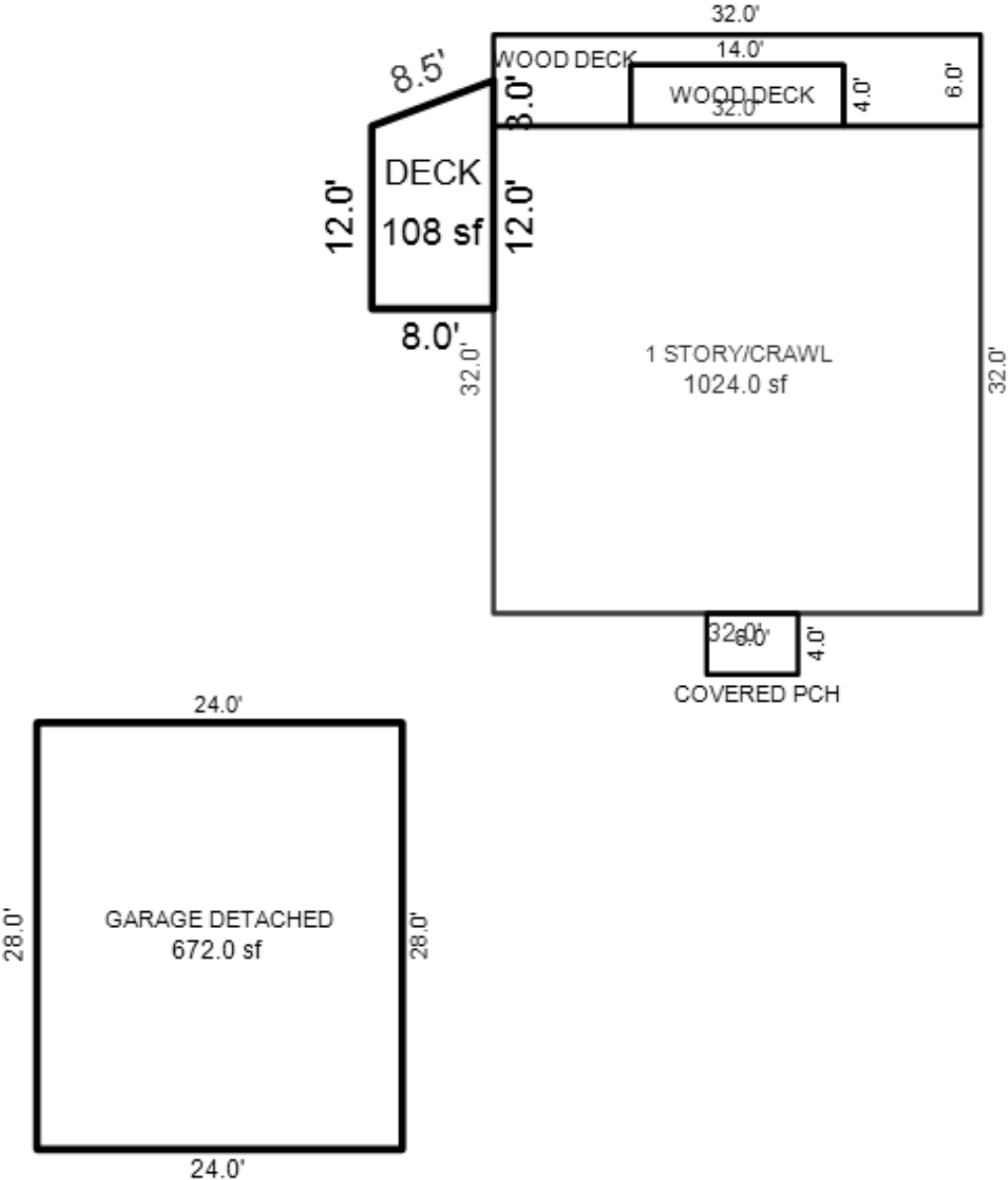
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	89,900	109,700	199,600			86,688C
X	Rolling		2023	45,500	103,500	149,000			82,560C
X	Low		2022	36,200	93,300	129,500			78,629C
X	High		2021	33,200	84,200	117,400			76,118C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			24	WCP (1 Story)	Bsmnt Garage:										
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,280 Total Base New : 212,404 Total Depr Cost: 148,683 Estimated T.C.V: 217,077					Roof:									
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C		Blt 1984									
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1024 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			E.C.F. X 1.460											
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Plumbing			1.25 Story		Siding		Crawl Space		1,024		158,117		110,682	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,476		1,033			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1024 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			Deck			Treated Wood		192		4,028		2,820					
X	(2) Windows	Many Avg.	X	Large Avg.		Small	(8) Basement			Garages			Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		672		27,660		19,362	
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)			(14) Water/Sewer			Public Water			Appliance Allow.			1		2,766		1,936				
X	(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Sewer			Porches			WCP (1 Story)		24		1,811		1,268					
X	Asphalt Shingle	Lump Sum Items:		Water Well			1000 Gal Septic			Local Cost Items			SANITARY SEWER		1		0		0		*			
Chimney: Brick		Totals:		212,404			148,683			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC			217,077											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERKINS RAYMOND N TRUST	PERKINS ROBIN & VOLKENING	0	08/23/2021	QC	09-FAMILY	2021-02910	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6799 W REDMAN DR			Reroof	09/28/2007	20070726	Complete

Owner's Name/Address	MAP #:
PERKINS ROBIN & VOLKENING DANA 5168 CHANTELLE DR FLINT MI 48507	2024 Est TCV 332,560 TCV/TFA: 307.93

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 41 CLAYTON'S HARBOR.	X		

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Frontage Depth Front Depth Rate %Adj. Reason Value C 67' @ 2800/FF 60.00 140.00 1.0280 1.0247 2800 100 176,958 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 176,958
	X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 950



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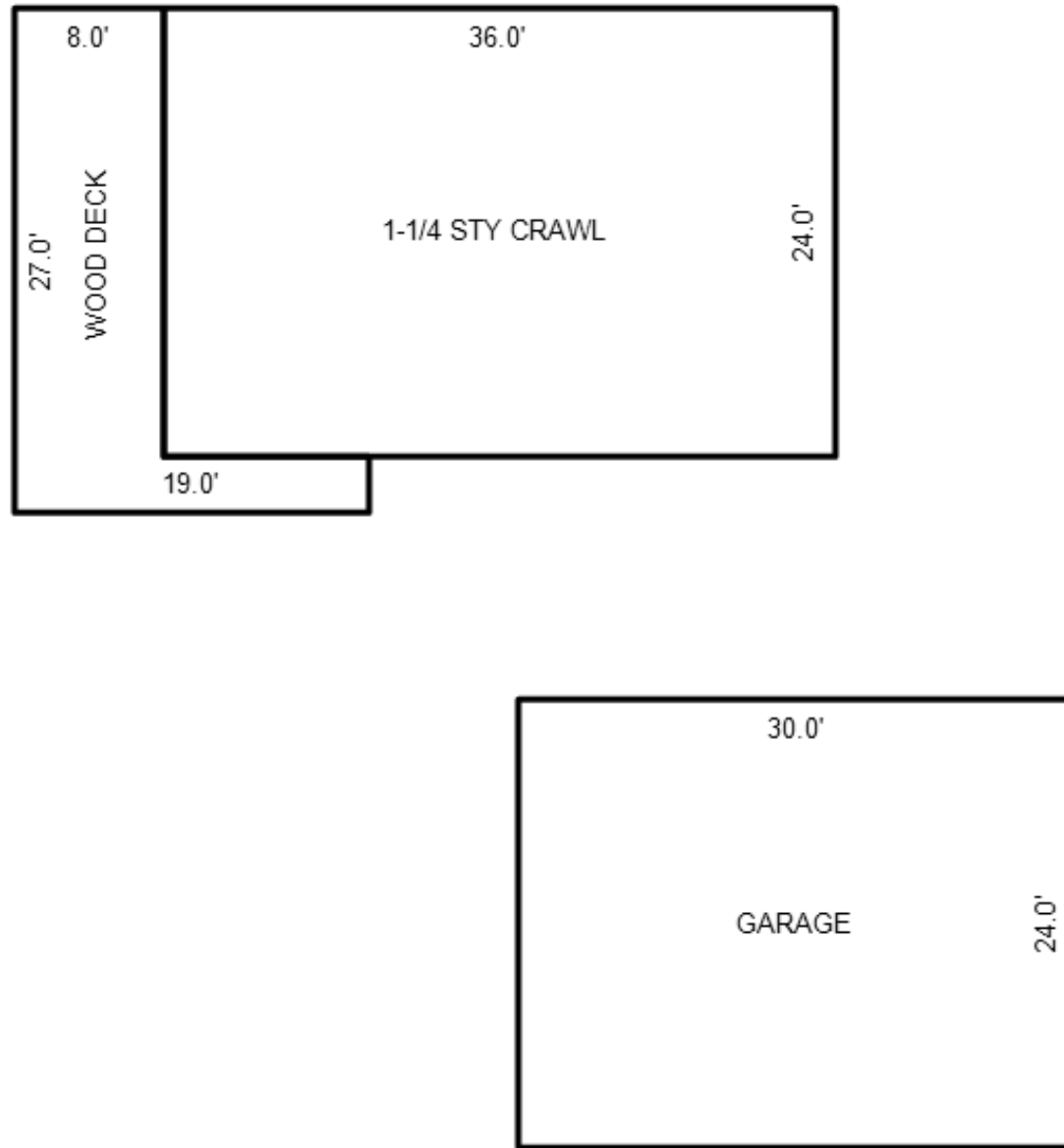
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	88,500	77,800	166,300			76,873C
	2023	44,700	74,300	119,000			73,213C
	2022	35,700	67,000	102,700			69,727C
	2021	32,800	60,400	93,200			67,500C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 249 60	Type Treated Wood Wood Balcony	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: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 162,966 Total Depr Cost: 105,926 Estimated T.C.V: 154,652		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1974		
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1080 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1.25 Story Siding		Crawl Space		864 Total: 120,073 78,047		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 2 Fixture Bath		
X	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			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			Deck		Treated Wood		249 4,671 3,036		
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Balcony		Wood Balcony		60 2,226 1,447		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 720 23,270 15,125		
(3) Roof		(10) Floor Support		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			Water/Sewer		Public Sewer		1 1,326 862		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:			Water Well, 100 Feet		Built-Ins		Appliance Allow.		1 1,934 1,257	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Local Cost Items		SANITARY SEWER		1 0 0		
Chimney: Brick										Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		154,652		
Totals: 162,966 105,926																

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCRAY GAR	BROWN DALE ERIC & ANGELA	459,900	08/04/2023	WD	03-ARM'S LENGTH	2023-02131	PROPERTY TRANSFER	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR (SM)	4,000	03/27/2007	WD	09-FAMILY	2007/1191	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6789 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2006	20060310	Complete

Owner's Name/Address	MAP #:
BROWN DALE ERIC & ANGELA B PIETIG 4245 SPRINGWOOD CT INDIANAPOLIS IN 46228	2024 Est TCV 425,819 TCV/TFA: 246.42

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 42 CLAYTON'S HARBOR.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	C 67' @ 2800/FF	60.00	133.00	1.0280	1.0116	2800	100		174,704	
X Gravel Road	60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	174,704

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 3.5 Concrete	6.58	296	0	0
X Wood Frame		32.30	80	94	2,429
Residential Local Cost Land Improvements					
X Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X Curb	LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =					3,379

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



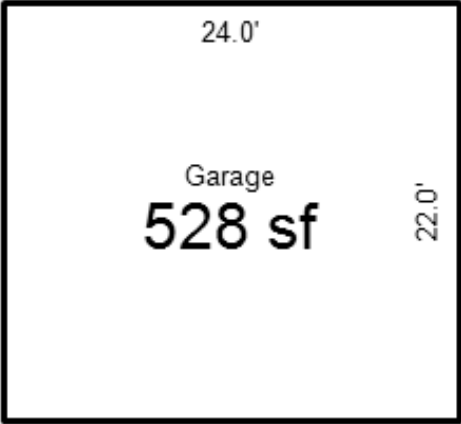
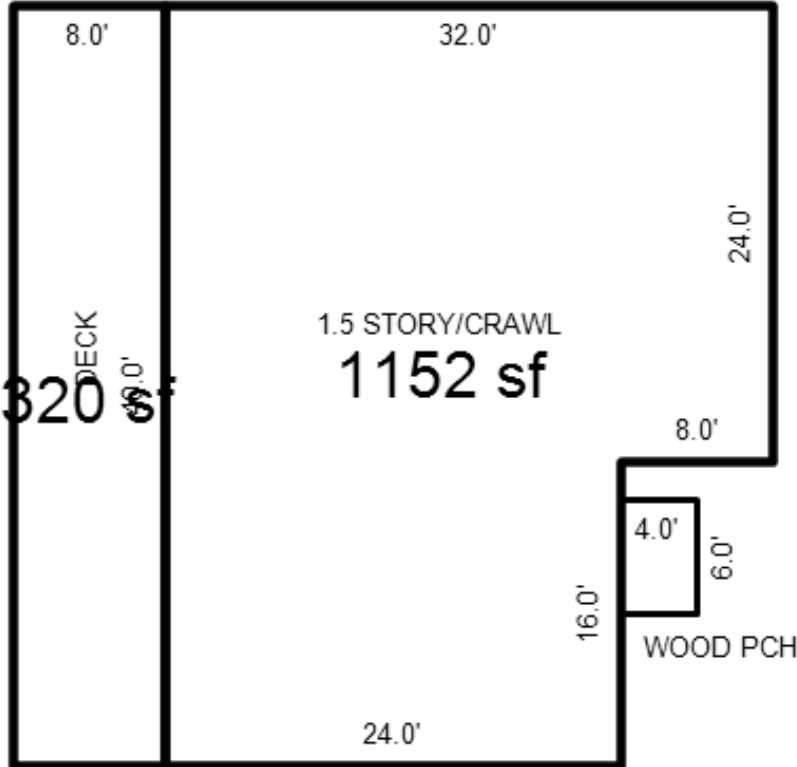
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	87,400	125,500	212,900			212,900S
2023	44,000	85,000	129,000			99,358C
2022	35,400	76,600	112,000			94,627C
2021	32,400	69,200	101,600			91,605C

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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		Gas Wood	Oil Coal	X Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 WPP 320 Treated Wood 40 Wood Balcony	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class: C +5 Effec. Age: 35 Floor Area: 1,728 Total Base New : 261,096 Total Depr Cost: 169,682 Estimated T.C.V: 247,736	E.C.F. X 1.460	
		X Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1.25S		Ex X Ord		Min		Size of Closets		Lg X Ord		Small		Doors Solid H.C.	
Yr Built 1974		Remodeled 2019		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other:	
(1) Exterior		(6) Ceilings		(7) Excavation		(12) Electric		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		200 Amps Service		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	
		X Many Avg. X Large Avg. Few Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
		X Wood Sash Metal Sash Vinyl Sash Double Hung 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)		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Public Water Public Sewer Water Well, 100 Feet		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Porches WPP		24 1,271 826	
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1974 (11) Heating System: Electric Baseboard Ground Area = 1152 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,152 Total: 206,402 134,131 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 2 Fixture Bath 1 3,108 2,020 Deck Treated Wood 320 5,638 3,665 Balcony Wood Balcony 40 1,630 1,059 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,972 13,632 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Fireplaces Interior 1 Story 1 5,338 3,470 Porches WPP 24 1,271 826 <<<<< 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.
COLECCHIO BRETT & SARA	BLAKEMORE DAVID D & JULIE	184,000	02/22/2021	WD	03-ARM'S LENGTH	2021-00612	PROPERTY TRANSFER	100.0
PUTT PAUL	COLECCHIO BRETT & SARA	125,000	10/30/2020	WD	03-ARM'S LENGTH	2020-03269	PROPERTY TRANSFER	100.0
WILLIAMS YVONNE L ESTATE	PUTT PAUL	1	06/26/2018	QC	06-COURT JUDGEMENT	2018-02172	PROPERTY TRANSFER	0.0
WILLIAMS YVONNE L	WILLIAMS YVONNE L ESTATE	0	12/04/2017	AFF	07-DEATH CERTIFICATE	2018-00068	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6779 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/06/2022	2022-0163	90%
	P.R.E. 0%		Demolition/Removal	12/21/2021	2021-00880	100%

Owner's Name/Address	MAP #:
BLAKEMORE DAVID D & JULIE K TRUST 2885 SANFORD AVE SW *38002 GRANDVILLE MI 49418	2024 Est TCV 937,108 TCV/TFA: 230.36

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		C 67' @ 2800/FF 60.00 118.00 1.0280 0.9818 2800 100 169,555
		60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 169,555

Tax Description	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 43 CLAYTON'S HARBOR.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Description D/W/P: 4in Ren. Conc.	8.18	2958 50	12,098
Comments/Influences		Total Estimated Land Improvements True Cash Value =			12,098

12/31/12 NO IMPROVEMENTS FOR PARKING-TIM



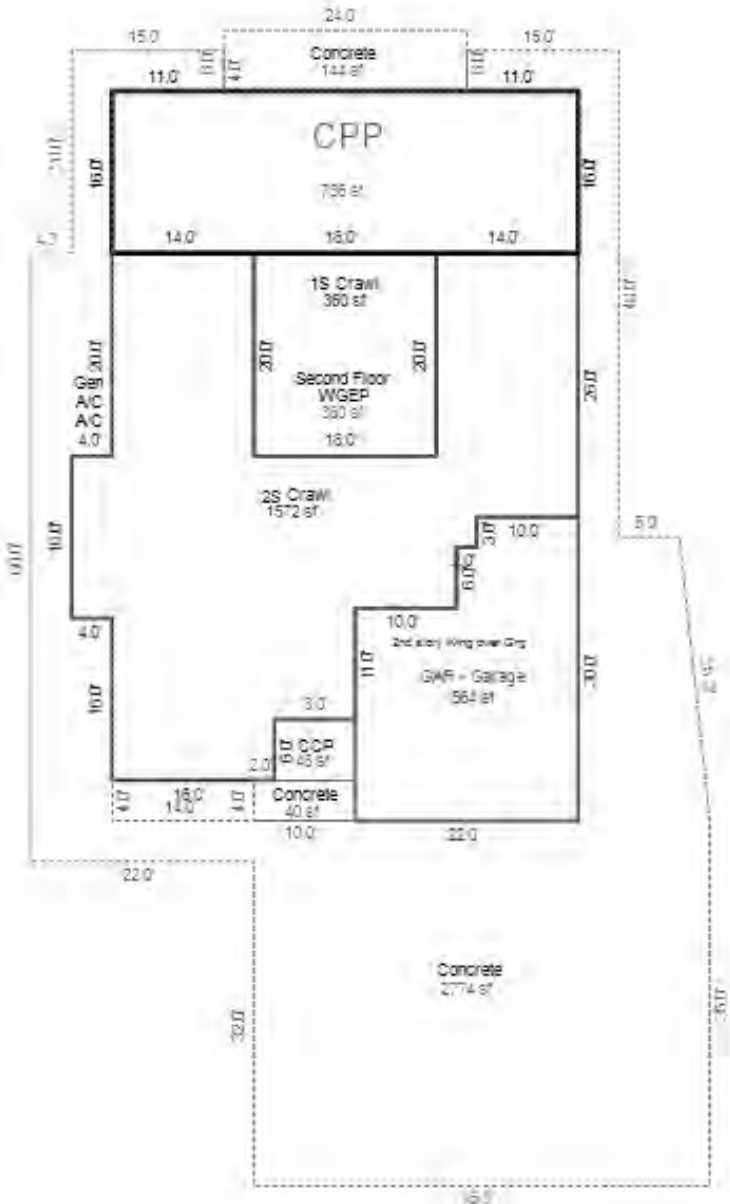
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Licensed To: Township of Lake, County of Missaukee, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	84,800	383,800	468,600			381,967C
	2023	42,500	149,800	192,300			146,350C
	2022	34,500	32,500	67,000			67,000S
	2021	31,700	59,600	91,300			91,300S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 360 48 736	Type WGEP (1 Story) CCP (1 Story) CPP	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 564 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +10 Effec. Age: 1 Floor Area: 4,068 Total Base New : 580,729 Total Depr Cost: 574,928 Estimated T.C.V: 839,395		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace							Carport Area:		
Yr Built 2024	Remodeled 0	Ex	Ord		Min	(12) Electric			0					Roof:			
Condition: Average Part. Construct.: 90%		Size of Closets			No./Qual. of Fixtures			Ex. Ord. Min									
Room List		Doors	Solid	H.C.	(13) Plumbing			No. of Elec. Outlets			Many Ave. Few						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1932 SF Floor Area = 4068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					Cls C 10 Blt 2024		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			Building Areas							
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1932 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 Story Siding Crawl Space 1,572 1 Story Siding Crawl Space 360 1 Story Siding Overhang 564 Total: 460,706 456,108							
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Other Additions/Adjustments							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior Stone Veneer 732 27,787 27,509 Plumbing Average Fixture(s) 1 1,476 1,461 3 Fixture Bath 2 9,291 9,198 2 Fixture Bath 2 6,217 6,155 Water/Sewer 2000 Gal Septic 1 9,667 9,570 Water Well, 100 Feet 1 5,808 5,750 Porches WGEP (1 Story) 360 23,695 23,458 CCP (1 Story) 48 1,455 1,440 CPP 736 10,076 9,975 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 564 21,962 21,742 Common Wall: 2 Wall 1 -4,439 -4,395 Door Opener 2 1,093 1,082							
X	Gable Hip Flat	Gambrel Mansard Shed			1			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Asphalt Shingle																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ SHARON (DECEASED)	SCHWARTZ KEVEN E (WIDOWER)	0	06/26/2008	OTH	21-NOT USED/OTHER	2009/4323	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6769 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 399,974 TCV/TFA: 284.88					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
SCHWARTZ KEVEN E 22281 CARLETON SOUTHFIELD MI 48034	X		* Factors *					
			C 67' @ 2800/FF	62.00	129.00	1.0196	1.0039	2800 100
			62 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 177,692					

Tax Description	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 44 CLAYTON'S HARBOR.	X	X	X	D/W/P: 3.5 Concrete	6.58	700	73	3,362
				Total Estimated Land Improvements True Cash Value = 3,362				

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



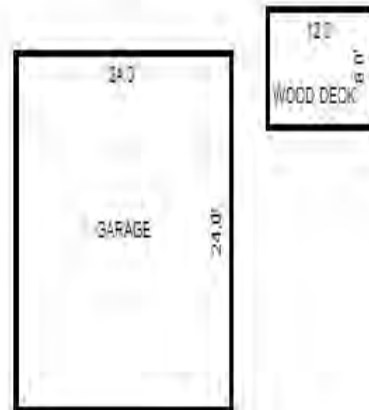
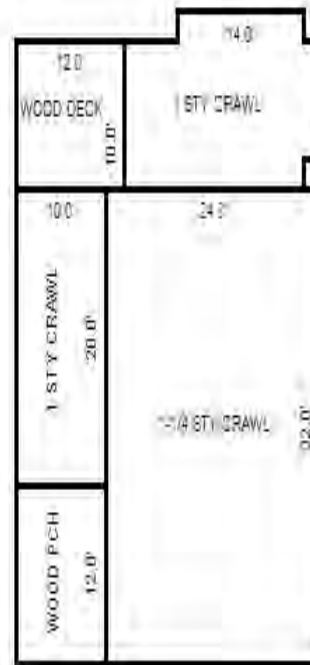
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2024	88,800	111,200	200,000			116,438C
			TPC 12/27/2017 INSPECTED	2023	44,600	106,100	150,700			110,894C
			TPC 02/07/2012 INSPECTED	2022	36,000	95,500	131,500			105,614C
				2021	33,000	86,100	119,100			102,241C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 74 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Ord		Min					120	WPP			
Building Style: 1.25S		Trim & Decoration		Size of Closets						Class: C -5 Effec. Age: 35 Floor Area: 1,404 Total Base New : 214,699 Total Depr Cost: 149,945 Estimated T.C.V: 218,920			E.C.F. X 1.460		Bsmnt Garage:	
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1212 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1974			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.			X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(7) Excavation		Many			X	Ave.		Few	1.25 Story Siding Crawl Space 768					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1212 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			1 Story Siding Crawl Space 244					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			3 Fixture Bath			1 Story Siding Crawl Space 200						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 165,610 115,473						
(3) Roof		(9) Basement Finish		Plumbing			Average Fixture(s)			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 1,476 959					
X	Asphalt Shingle	(10) Floor Support		1			Public Sewer			Porches						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Deck						
				1			1000 Gal Septic 2000 Gal Septic			Treated Wood 96 2,505 1,628 Treated Wood 120 2,947 2,475 *						
				Lump Sum Items:			Water Well, 100 Feet			Garages						
							Built-Ins			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
							Appliance Allow.			Base Cost 576 22,285 16,491 *						
							Fireplaces			Water/Sewer						
							Exterior 1 Story			Public Sewer 1 1,494 971						
							Local Cost Items			Water Well, 100 Feet 1 5,808 3,775						
							SANITARY SEWER 1 0 0 *			Built-Ins						
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Appliance Allow. 1 2,766 1,798						
										Fireplaces						
										Exterior 1 Story 1 6,513 4,233						

\*\*\* 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.
LAWRENCES LEGACY LLC	HOEKWATER ELAINE E & IMBE	504,900	08/04/2023	WD	03-ARM'S LENGTH	2023-02146	PROPERTY TRANSFER	100.0
BAAS PATRICIA J & SCHRIPS	LAWRENCES LEGACY LLC	1	06/01/2021	QC	09-FAMILY	2021-02029	PROPERTY TRANSFER	0.0
BRUNINK EVART L TRUST	BAAS PATRICIA J & SCHRIPS	1	02/12/2014	QC	09-FAMILY	2014-00551	DEED	0.0
BRUNINK EVART L & SCHRIPS	BRUNINK EVART LAWRENCE TR	0	02/15/1999	WD	03-ARM'S LENGTH	L326P286	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6770 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Other	04/25/2005	20050080	Complete
	P.R.E. 100% 08/04/2023					

Owner's Name/Address	MAP #:
HOEKWATER ELAINE E & IMBESI DENNIS 574 HARTLEY PLACE THE VILLAGES FL 32162	2024 Est TCV 486,504 TCV/TFA: 409.52

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	LAKE FRONTAGE
	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
X	A 67' @ 3400/ 83.00 143.00 0.9479 1.0301 3400 100 83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =	275,543 275,543

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.		

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
	X	Sewer	D/W/P: 4in Ren. Conc. 8.18	187 0	0
	X	Electric	Residential Local Cost Land Improvements		
	X	Gas			
		Curb	LAND IMPROVE 1000 1,000.00	1 94	940
		Street Lights	Total Estimated Land Improvements True Cash Value = 940		
		Standard Utilities			
		Underground Utils.			



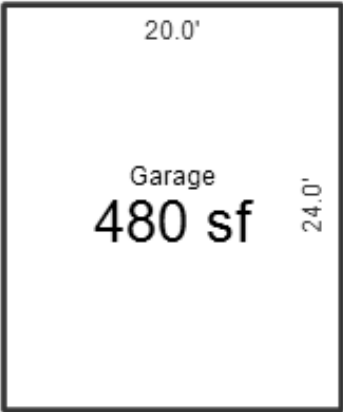
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	137,800	105,500	243,300			243,300S
Rolling	2023	80,700	87,100	167,800		167,800A	132,763C
Low	2022	71,500	78,600	150,100			126,441C
High	2021	67,800	70,800	138,600			122,402C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	137,800	105,500	243,300			243,300S
TPC 04/06/2023 INSPECTED	2023	80,700	87,100	167,800		167,800A	132,763C
TPC 04/30/2021 INSPECTED	2022	71,500	78,600	150,100			126,441C
TPC 12/27/2017 INSPECTED	2021	67,800	70,800	138,600			122,402C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																									
X	Single Family 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	160	WGEP (1 Story)	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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																																																					
Building Style: 1.5S		X	Drywall			Plaster Wood T&G																																																			
Yr Built 1973 Remodeled 2007		Ex	X Ord			Min																																																			
Condition: Average		Size of Closets		Lg	X Ord		Small																																																		
Room List		Doors		Solid X		H.C.																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																					
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																					
Insulation		X	Drywall																																																						
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																					
X	Many Avg. X Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 792 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many X Ave. Few																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																																					
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																							
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 792 SF Floor Area = 1188 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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>792</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td>147,574</td> <td>110,682</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>1,476</th> <th>1,107</th> </tr> </thead> <tbody> <tr> <td>2 Fixture Bath</td> <td></td> <td>3,108</td> <td>2,331</td> </tr> </tbody> </table> Porches WGEP (1 Story) 160 13,059 9,794 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th>19,637</th> <th>14,728</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>1,120</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>2,014</td> </tr> </tbody> </table> Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost Items SANITARY SEWER 1 0 0 * <b>Totals:</b> 191,800 143,850																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	792						<b>Total:</b>	147,574	110,682	Average Fixture(s)		1,476	1,107	2 Fixture Bath		3,108	2,331	Base Cost		19,637	14,728	Water/Sewer				Public Sewer	1	1,494	1,120	Water Well, 50 Feet	1	2,686	2,014
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																				
1.5 Story	Siding	Crawl Space	792																																																						
			<b>Total:</b>	147,574	110,682																																																				
Average Fixture(s)		1,476	1,107																																																						
2 Fixture Bath		3,108	2,331																																																						
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Water/Sewer																																																									
Public Sewer	1	1,494	1,120																																																						
Water Well, 50 Feet	1	2,686	2,014																																																						
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 210,021																																																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHEWCHUCK FAMILY LIVING T	THAYER RANDY J TRUST	1	11/10/2015	QC	09-FAMILY	2015-03781	DEED	0.0				
SHEWCHUCK JOHN F & JANICE	SHEWCHUCK FAMILY LIVING T	1	01/12/2013	WD	09-FAMILY	2013-0141	PROPERTY TRANSFER	0.0				
THAYER RANDY J (SM)	THAYER RANDY J TRUST	0	12/31/2008	QC	09-FAMILY	2009/124	DEED	0.0				
THAYER CYNTHIA M (FORMER	THAYER RANDY J (JT)	0	10/08/2008	QC	21-NOT USED/OTHER	2008/3660	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6760 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		New House		03/19/2004	20040027	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:								
THAYER RANDY J TRUST 2626 LITTLE HICKORY DR LANSING MI 48911		2024 Est TCV 658,203 TCV/TFA: 378.28										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.		Public Improvements		* Factors * LAKE FRONTAGE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
8X12 SHED WD FLOOR		Gravel Road		A 67' @ 3400/		79.67	147.00	0.9576	1.0372	3400	100	269,050
		Paved Road		83 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value =		269,050
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	29.53	96	25	709				
		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 =								
		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	134,500	194,600	329,100			207,462C		
		Low		2023	79,000	197,300	276,300			197,583C		
		High		2022	69,500	177,900	247,400			188,175C		
		Landscaped		2021	65,900	160,300	226,200			182,164C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	134,500	194,600	329,100		207,462C		
		TPC 12/27/2017	INSPECTED		2023	79,000	197,300	276,300		197,583C		
		TPC 02/07/2012	INSPECTED		2022	69,500	177,900	247,400		188,175C		
					2021	65,900	160,300	226,200		182,164C		

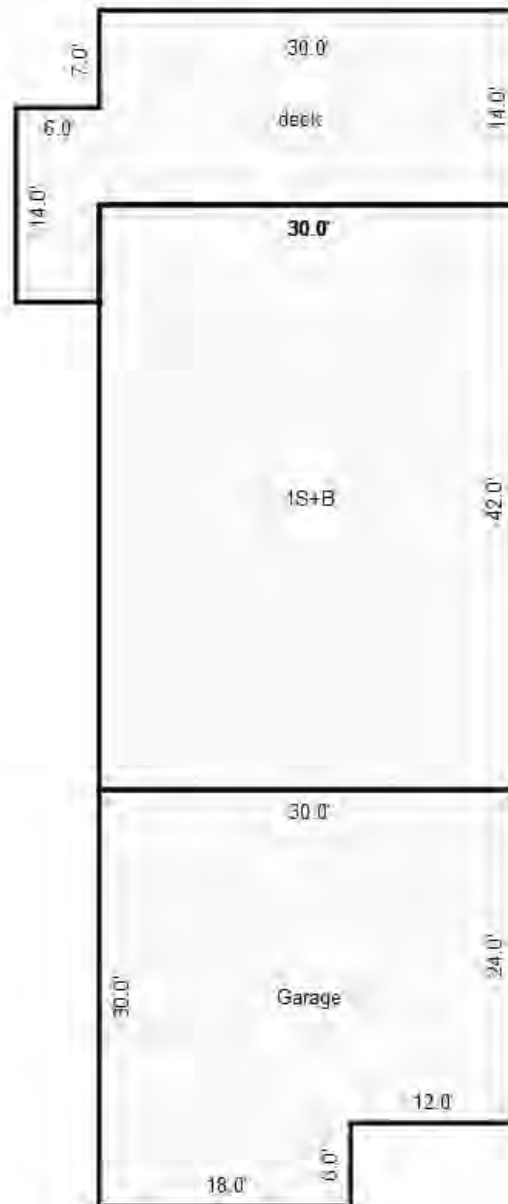


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 504 Type 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?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 828 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		2		Class: C +5 Effec. Age: 20 Floor Area: 1,740 Total Base New : 330,411 Total Depr Cost: 264,345 Estimated T.C.V: 385,944		E.C.F. X 1.460		Bsmnt Garage:			
Yr Built 2004	Remodeled 0	Ex	X	Ord			Min	Central Air Wood Furnace							Roof:			
Condition: Average		Size of Closets		X			No Heating/Cooling											
Room List		Doors		Solid	X		H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors					Kitchen: Other: Other:		0		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets										
(2) Windows		(7) Excavation		Many	X	Ave.	Few	(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Cls C 5 Blt 2004			
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 1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 Story Siding 1 Story Siding		Exterior Siding		Foundation Wood Bsmnt. Overhang		Size 1,260 480	
X	X	(9) Basement Finish		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		Other Additions/Adjustments		Recreation Room		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath	
(3) Roof		840		(14) Water/Sewer							Deck		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)	
X	Gable Hip Flat	X	Gambrel Mansard Shed								Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:							Appliance Allow.		Fireplaces		Exterior 1 Story		Local Cost Items	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER			1		0		0		*		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN NORMAN H & KLEIN ED	KLIEN EDWARD R	213,333	08/08/2022	QC	09-FAMILY	2022-02754	DEED	0.0
KLEIN ROGER L & SUSANNE M	KLEIN NORMAN H & KLEIN ED	0	06/29/2020	QC	09-FAMILY	2020-03112	PROPERTY TRANSFER	0.0
KLEIN ROGER L	KLEIN ROGER L & SUSANNE M	0	08/28/2012	QC	21-NOT USED/OTHER	2012-02904	PROPERTY TRANSFER	0.0
KLEIN SUSANNE MARIE (DECE	KLEIN ROGER LEE (WIDOWER)	0	09/16/2009	OTH	21-NOT USED/OTHER	2009/3404	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6750 W REDMAN DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/01/2022					

Owner's Name/Address	MAP #:
KLIEN EDWARD R 6750 W REDMAN DR LAKE CITY MI 49651	2024 Est TCV 460,693 TCV/TFA: 316.41

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *	LAKE FRONTAGE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason A 67' @ 3400/ 71.00 137.00 0.9856 1.0191 3400 100 71 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =	Value 242,477 242,477

Comments/Influences	Water	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete		6.16	1268 71	5,546

	Total Estimated Land Improvements True Cash Value =	5,546

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	121,200	109,100	230,300			103,662C



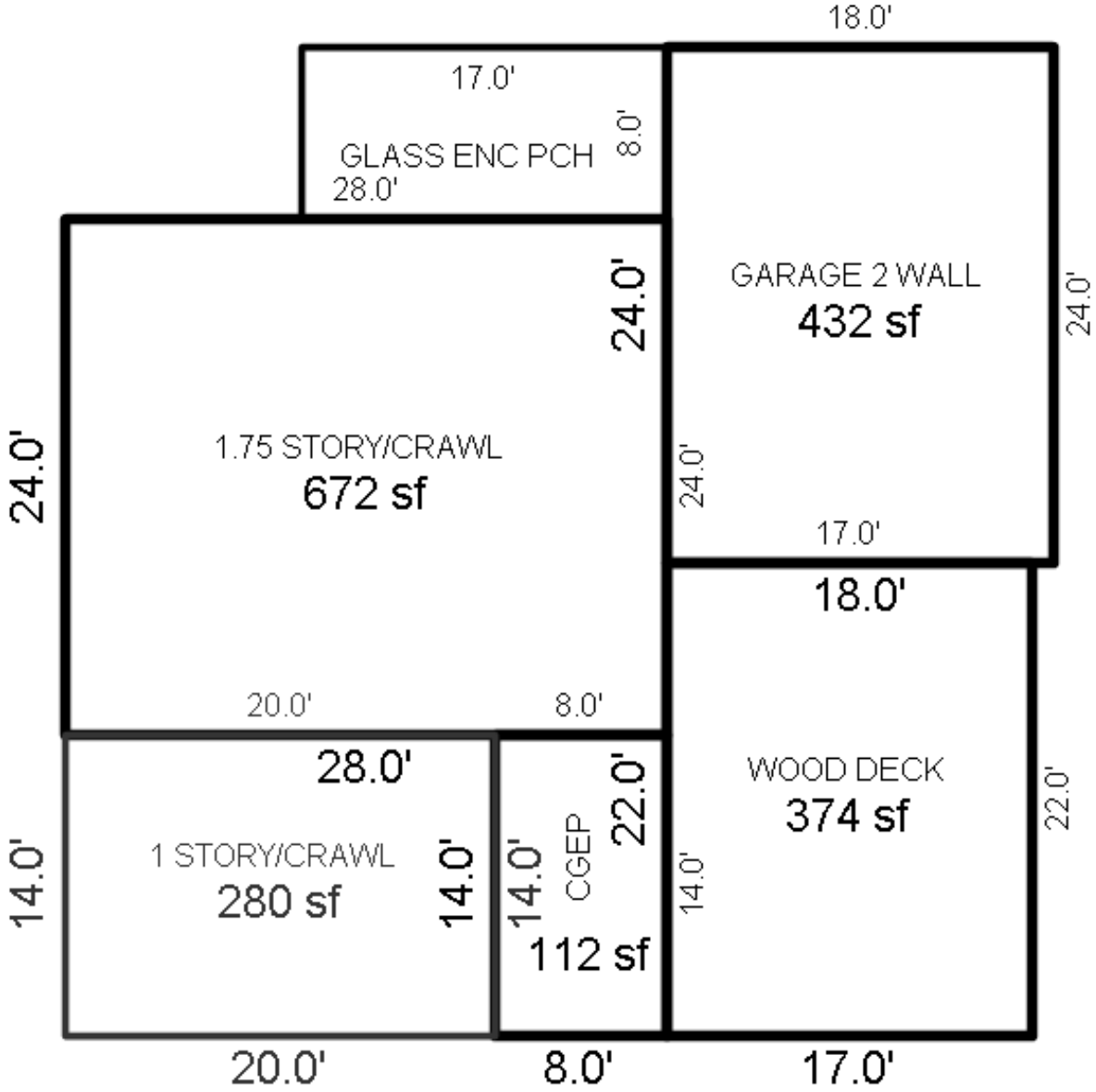
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Who	When	What	2024	121,200	109,100	230,300			103,662C
	TPC 04/30/2021	INSPECTED	2023	71,400	104,100	175,500			98,726C
	TPC 05/06/2018	INSPECTED	2022	64,100	93,800	157,900			94,025C
	TPC 12/27/2017	INSPECTED	2021	60,800	84,500	145,300			91,022C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 136 374	Type CGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Class: CD Effec. Age: 30 Floor Area: 1,456 Total Base New : 208,095 Total Depr Cost: 145,665 Estimated T.C.V: 212,670				Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard Ground Area = 952 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		E.C.F. X 1.460		Cls CD Blt 1977						
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	(12) Electric	No./Qual. of Fixtures	Building Areas		Total: 150,773		Depr. Cost 105,540						
Condition: Average		Lg		X	Ord	Small	200	Amps Service	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets	1.75 Story Siding		Crawl Space		672						
4	Basement	(5) Floors		Kitchen:		Other:		1 Story Siding		Crawl Space		280						
4	1st Floor	Kitchen:		Other:		Other:		Other Additions/Adjustments		Plumbing								
4	2nd Floor	Other:		Other:		Other:		Plumbing		Average Fixture(s)		1	1,230	861				
Bedrooms		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Plumbing		2 Fixture Bath		1	2,596	1,817			
(1) Exterior		Ex.		X	Ord.	Min	No. of Elec. Outlets		Porches		CGEP (1 Story)		112	7,370	5,159			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Drywall		Many		X	Ave.	Few	WGEP (1 Story)		136	10,793	7,555		
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Deck		Treated Wood		374	6,104	4,273				
(2) Windows		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		432	18,295	12,806		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Water/Sewer		Public Sewer		Water Well, 100 Feet		1	5,640	3,948		
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		Public Water		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		1	1,934	1,354
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Public Water		Public Sewer		Water Well, 100 Feet		Fireplaces		Exterior 2 Story		1	7,050	4,935
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support		Public Water		Public Sewer		Water Well, 100 Feet		Lump Sum Items:		Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		

\*\*\* 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.
IACOVONI DAVID D & ROBERT	IACOVONI DAVID D & ROBERT	0	12/30/2020	QC	09-FAMILY	2021-0054	PROPERTY TRANSFER	0.0
		239,900	06/01/2001	WD	33-TO BE DETERMINED	01-0:2479	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6740 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2006	20060311	Complete

Owner's Name/Address	MAP #:
IACOVONI DAVID D & ROBERTA J 1401 WHITEHALL ST MIDLAND MI 48642	2024 Est TCV 473,396 TCV/TFA: 264.17

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																															
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LAKE FRONTAGE</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</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 67' @ 3400/</td> <td>70.00</td> <td>118.00</td> <td>0.9891</td> <td>0.9818</td> <td>3400</td> <td>100</td> <td>231,122</td> </tr> <tr> <td colspan="6">70 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value =</td> <td>231,122</td> </tr> </tbody> </table>	Public Improvements		* Factors *		LAKE FRONTAGE			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 67' @ 3400/	70.00	118.00	0.9891	0.9818	3400	100	231,122	70 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	231,122
Public Improvements		* Factors *		LAKE FRONTAGE																													
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																										
A 67' @ 3400/	70.00	118.00	0.9891	0.9818	3400	100	231,122																										
70 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	231,122																										

Tax Description	X	Land Improvement Cost Estimates												
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 48 CLAYTON'S HARBOR.	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>114 73</td> <td>512</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>512</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	D/W/P: 3.5 Concrete	6.16	114 73	512	Total Estimated Land Improvements True Cash Value =			512
Description	Rate	Size % Good	Cash Value											
D/W/P: 3.5 Concrete	6.16	114 73	512											
Total Estimated Land Improvements True Cash Value =			512											

Comments/Influences	X	Water	Rate	Size % Good	Cash Value
	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
X Waterfront
Ravine
Wetland
Flood Plain



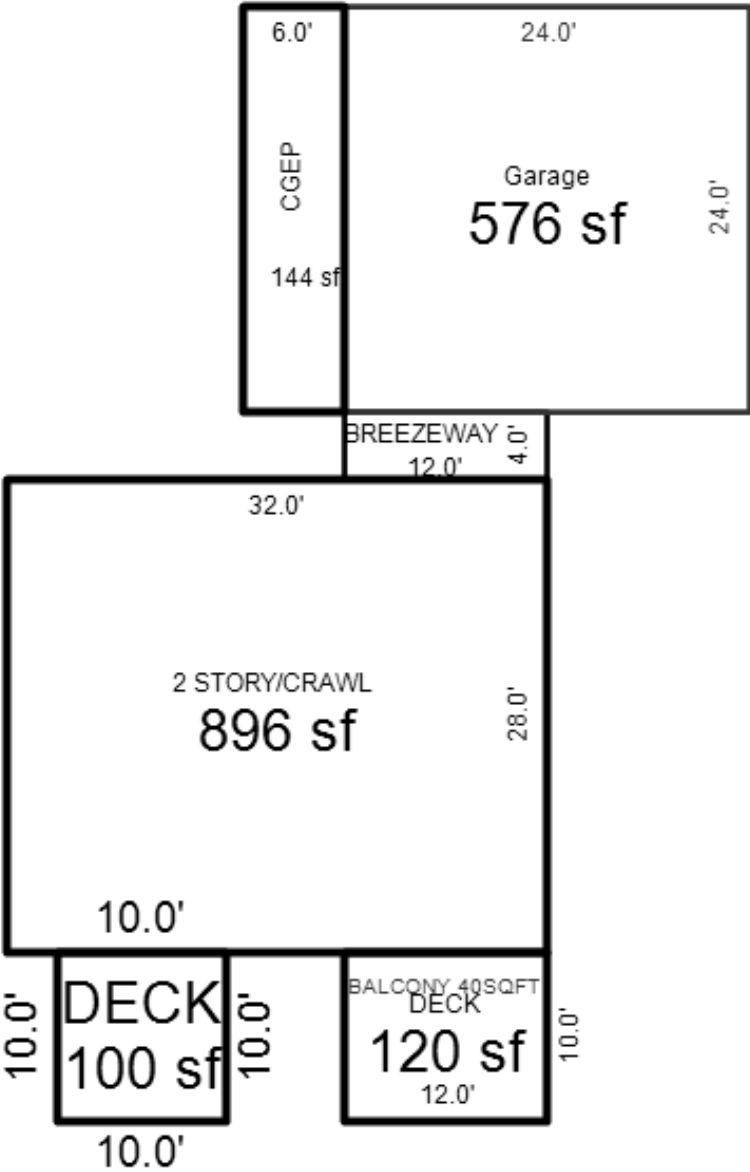
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	115,600	121,100	236,700			139,908C
TPC	04/30/2021	INSPECTED	2023	67,600	113,000	180,600			133,246C
TPC	12/27/2017	INSPECTED	2022	63,500	101,800	165,300			126,901C
TPC	02/07/2012	INSPECTED	2021	60,200	91,700	151,900			122,848C

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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 Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 74 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 30 Floor Area: 1,792 Total Base New : 235,428 Total Depr Cost: 165,590 Estimated T.C.V: 241,762	144 CGEP (1 Story) 120 Treated Wood 100 Treated Wood 40 Wood Balcony 48 Brzwy, FW	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:										
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Electric Baseboard Ground Area = 896 SF Floor Area = 1792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD		Blt 1980									
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		Building Areas		Size		Cost New		Depr. Cost							
Condition: Average		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Stories		Foundation		Total:		183,765		128,635					
Room List		Doors	Solid	X	H.C.	(13) Plumbing		2 Story		Crawl Space											
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)		1		1,230		861					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		3 Fixture Bath		2,702					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
X	Many Avg. Few	X	Large Avg. Small	(2) Windows		(3) Roof		Gable Hip Flat		X	Gambrel Mansard Shed	Asphalt Shingle		Chimney:		Unsuported Len: Cntr.Sup:		Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Breezeways Frame Wall Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsuported Len: Cntr.Sup:		Total:		183,765		128,635		* 14,645					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Joists: Unsuported Len: Cntr.Sup:		Total:		183,765		128,635		* 14,645							

\*\*\* 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.
MARKHAM MAYNARD K TRUST	MARKHAM-PHILLIPS MELINDA	270,000	06/10/2021	WD	09-FAMILY	2021-02062	PROPERTY TRANSFER	50.0
MARKHAM RANDY L	MARKHAM-PHILLIPS MELINDA	1	04/15/2021	WD	09-FAMILY	2021-02064	DEED	100.0
COLLETT CYNTHIA A	MARKHAM-PHILLIPS MELINDA	1	04/13/2021	WD	09-FAMILY	2021-02063	DEED	100.0
MARKHAM MAYNARD K TRUST	MARKHAM MAYNARD K TRUST	0	11/09/2018	AFF	07-DEATH CERTIFICATE	2019-00408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6730 W REDMAN DR						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 06/10/2021						
Owner's Name/Address	MAP #:					
MARKHAM-PHILLIPS MELINDA & PHILLIPS MICHAEL 6730 W REDMAN RD LAKE CITY MI 49651	2024 Est TCV 427,205 TCV/TFA: 299.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 49 CLAYTON'S HARBOR.	X		Dirt Road							
			Gravel Road							
Comments/Influences			* Factors * LAKE FRONTAGE							
			A 67' @ 3400/	65.00	113.00	1.0076	0.9712	3400	100	216,273
			65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						216,273	

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	339 50	1,115
			Total Estimated Land Improvements True Cash Value = 1,115			

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	108,100	105,500	213,600			138,544C
			TPC 07/21/2018	INSPECTED	2023	63,300	100,700	164,000	



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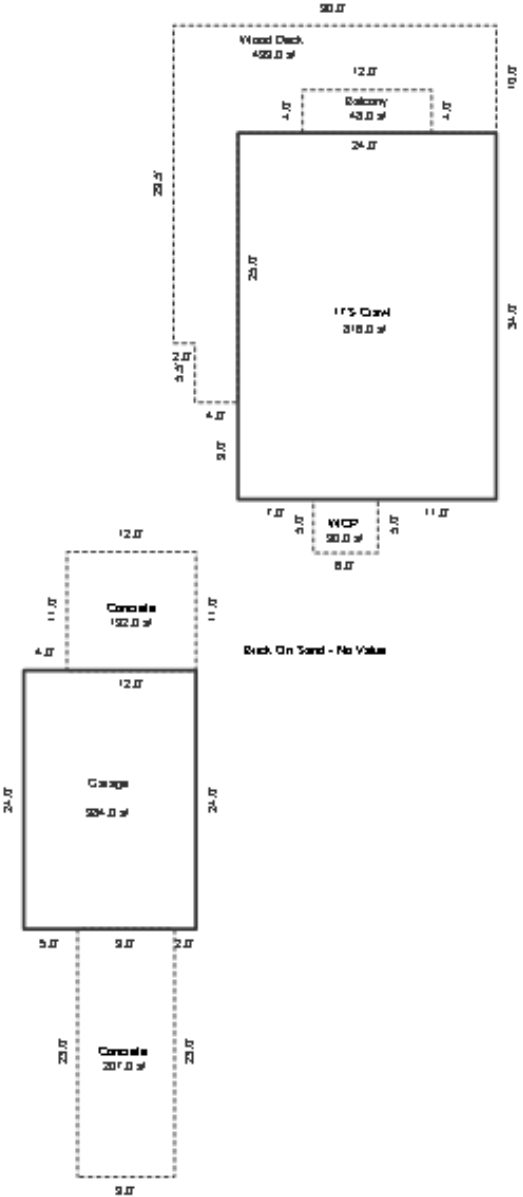
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	High	2022	60,300	90,700	151,000			125,664C
			TPC 12/27/2017	INSPECTED	2021	57,100	81,700	138,800	138,800W
	X	Waterfront	2024	108,100	105,500	213,600			138,544C
			TPC 02/07/2012	INSPECTED	2023	63,300	100,700	164,000	

\*\*\* 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	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 30 439 48	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 1,428 Total Base New : 221,112 Total Depr Cost: 143,710 Estimated T.C.V: 209,817		E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.75S				Cls C 10 Blt 1975			
Yr Built 1975	Remodeled 0	Ex	X		Ord		Min	200 Amps Service		(11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Good		Size of Closets		Lg	X	Ord		Small	Building Areas							
Room List		Doors		Solid	X	H.C.	(12) Electric		Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		200 Amps Service		1.75 Story Siding Crawl Space		Total:		181,586	118,019			
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		No. of Elec. Outlets		Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.		Min	Plumbing							
(2) Windows		(7) Excavation		Many	X	Ave.		Few	1 Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 816 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		1 3 Fixture Bath		Average Fixture(s)		1	1,476	959		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1	1,476	959		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:		Porches		WCP (1 Story)		30	2,236	1,453		
(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				Deck		Treated Wood		439	6,932	4,506		
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support				Balcony		Wood Balcony		48	1,956	1,271		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		384	16,858	10,958
Chimney: Block								Water/Sewer		Public Sewer		1	1,494	971		
								Water Well, 100 Feet		Water Well, 100 Feet		1	5,808	3,775		
								Built-Ins		Appliance Allow.		1	2,766	1,798		
								Local Cost Items		SANITARY SEWER		1	0	0		
								Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:		209,817		*		
								Totals:		221,112		143,710				

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





\*\*\* 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		
6720 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2024 Est TCV 601,214 TCV/TFA: 318.27								
WEBSTER DALE A & SHARON TRUSTEES 6720 W REDMAN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *		LAKE FRONTAGE						
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 50 & E 1/2 OF LOT 51 CLAYTON'S HARBOR.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 67' @ 3400/		93.00	118.00	0.9213	0.9818	3400	100	286,009
		X Paved Road		93 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =						286,009
		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		840 78		4,311		
		X Sewer		Total Estimated Land Improvements True Cash Value = 4,311								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2024	143,000	157,600	300,600			175,233C		
		TPC 05/06/2018 INSPECTED		2023	82,400	173,200	255,600			166,889C		
		TPC 12/27/2017 INSPECTED		2022	77,500	156,000	233,500			158,942C		
		TPC 02/07/2012 INSPECTED		2021	73,400	140,600	214,000			153,865C		

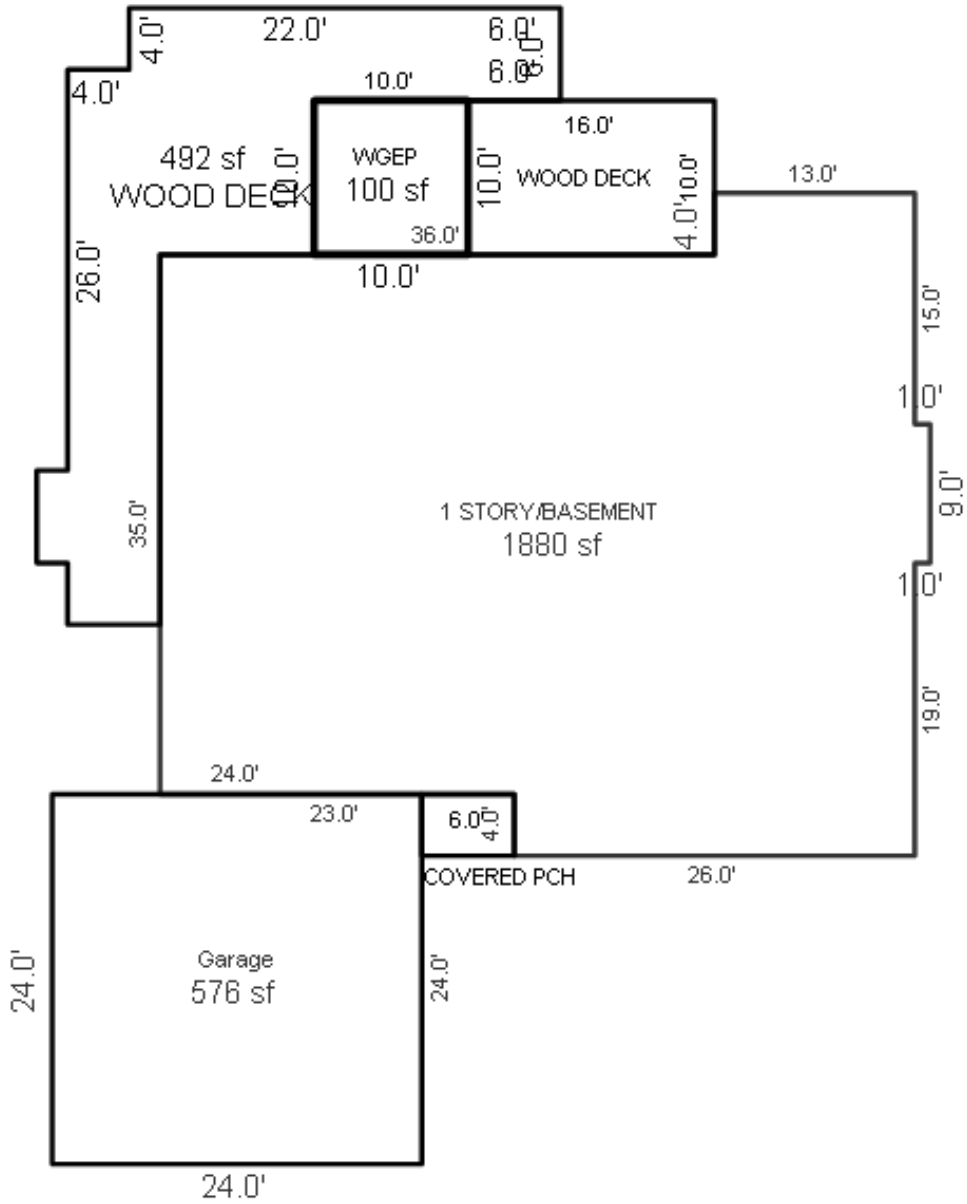


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			X Ex Ord Min			Size of Closets X Lg Ord Small		Condition: Average		
Building Style: 1S		Yr Built Remodeled 1988 0		Doors Solid X H.C.		Room List Basement 1st Floor 2nd Floor Bedrooms			(5) Floors Kitchen: Other: Other:			Central Air Wood Furnace		(12) Electric 150 Amps Service		
(1) Exterior		(6) Ceilings X Drywall		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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1889 SF Floor Area = 1889 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,889 Total: 262,866 170,863		Cls C Blt 1988	
(2) Windows		(7) Excavation Basement: 1889 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	
(3) Roof		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	
Chimney: Brick		(9) Basement Finish		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	
(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	
Joints: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	
Lump Sum Items:		Joints: Unsupported Len: Cntr.Sup:		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 100 7,654 4,975 CCP (1 Story) 24 1,208 785 Deck Treated Wood 160 3,578 2,326 Treated Wood 492 7,473 4,857 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 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items		Total: 262,866 170,863	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD & THERES	0	03/26/2021	QC	09-FAMILY	2021-01486	PROPERTY TRANSFER	0.0		
MCFARLAND HOWARD & THERES	MCFARLAND HOWARD & THERES	0	03/26/2021	QC	09-FAMILY	2021-01484	PROPERTY TRANSFER	0.0		
MCFARLAND HOWARD & THERES	MCFARLAND HOWARD & THERES	0	11/15/2018	WD	09-FAMILY	2018-03784	PROPERTY TRANSFER	0.0		
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD & THERES	0	10/15/2018	WD	09-FAMILY	2018-03356	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
6700 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		New House		07/08/2022		2022-0446	80%	
Owner's Name/Address		P.R.E. 100% 05/25/2016		Deck/Porch		07/24/2018		2018-0344	100%	
MCFARLAND HOWARD & THERESA TRUST 6700 W REDMAN DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 719,226 TCV/TFA: 322.67						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W W 1/2 OF LOT 51, LOT 52 & E 1/2 OF LOT 53. CLAYTON'S HARBOR.		X		Public Improvements		* Factors * LOT 51 & 1/3 OF EA 52 & 50				
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
12/31/12 NO IMPROVEMENTS FOR PARKING-TIM		X		Gravel Road		A 67' @ 3400/ 124.00 128.00 0.8574 1.0020 3400 100 362,172				
		X		Paved Road		124 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 362,172				
		X		Storm Sewer		Land Improvement Cost Estimates				
		X		Sidewalk		Description Rate Size % Good Cash Value				
		X		Water		D/W/P: 4in Ren. Conc. 8.18 580 50 2,372				
		X		Sewer		D/W/P: Brick on Sand 18.02 81 50 730				
		X		Electric		D/W/P: 4in Concrete 6.97 48 50 167				
		X		Gas		Total Estimated Land Improvements True Cash Value = 3,269				
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						
		X		Topography of Site						
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		X		Year						
		X		Land Value						
		X		Building Value						
		X		Assessed Value						
		X		Board of Review						
		X		Tribunal/Other						
		X		Taxable Value						
		X		Who						
		X		When						
		X		What						
		X		2024		181,100 178,500 359,600 175,592C				
		X		2023		103,300 99,100 202,400 95,517C				
		X		2022		94,700 92,800 187,500 156,916C				
		X		2021		89,800 83,600 173,400 151,904C				

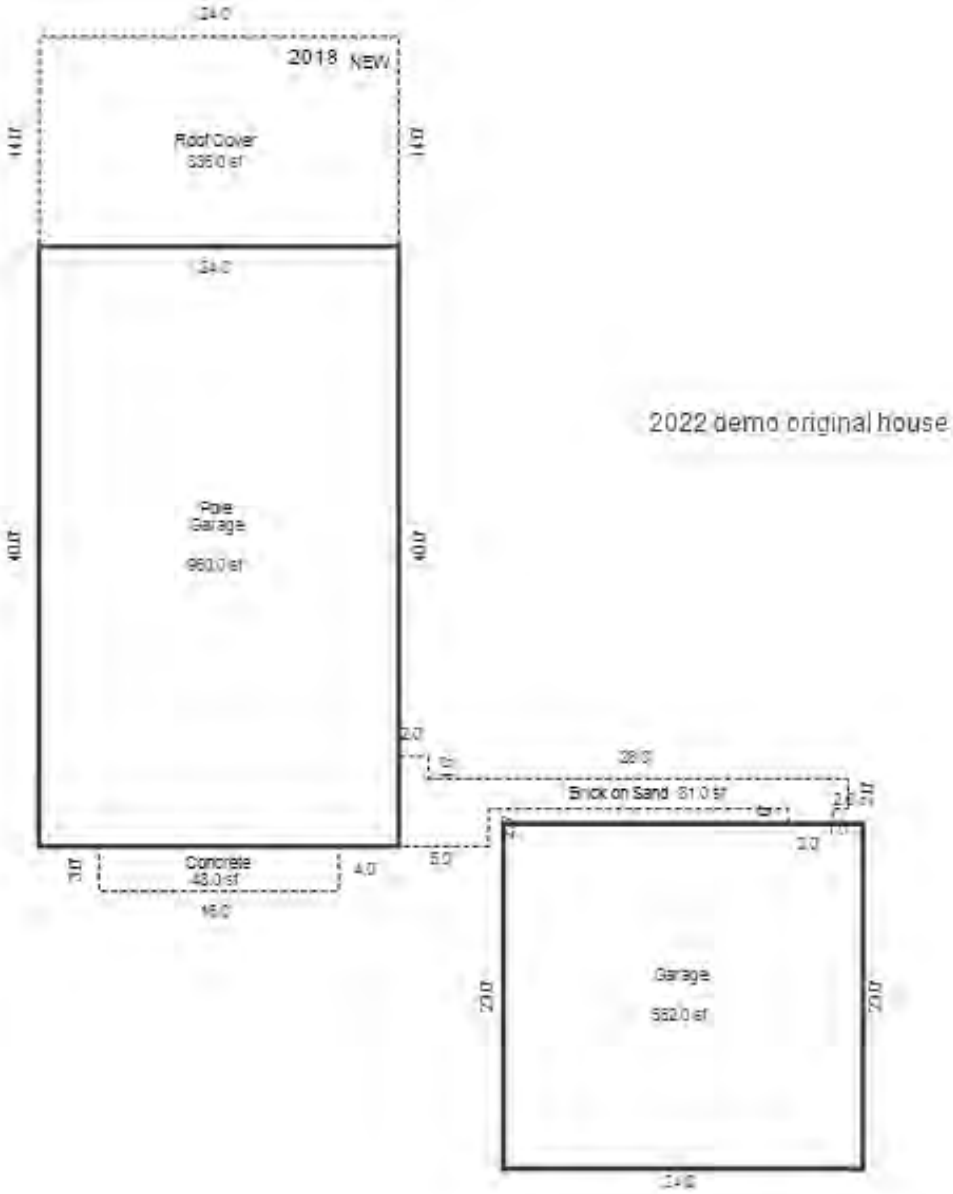


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336	Type Roof Cover Onl	Year Built: 1975 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																															
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 46,480 Total Depr Cost: 30,212 Estimated T.C.V: 44,110					Bsmnt Garage: Carport Area: Roof:																																																																															
Building Style: GRG		X	Drywall Paneled			Plaster Wood T&G	Central Air Wood Furnace																																																																																				
Yr Built 1975		Remodeled 0		Trim & Decoration			(12) Electric			E.C.F. X 1.460																																																																																	
Condition: Average		Ex	X	Ord		Min	200 Amps Service																																																																																				
Room List		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets																																																																																				
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Lg	X	Ord		Small	Ex. X Ord. Min																																																																																				
(1) Exterior		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																																																																																				
X	Many Avg. X Few	Large Avg. Small		Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:																																																																																				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																				
X	Asphalt Shingle																																																																																										
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Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 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>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>-3,020</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding</td> <td></td> <td>Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>552</td> <td>21,638</td> <td>14,065</td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>960</td> <td>24,317</td> <td>15,806</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td></td> <td></td> <td>336</td> <td>5,171</td> <td>3,361</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>46,480</td> <td>30,212</td> </tr> </tbody> </table> Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 44,110														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-4,646	-3,020	Garages						Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)				Base Cost			552	21,638	14,065	Class: C Exterior: Pole (Unfinished)						Base Cost			960	24,317	15,806	Deck						w/Roof (Roof portion)			336	5,171	3,361	Local Cost Items						SANITARY SEWER			1	0	0	Totals:				46,480	30,212
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																						
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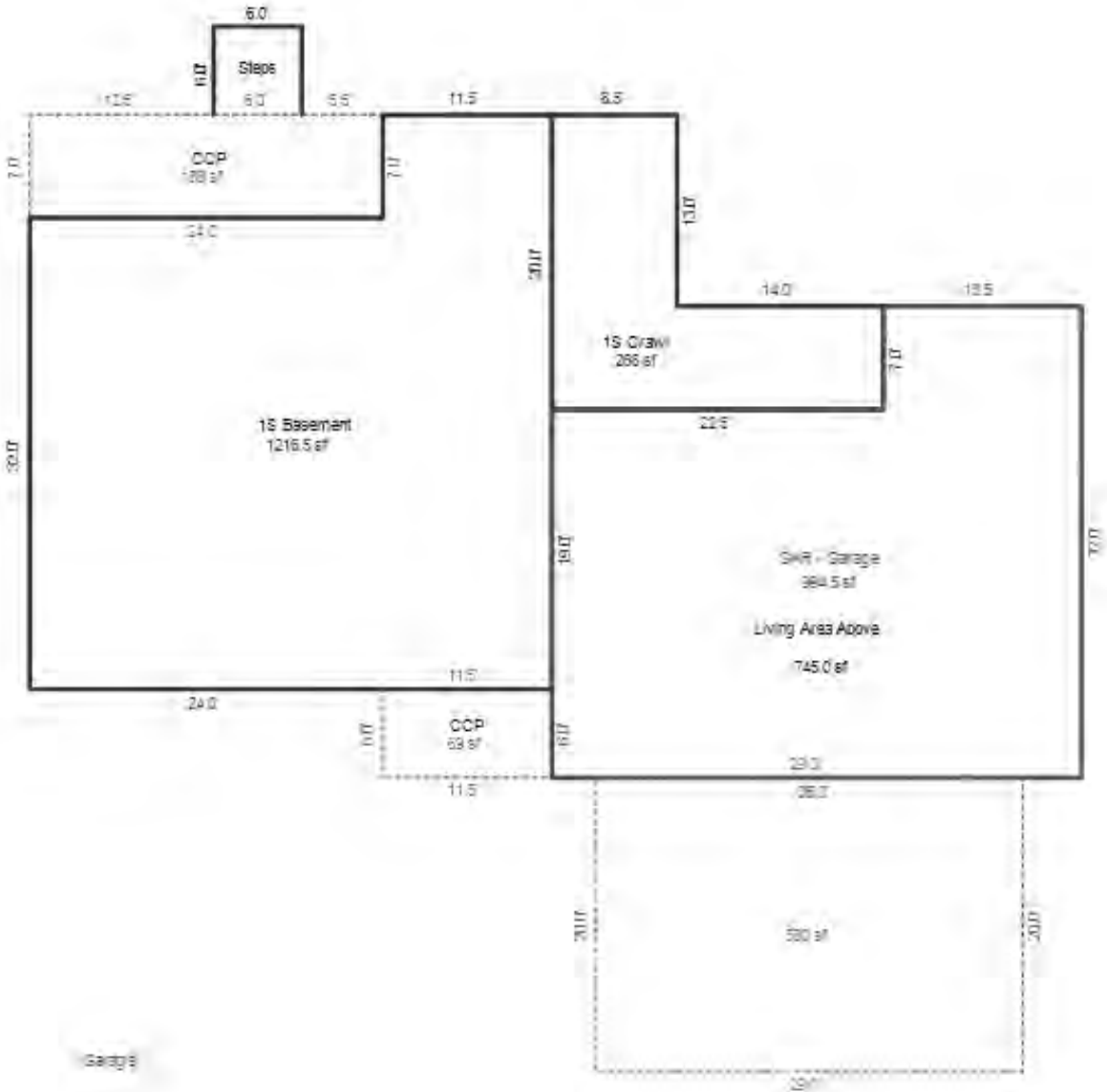
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 168 69	Type CCP (1 Story) CCP (1 Story)	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 994 % 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: 1 Floor Area: 2,229 Total Base New : 357,076 Total Depr Cost: 353,510 Estimated T.C.V: 516,125			E.C.F. X 1.460			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: 2 Single Family 1.25S			Cls C 5 Blt 2023					
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1484 SF Floor Area = 2229 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Condition: Average Part. Construct.: 60%		Lg	Ord	Small	(5) Floors			(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid	H.C.	Kitchen: Other: Other:			0 Amps Service			1 Story Siding Basement 1,216			1 Story Siding Crawl Space 268				
Basement	1st Floor	(6) Ceilings			No. of Elec. Outlets			Plumbing			1 Story Siding Overhang 745			Total: 291,699 288,787				
2nd Floor	3 Bedrooms	(7) Excavation			Average Fixture(s)			Plumbing			Other Additions/Adjustments			Plumbing				
(1) Exterior		Basement: 1216 S.F. Crawl: 268 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			(13) Plumbing			Porches			Garages				
Wood/Shingle	Aluminum/Vinyl	(8) Basement			Public Water			Water/Sewer			CCP (1 Story) 168 4,512 4,467			CCP (1 Story) 69 2,019 1,999				
Brick	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 994 36,818 36,450				
(2) Windows		(9) Basement Finish			Water Well, 150 Feet			Built-Ins			Common Wall: 1 Wall 1 -2,686 -2,659			Door Opener 2 1,093 1,082				
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 2,766 2,738			Totals: 357,076 353,510							
Wood Sash	Metal Sash	(10) Floor Support			Lump Sum Items:			Notes:			Water/Sewer 1 1,494 1,479			Public Sewer 1 8,594 8,508				
Vinyl Sash	Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:						ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 516,125			60% Completed => Est. True Cash Value 2024 =							
Double Hung	Horiz. Slide																	
Casement	Double Glass																	
Patio Doors	Storms & Screens																	
(3) Roof																		
X	Gable																	
	Hip																	
	Flat																	
	Asphalt Shingle																	
	Chimney:																	

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



Pole Garage



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSKE PATRICIA A	IRRER DANIEL L & CATHERIN	420,500	06/28/2021	WD	03-ARM'S LENGTH	2021-02327	PROPERTY TRANSFER	100.0
BORSKE EVERETT & PATRICIA	BORSKE PATRICIA A	1	12/19/2013	WD	03-ARM'S LENGTH	2014-00045	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6680 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/02/2023	2023-0208	100%
Owner's Name/Address	P.R.E. 0%		Addition	02/15/2022	2022-0078	100%
IRRER DANIEL L & CATHERINE M 2563 WILLOWRIDGE DR JENISON MI 49428	MAP #:		REPAIR	02/04/2022	2022-0056	100%
	2024 Est TCV 564,185 TCV/TFA: 347.62		Reroof	10/10/2013	2013-0516	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 54 & W 1/2 OF LOT 53 CLAYTON'S HARBOR.	X		* Factors *			
			Description	Frontage	Depth	Value
			A 67' @ 3400/	92.00	128.00	289,528
			92 Actual Front Feet, 0.27 Total Acres			289,528

Comments/Influences	X	Public Improvements	Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	539 50	2,204
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	64 50	262
	X	Paved Road	D/W/P: Patio Blocks	15.61	46 50	359
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			2,825
	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
	X									X				



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	144,800	137,300	282,100			216,778C
2023	83,800	128,900	212,700			204,265C
2022	76,900	88,400	165,300			165,300S
2021	72,800	79,700	152,500			118,425C

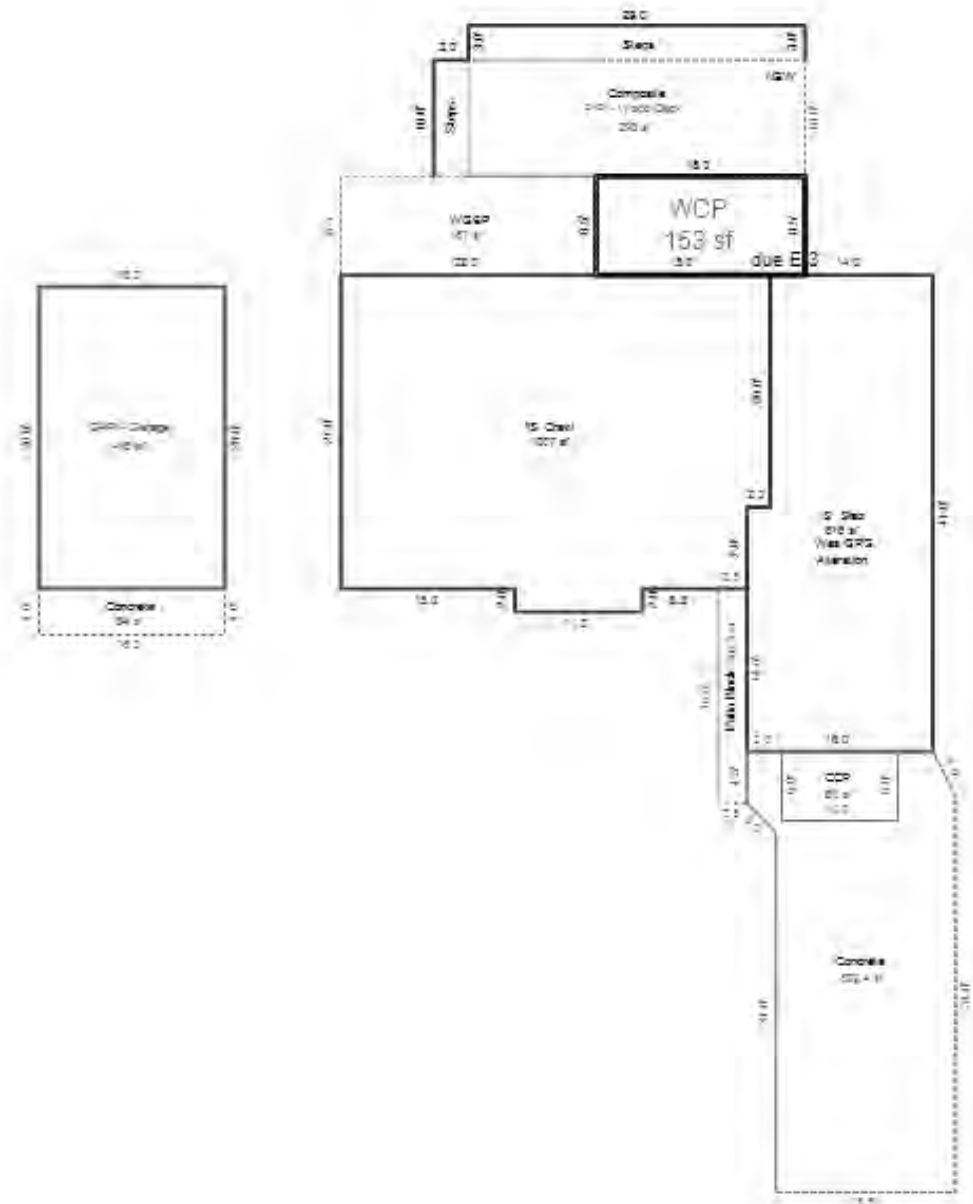
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Who	When	What
JWV	09/27/2023	INSPECTED
JWV	09/14/2022	INSPECTED
TPC	12/27/2017	INSPECTED


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 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: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							187 153 60 290	WGEP (1 Story) WCP (1 Story) CCP (1 Story) Composite					
	Building Style: 1S																	
	Yr Built 1974	Remodeled 2022			Ex	X	Ord	Min										
	Condition: Average				Size of Closets													
	Room List				Lg	X	Ord	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		Doors			Solid	H.C.									
	(1) Exterior		(6) Ceilings X Tile		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation Basement: 0 S.F. Crawl: 1007 S.F. Slab: 616 S.F. Height to Joists: 0.0		Ex.	X	Ord.	Min										
	(2) Windows				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		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing													
	(3) Roof				Average Fixture(s)													
X	Gable Hip Flat	Gambrel Mansard Shed			1	3 Fixture Bath												
X	Asphalt Shingle		(9) Basement Finish		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												
	Chimney: Metal		(10) Floor Support 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 = 1623 SF Floor Area = 1623 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 1,007												
						1 Story Siding Slab 616												
						Total: 218,697 142,146												
						Other Additions/Adjustments												
						Plumbing												
						Average Fixture(s) 1 1,476 959												
						3 Fixture Bath 1 4,646 3,020												
						Porches												
						WGEP (1 Story) 187 14,487 9,417												
						WCP (1 Story) 153 6,669 4,335												
						CCP (1 Story) 60 1,777 1,155												
						Garages												
						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)												
						Base Cost 416 17,763 11,546												
						Water/Sewer												
						Public Sewer 1 1,494 971												
						Water Well, 100 Feet 1 5,808 3,775												
						Built-Ins												
						Appliance Allow. 1 2,766 1,798												
						Fireplaces												
						Interior 1 Story 1 5,338 3,470												
						Deck												
						Composite 290 5,530 3,594												
						Local Cost Items												
						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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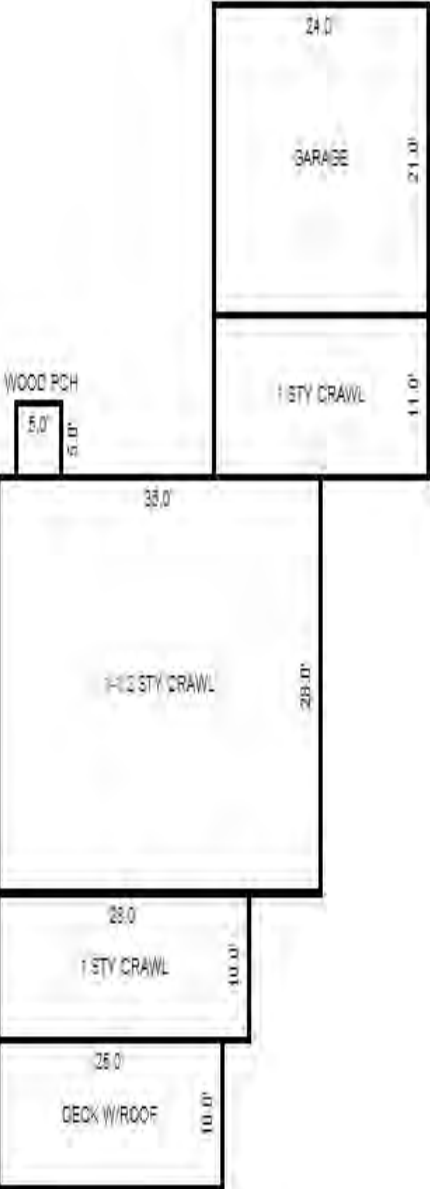
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
GRAHAM MARK A & BARBARA R	OUTWATER BENJAMI & KRISTE	265,000	08/30/2013	WD	03-ARM'S LENGTH	213-02993 WD	PROPERTY TRANSFER	100.0							
GRAHAM MARK A & BARBARA R	GRAHAM MARK A & BARBARA R	0	12/21/2007	QC	21-NOT USED/OTHER	2008/0087	DEED	0.0							
BOLDA ROBERT ANTHONY	GRAHAM MARK A & BARBARA R	312,500	07/29/2004	WD	03-ARM'S LENGTH	04-0/3300	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6670 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 506,342 TCV/TFA: 246.28							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
OUTWATER BENJAMI & KRISTEN & NOELLERT RAYMOND & PAMELA J/T 1661 MILLBANK ST SE GRAND RAPIDS MI 49508		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		X Dirt Road		A 67' @ 3400/		61.00 109.00 1.0237 0.9625		3400 100		204,362					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 55 CLAYTON'S HARBOR.		X Gravel Road		61 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =				204,362					
Comments/Influences		X Paved Road		Land Improvement Cost Estimates											
21104498\$268,900 WITH LOT 39		X Storm Sewer		Description		Rate		Size % Good		Cash Value					
		X Sidewalk		D/W/P: 3.5 Concrete		6.58		800 0		0					
		X Water		Residential Local Cost Land Improvements											
		X Sewer		Description		Rate		Size % Good		Cash Value					
		X Electric		LAND IMPROVE 1000		1,000.00		2 95		1,900					
		X Gas		Total Estimated Land Improvements True Cash Value =						1,900					
		X Curb													
		X Street Lights													
		X Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		X 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 12/27/2017 INSPECTED		2024		102,200		151,000		253,200				151,276C	
		TPC 10/10/2011 INSPECTED		2023		59,900		144,200		204,100				144,073C	
				2022		57,700		129,900		187,600				137,213C	
				2021		54,600		117,200		171,800				132,830C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 85 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 35 Floor Area: 2,056 Total Base New : 299,056 Total Depr Cost: 205,534 Estimated T.C.V: 300,080		25	WPP	Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		E.C.F.		X 1.460		Roof:		
Yr Built 1969	Remodeled 1987	Ex	X	Ord	Min	200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1969				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Ex. X Ord. Min		Ground Area = 1552 SF Floor Area = 2056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Many X Ave. Few		Building Areas					
	Basement 1st Floor 2nd Floor 5 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		1.5 Story Siding Foundation Size 1 Story Siding Crawl Space 1,008 1 Story Siding Crawl Space 280		Total: 247,855 167,718						
(1) Exterior		(6) Ceilings		Height to Joists: 0.0		(8) Basement		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Other Additions/Adjustments				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation		Basement: 0 S.F. Crawl: 1552 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		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages		
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Garages		

\*\*\* 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.
GREENLEE GERALD E & CHARL	GREENLEE GERALD & CHARLOT	0	01/16/2008	QC	33-TO BE DETERMINED	2008/189	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6650 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
GREENLEE GERALD E & CHARLOTTE TRUST 6650 W REDMAN DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 607,564 TCV/TFA: 323.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 56 & 57 CLAYTON'S HARBOR.	X		Dirt Road	139.00	96.00	302,381
Comments/Influences	X		Gravel Road	139 Actual Front Feet, 0.31 Total Acres	0.8332 0.9324	302,381

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	D/W/P: 3.5 Concrete	6.58	800 71	3,737
				Total Estimated Land Improvements True Cash Value = 3,737			

Topography of Site	X High	X Landscaped	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value



Who	When	What	2024	151,200	152,600	303,800			170,937C
TPC 12/27/2017	INSPECTED		2023	71,900	145,600	217,500			162,798C
TPC 10/10/2011	INSPECTED		2022	59,700	131,200	190,900			155,046C
			2021	54,700	118,300	173,000			150,093C

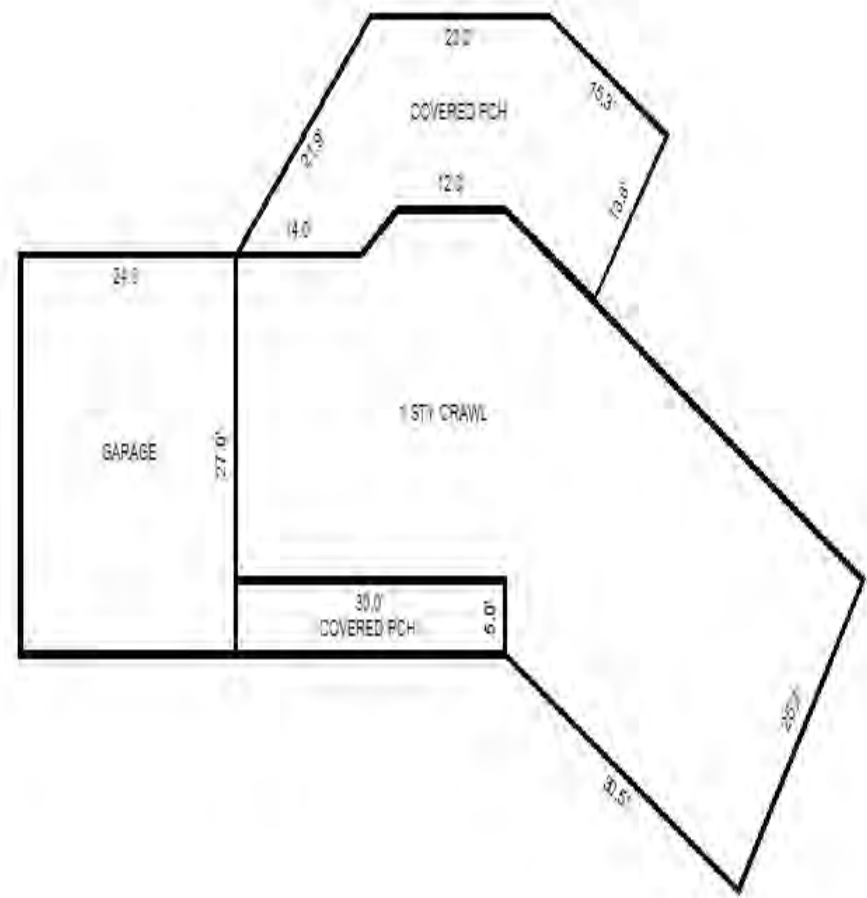
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	Type	Year Built: 1977 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
		0	Front Overhang									390	CCP (1 Story)								
		0	Other Overhang									150	CCP (1 Story)								
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G															
Building Style: 1S		Trim & Decoration																			
Yr Built 1977	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			200		Amps Service	Class: C +5 Effec. Age: 35 Floor Area: 1,877 Total Base New : 317,656 Total Depr Cost: 206,470 Estimated T.C.V: 301,446				E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:						
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1877 SF Floor Area = 1877 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1977								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
		X	Drywall								(13) Plumbing		1 Story	Siding	Crawl Space	1,877					
(2) Windows		(7) Excavation		Average Fixture(s)			1	2		3	Fixture Bath		Other Additions/Adjustments		Total:		251,495	163,467			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1877 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	2		3	Fixture Bath		Exterior		Brick Veneer		480	8,251	5,363		
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			Plumbing		Average Fixture(s)		3		Fixture Bath		Plumbing		Average Fixture(s)				
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1		2		Fixture Bath		Porches		CCP (1 Story)		390	9,551	6,208		
(3) Roof		(10) Floor Support		Lump Sum Items:			1		Public Water		Public Sewer		Water Well, 50 Feet		Garages		CCP (1 Story)		150	4,076	2,649
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			1		Public Sewer		Water Well		Built-Ins		Appliance Allow.		1		2,766		1,798
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	Public Water			1		Public Sewer		Water Well		Fireplaces		Exterior 1 Story		1		6,513		4,233
	Chimney: Brick			Water Well, 50 Feet			1		1000 Gal Septic		2000 Gal Septic		Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

\*\*\* 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.
MCCRAY GAR BLAKE	BEDELL NEIL & KAREN V	75,500	08/04/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02092	DEED	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	09-FAMILY	2012-02426	DEED	100.0

Property Address: 6870 W REDMAN 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: BEDELL NEIL & KAREN V  
 11346 NORA DR  
 FENTON MI 48430  
 2024 Est TCV 46,898 TCV/TFA: 0.00

Tax Description: SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.  
 Comments/Influences: 12X40 ADD'N NEW FOR 97

Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X		Dirt Road	60.00	100.19	1.0280	0.9424	300	100	17,438
X		Gravel Road	60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 17,438						
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:  
 Level: Rolling  
 X High  
 Landscaped  
 Swamp  
 Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,700	14,700	23,400			23,400S
2023	8,700	14,600	23,300			13,948C
2022	5,000	13,900	18,900			13,284C
2021	4,000	13,000	17,000			12,860C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 37,267 Total Depr Cost: 31,677 Estimated T.C.V: 29,460
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 0		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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Pole (Unfinished) Base Cost		480 13,075 11,114			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished) Base Cost		1120 24,192 20,563			
(2) Windows		Insulation			(9) Basement Finish					Totals:		37,267 31,677			
Many Avg. Few		Large Avg. Small			(10) Floor Support					ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		29,460			
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		Asphalt Shingle													
Gable Hip Flat		Gambrel Mansard Shed													
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.
MCCRAY GAR BLAKE	BEDELL NEIL & KAREN V	75,500	08/04/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02092	DEED	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	09-FAMILY	2012-02426	DEED	100.0

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

Owner's Name/Address	MAP #:
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BEDELL NEIL & KAREN V 11346 NORA DR FENTON MI 48430	2024 Est TCV 17,407
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	F 67' @ 300/	60.00	99.46	1.0280	0.9407	300	100		17,407
	Gravel Road	60 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =

Tax Description	Comments/Influences
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 63 CLAYTON'S HARBOR.	
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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
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X	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,700	0	8,700			8,700S
2023	8,700	0	8,700			4,134C
2022	5,000	0	5,000			3,938C
2021	4,000	0	4,000			3,813C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/07/2012	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROPP BRYCE	WOODRING KODY & WOODRING	0	02/02/2024	WD	16-LC PAYOFF	2024-00281	DEED	0.0
ROPP BRYCE	WOODRING KODY & ROBERT JR	157,000	09/12/2023	MLC	03-ARM'S LENGTH	2023-02524	PROPERTY TRANSFER	100.0
KIEFFER KATHERINE J & MIC	ROPP BRYCE	0	02/14/2023	QC	10-FORECLOSURE	2023-00408	DEED	0.0
ROPP BRYCE	KIEFFER KATHERINE J & MIC	199,000	06/09/2022	MLC	03-ARM'S LENGTH	2022-02338	PROPERTY TRANSFER	100.0

Property Address: 6844 W REDMAN 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: WOODRING KODY & WOODRING ROBERT JR  
 6752 E HOUGHTON LK RD  
 MERRITT MI 49667  
 2024 Est TCV 163,095 TCV/TFA: 82.54

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			* Factors *			60X104 IRR M/L				
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			F 67' @ 300/	60.00	104.00	1.0280	0.9513	300 100	17,602	
			60 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	17,602

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 64 CLAYTON'S HARBOR.	X			Dirt Road					
	X			Gravel Road					
	X			Paved Road					
	X			Storm Sewer					
	X			Sidewalk					
	X			Water					
	X			Fencing: Wd, Solid, 6 ft.	28.81	70	0	0	
	X			D/W/P: 3.5 Concrete	6.16	2000	0	0	
	X			Wood Frame	28.72	80	77	1,769	
	X			Gas					
	X			Residential Local Cost Land Improvements					
	X			Curb					
	X			Street Lights					
	X			Standard Utilities					
	X			Underground Utils.					
				LAND IMPROVE 1000	1,000.00	2	94	1,880	
				Total Estimated Land Improvements True Cash Value =				3,649	

Comments/Influences

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	8,800	72,700	81,500			81,500S
Rolling	2023	8,800	56,900	65,700			65,700S
X Low	2022	5,000	49,900	54,900			51,870C
X High	2021	4,000	62,700	66,700			50,213C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



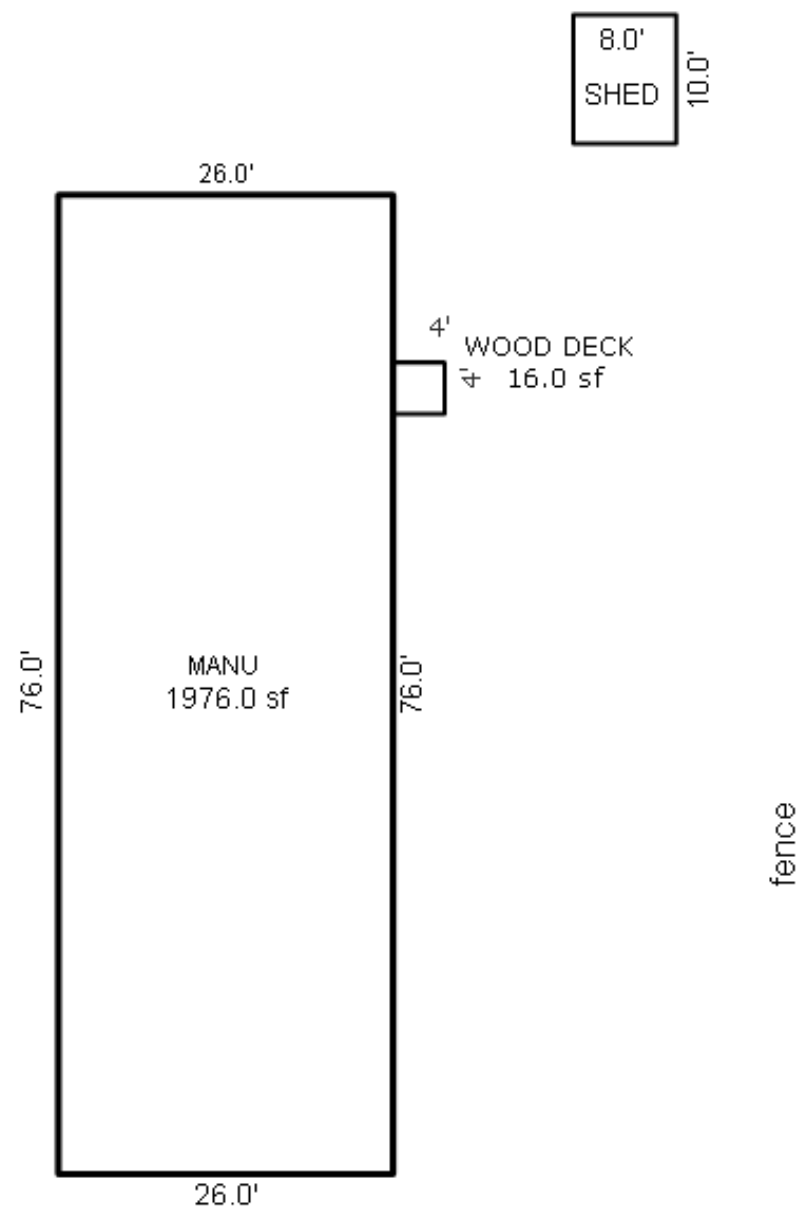
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type 16 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,976 Total Base New : 236,406 Total Depr Cost: 189,125 Estimated T.C.V: 141,844		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2000	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		(12) Electric			200 Amps Service								
(1) Exterior		Kitchen: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 2000	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			Many X Ave. Few			(11) Heating System: Forced Heat & Cool Ground Area = 1976 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 1976 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Crawl Space 1,976 Total: 218,323 174,659		Plumbing			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Other Additions/Adjustments		Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer Public Sewer Water Well, 100 Feet		Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088 Separate Shower 1 1,189 951	
(3) Roof		(9) Basement Finish		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow.		1 1,934 1,547			
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Fireplaces			Prefab 1 Story		1 2,189 1,751			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck			Treated Wood		16 715 572			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items SANITARY SEWER			1 0 0		Totals: 236,406 189,125			
Notes: ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCV: 141,844															

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGLANDS JANET K TRUST	SCHMEICHEL PAUL E & ZISSL	21,000	09/09/2023	QC	03-ARM'S LENGTH	2023-02414	PROPERTY TRANSFER	100.0
LANGLANDS JANET K (WIDOW)	LANGLANDS JANET K TRUST	0	07/08/2005	QC	21-NOT USED/OTHER	05-0/4165	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 03/11/2024					
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Owner's Name/Address	MAP #:
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SCHMEICHEL PAUL E & ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	2024 Est TCV 17,985
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	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH 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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	F 67' @ 300/	57.00	132.21	1.0412	1.0101	300	100	17,985
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	57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	17,985
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 65 CLAYTON'S HARBOR.
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Comments/Influences
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	X Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Topography of Site
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000		9,000A	2,444C
2022	5,000	0	5,000			2,328C
2021	4,000	0	4,000			2,254C

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 09/12/2017	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***		
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Parcel Shape 2022, Aerial 5/2022, 2021 Sketch File

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLICKER FAMILY TRUST	GEERS CURTIS L & AUDREY	59,000	09/05/2023	WD	03-ARM'S LENGTH	2023-02444	PROPERTY TRANSFER	100.0
SCHLICKER GARY A & PAULA	SCHLICKER FAMILY TRUST	1	06/12/2019	WD	03-ARM'S LENGTH	2019-01902	PROPERTY TRANSFER	0.0
RUDY CLARK & SYLVIA	SCHLICKER GARY A & PAULA	15,000	08/17/2007	WD	32-SPLIT VACANT	2007/3037	DEED	100.0
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	21-NOT USED/OTHER	2007/2741	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GEERS CURTIS L & AUDREY 6117 MOLLI DR ALLENDALE MI 49401	MAP #:					
	2024 Est TCV 18,088					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
Public Improvements			* Factors * 57X 111.7 IRR			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			F 67' @ 300/	57.00	135.26	1.0412 1.0159 300 100 18,088
			57 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value = 18,088

Tax Description  
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 66, CLAYTON'S HARBOR.  
 Comments/Influences  
 LOT 66 57X111.74 LOT 67 60X85.75 LOT  
 68 66X54.96  
 Split/Comb. on 10/09/2007 completed  
 10/09/2007 RAY ;  
 Parent Parcel(s): 009-260-066-00;  
 Child Parcel(s): 009-260-067-00;

- 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
- 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	9,000	0	9,000			9,000S
TPC 08/23/2023	INSPECTED		2023	9,000	0	9,000			4,134C
TPC 04/30/2021	INSPECTED		2022	5,000	0	5,000			3,938C
TPC 05/06/2018	INSPECTED		2021	4,000	0	4,000			3,813C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUDY SYLVIA M REVOCABLE T	BEDELL NEIL V & KAREN V	84,000	07/11/2013	WD	03-ARM'S LENGTH	2013-05253 WD	PROPERTY TRANSFER	100.0
KLINE JEANNE M	RUDY SYLVIA M REVOCABLE T	1	08/06/2012	QC	16-LC PAYOFF	2012-02669	PROPERTY TRANSFER	0.0
RUDY CLARK & SYLVIA	KLINE JEANNE M	113,000	08/06/2009	LC	03-ARM'S LENGTH	2009/2905	DEED	100.0
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	21-NOT USED/OTHER	2007/2741	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6810 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Shed	03/12/2021	2021-0108	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BEDELL NEIL V & KAREN V 11346 NORA DR FENTON MI 43430	2024 Est TCV 166,587 TCV/TFA: 141.66

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors * 2 LOTS: 150X68 IRR
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		F 67' @ 300/ 126.00 80.90 0.8539 0.8934 300 100 28,837
		126 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 28,837

Tax Description	Public Improvements	Land Improvement Cost Estimates
2013-02353 WD TOWNSHIP OF LAKE COUNTY MISSAUKEE STATE OF MICHIGAN Lots 67 and 68 in the Plat of Clayton's Harbor. . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 67 & 68. CLAYTON'S HARBOR. 2007 SPLIT FROM 009-260-066-00 FOR 2008.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.97 1428 50 4,976 D/W/P: Brick on Sand 18.02 20 50 180 D/W/P: Patio Blocks 15.61 141 50 1,100 D/W/P: Crushed Rock 2.27 308 50 349 Wood Frame 29.53 96 50 1,417 Wood Frame 24.24 240 50 2,909 Total Estimated Land Improvements True Cash Value = 10,931

Comments/Influences	Topography of Site
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ; Parent Parcel(s): 009-260-066-00; Child Parcel(s): 009-260-067-00;	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



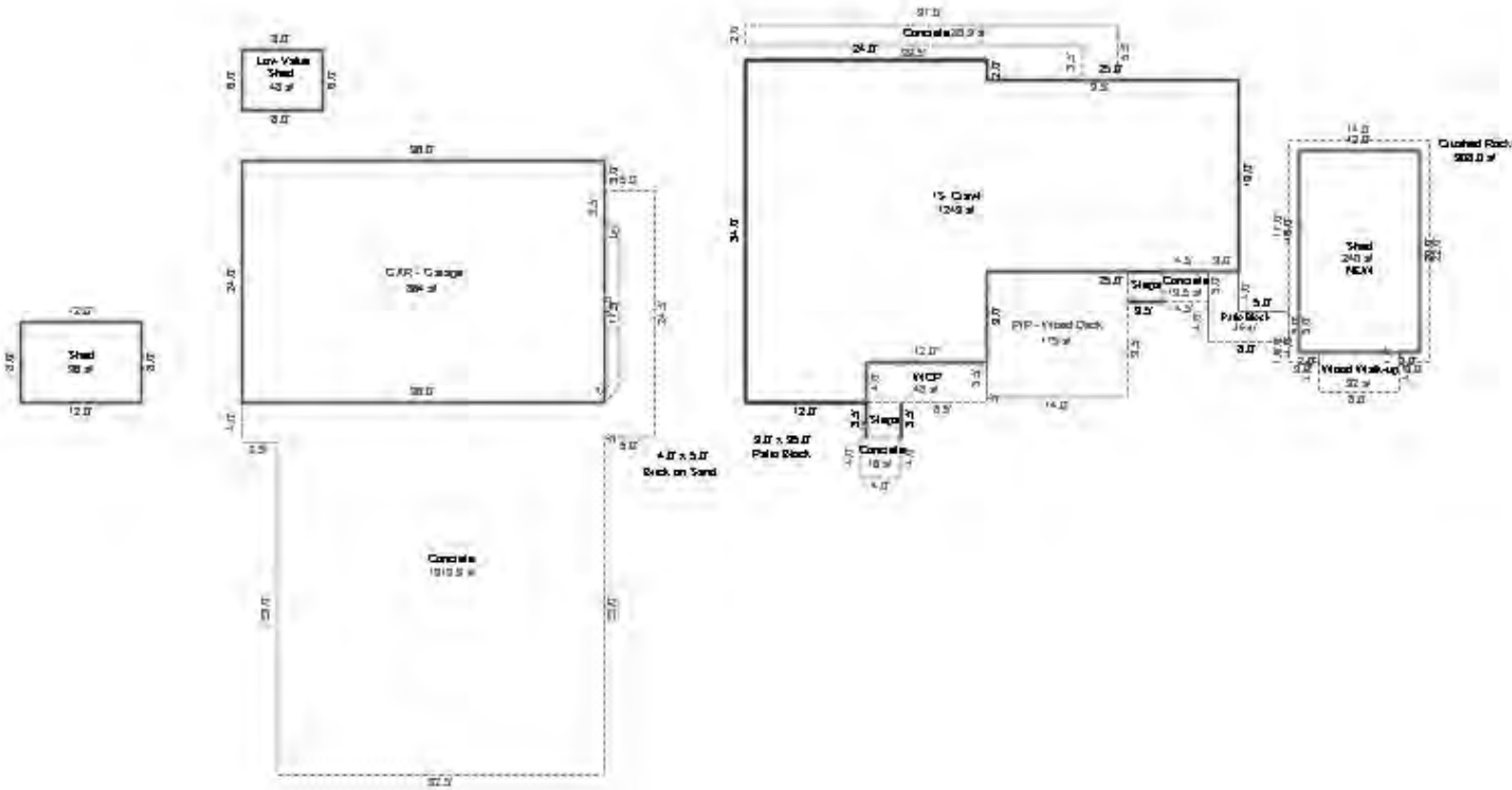
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/19/2021	INSPECTED	2024	14,400	68,900	83,300			50,796C
TPC	12/27/2017	INSPECTED	2023	14,400	67,800	82,200			48,378C
TPC	02/07/2012	INSPECTED	2022	7,500	61,100	68,600			46,075C
			2021	5,000	50,600	55,600			43,539C

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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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 175 32	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1993 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																							
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																																																																																																														
Building Style: 1S																																																																																																																																							
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																
Condition: Average		Lg	X	Ord		Small																																																																																																																																	
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(2) Windows		(7) Excavation						(13) Plumbing																																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1176 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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENIGE GARY E & SANDRA M	HENIGE GARY E & SANDRA M	0	10/28/2021	WD	09-FAMILY	2022-00864	PROPERTY TRANSFER	0.0
		120,000	10/01/2000	WD	33-TO BE DETERMINED	340:1273	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
410 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 277,915 TCV/TFA: 257.33					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
HENIGE GARY E & SANDRA M TRUST 336 LINDEN ST NORTHVILLE MI 48167			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A	\$1600/FF	50.00	130.00	1.0000	1.0000	1600	100	80,000
. SEC 3 T22N R8W LOT 1 CROOKED LAKE PLAT.		Gravel Road	50 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =						80,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates									
		Storm Sewer	Description	Rate	Size	% Good	Cash Value					
		Sidewalk	D/W/P: 3.5 Concrete	6.58	112	0	0					
	X	Water	Metal Prefab	23.53	54	94	1,195					
	X	Sewer	Residential Local Cost Land Improvements									
	X	Electric	Description	Rate	Size	% Good	Cash Value					
		Gas	LAND IMPROVE 1000	1,000.00	1	95	950					
		Curb	Total Estimated Land Improvements True Cash Value =				2,145					
		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	40,000	99,000	139,000			89,878C
	X	Low	2023	30,000	94,500	124,500			85,599C
		High	2022	23,800	90,700	114,500			81,523C
		Landscaped	2021	23,800	89,800	113,600			78,919C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE RD							



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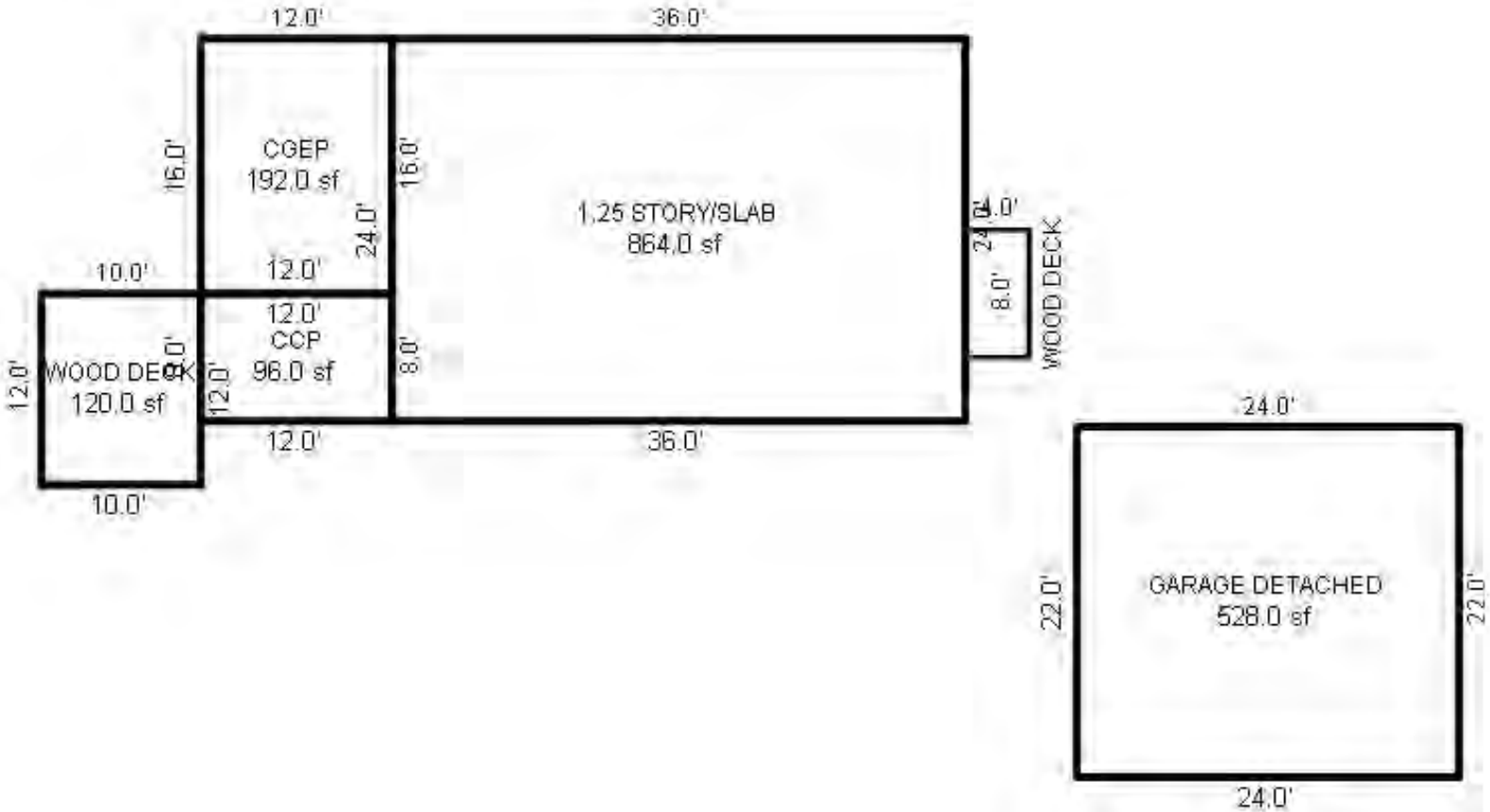
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	30,000	94,500	124,500			85,599C
TPC	12/27/2017	INSPECTED	2022	23,800	90,700	114,500			81,523C
TPC	04/18/2016	INSPECTED	2021	23,800	89,800	113,600			78,919C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 264 No Conc. Floor: 0																																																																											
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																				
Building Style: 1.25S		X	Drywall	X	Paneled		Plaster Wood T&G																																																																																		
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Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																		
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(1) Exterior			Kitchen: Other: Other:	100	Amps Service																																																																																				
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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: 864 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																					
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water																																																																																				
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976  (11) Heating System: Forced Air w/ Ducts  Ground Area = 864 SF Floor Area = 1080 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>132,438</td> <td>92,706</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,033</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>2,176</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>96</td> <td>2,708</td> <td>1,896</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>192</td> <td>12,075</td> <td>8,452</td> </tr> <tr> <td>Deck Treated Wood</td> <td>120</td> <td>2,947</td> <td>2,063</td> </tr> <tr> <td>Treated Wood</td> <td>32</td> <td>1,404</td> <td>983</td> </tr> <tr> <td>Balcony Wood Balcony</td> <td>18</td> <td>733</td> <td>513</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>20,972</td> <td>14,680</td> </tr> <tr> <td>Storage Over Garage</td> <td>264</td> <td>3,627</td> <td>2,539</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,494</td> <td>1,046</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>4,066</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,936</td> </tr> </tbody> </table> <p>Local Cost Items  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Slab	864			Total:				132,438	92,706	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,476	1,033	2 Fixture Bath	1	3,108	2,176	Porches CCP (1 Story)	96	2,708	1,896	CGEP (1 Story)	192	12,075	8,452	Deck Treated Wood	120	2,947	2,063	Treated Wood	32	1,404	983	Balcony Wood Balcony	18	733	513	Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	528	20,972	14,680	Storage Over Garage	264	3,627	2,539	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
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THORNTON FAMILY TRUST	THORNTON MARLYN K	1	07/15/2020	QC	09-FAMILY	2020-02659	PROPERTY TRANSFER	0.0
THORNTON MARLYN K	THORNTON MARLYN K FAMILY	0	07/15/2020	WD	09-FAMILY	2020-02660	PROPERTY TRANSFER	0.0
ANATRA D & GIBBONS M K &	THORNTON FAMILY TRUST	0	05/22/2015	WD	09-FAMILY	2015-02194	PROPERTY TRANSFER	0.0
THORNTON MARILYN K TRUST	ANATRA D & GIBBONS M K &	0	05/15/2015	WD	09-FAMILY	2015-02193	PROPERTY TRANSFER	0.0

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

400 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

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

THORNTON MARLYN K FAMILY TRUST 534 69TH STREET HOLMES BEACH FL 34217-1204	2024 Est TCV 269,700 TCV/TFA: 280.94
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road	50.00	125.00	1.0000	0.9902	1600	100	79,219	
	Gravel Road	50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	79,219

Tax Description	Land Improvement Cost Estimates
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. SEC 3 T22N R8W LOT 2 CROOKED LAKE PLAT.	Description	Rate	Size % Good	Cash Value
X	Dirt Road	6.58	104 50	342
X	Sewer	3.10	426 50	660
X	Electric	Total Estimated Land Improvements True Cash Value =		1,002

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

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

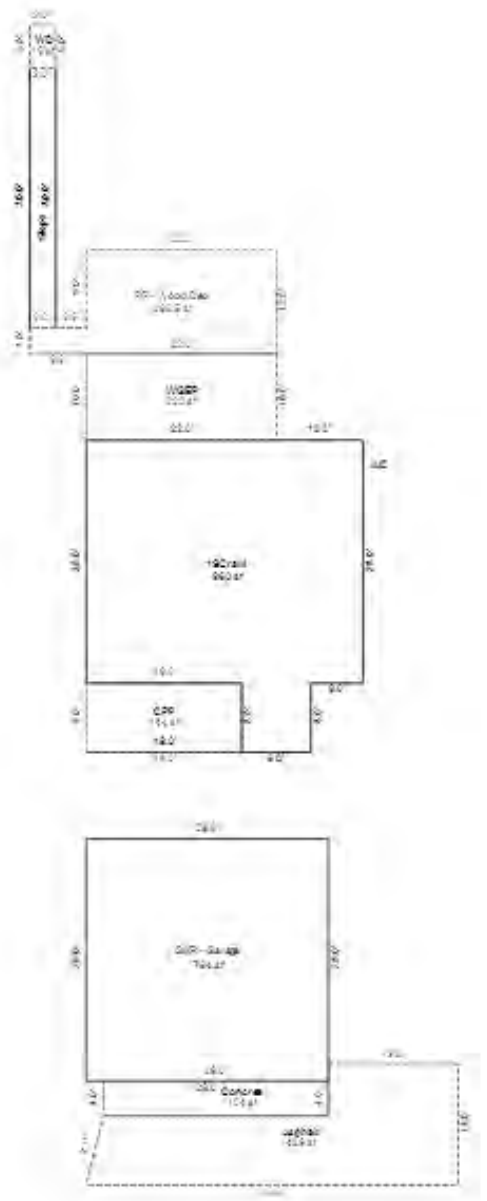


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2022	INSPECTED	2024	39,600	95,300	134,900			62,564C
JWV	10/06/2021	INSPECTED	2023	29,800	90,900	120,700			59,585C
TPC	12/27/2017	INSPECTED	2022	23,800	78,300	102,100			56,748C
			2021	23,800	77,900	101,700			54,936C

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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 220 144 298	Type WGEP (1 Story) CPP Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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																							
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																							
Yr Built 1967		Remodeled 0			Ex	X	Ord																					
Condition: Average		Size of Closets				X	Ord																					
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 Ex. X Ord. 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. X Few	Large Avg. X Small			Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			(14) Water/Sewer																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		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																							
X	Storms & Screens	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																							
X	Gable Hip Flat	Gambrel Mansard Shed			Notes:																							
X	Asphalt Shingle	Chimney: Brick			Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV:																							
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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 960 Total: 132,404 86,063 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Porches WGEP (1 Story) 220 16,185 10,520 CPP 144 2,771 1,801 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 784 27,730 18,024 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 Composite 298 5,638 3,665 Local Cost Items SANITARY SEWER 1 0 0 Totals: 199,663 129,780																												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURANSKI TED N & LYNETTE	EHLERS GEOFFREY A & JANIS	145,000	10/15/2018	WD	03-ARM'S LENGTH	2018-03338	PROPERTY TRANSFER	100.0
EHLERS GEOFFREY A & JANIS	EHLERS GEOFFREY A & JANIS	0	10/15/2018	WD	09-FAMILY	2018-03340	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
390 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/30/2013	2013-0118	100%
Owner's Name/Address	P.R.E. 0%					
EHLERS GEOFFREY A & JANIS L TRUST 480 ALDERSGATE DR PORTAGE MI 49024	MAP #:					
	2024 Est TCV 174,399 TCV/TFA: 245.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 3 T22N R8W LOT 3 CROOKED LAKE PLAT.	X	Dirt Road		GROUP A	50.00	118.00	1.0000	0.9761	1600	100		78,086
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =				78,086

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 3.5 Concrete	6.16	351	0	0
X	Electric	Residential Local Cost Land Improvements				
	Gas	LAND IMPROVE 1000	1,000.00	1	95	950
	Curb	Total Estimated Land Improvements True Cash Value =				950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	39,000	48,200	87,200			60,484C
	Rolling	2023	29,600	46,000	75,600			57,604C
	Low	2022	23,800	42,300	66,100			54,861C
	High	2021	23,800	41,900	65,700			53,109C
X	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain							
	PRIVATE RD							



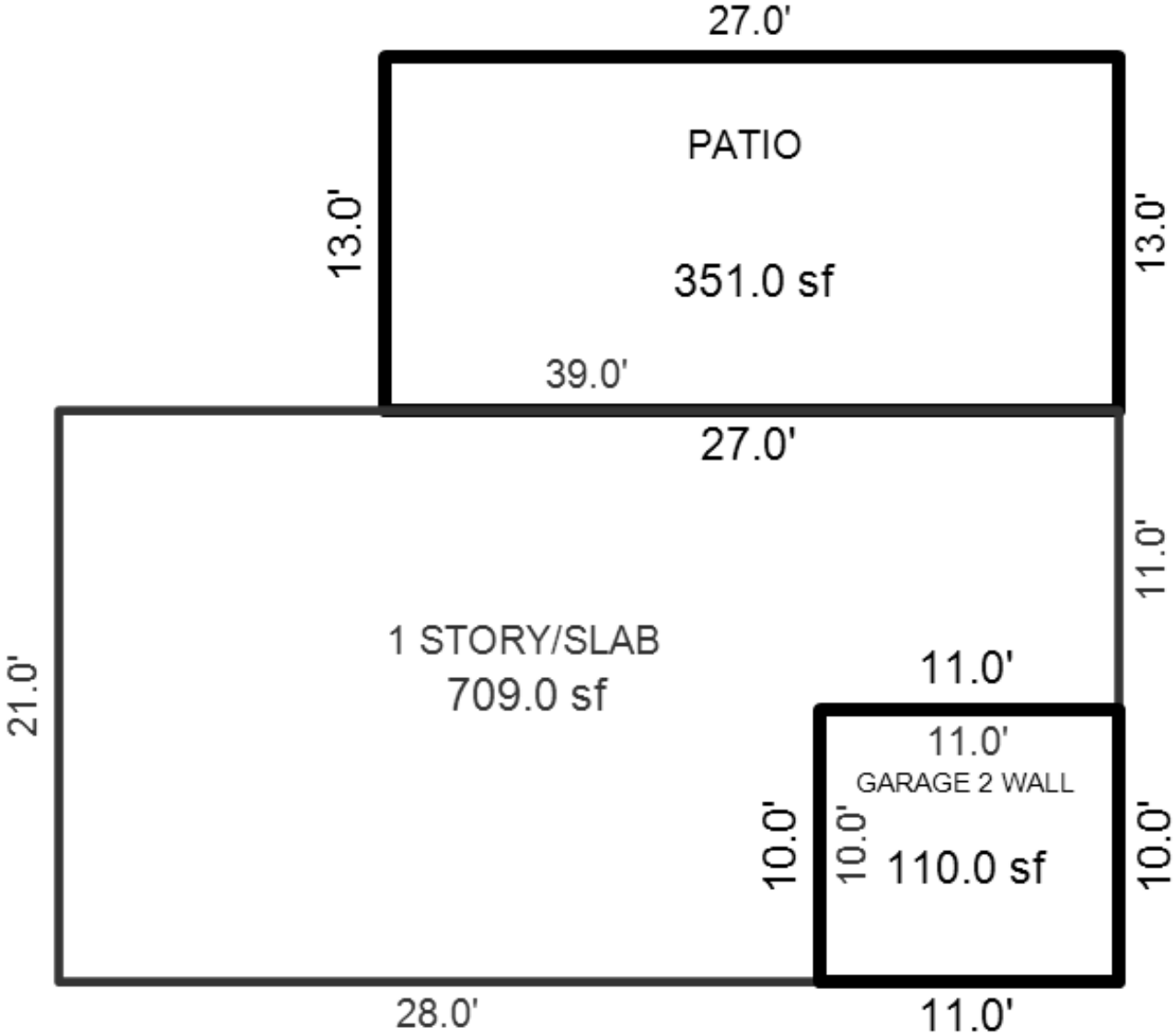
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/06/2021	INSPECTED	2023	29,600	46,000	75,600			57,604C
TPC	04/30/2021	INSPECTED	2022	23,800	42,300	66,100			54,861C
TPC	12/27/2017	INSPECTED	2021	23,800	41,900	65,700			53,109C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1944 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 110 % 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 1944	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 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		No. of Elec. Outlets Many X Ave. Few											
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 709 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	(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
X	Storms & Screens	(10) Floor Support			(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											
X	Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1944				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 709 Total: 87,101 56,615																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,230 799																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Common Wall: 2 Wall 1 -5,016 -3,260																
Base Cost 110 5,621 3,654																
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 *																
Notes:																
ECF (4085 CROOKED LAKE) 1.460 => TCv:												95,363				

\*\*\* 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.
GIZINSKI CLAUDIA L TRUST	GIZINSKI CLAUDIA L & THOM	0	03/25/2022	QC	09-FAMILY	2022-01071	DEED	0.0
GIZINSKI CLAUDIA L & THOM	GIZINSKI CLAUDIA L TRUST	1	03/25/2022	QC	09-FAMILY	2022-01074	DEED	0.0
GIZINSKI CLAUDIA L	GIZINSKI CLAUDIA L TRUST	0	12/10/2021	QC	09-FAMILY	2021-04251	PROPERTY TRANSFER	0.0
GIZINSKI THOMAS E & CLAUD	GIZINSKI CLAUDIA L	0	02/05/2021	QC	09-FAMILY	2021-00793	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
380 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	03/09/2021	2021-0104	90%
	P.R.E. 100% 08/04/2022		MANUFACTURED	10/28/2016	2016-0567	Canceled

Owner's Name/Address	MAP #:
GIZINSKI CLAUDIA L TRUST 380 S OAK DR LAKE CITY MI 49651	2024 Est TCV 333,361 TC/TFA: 194.95

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP A\$1600/FF 50.00 112.00 1.0000 0.9634 1600 100 77,074
		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 77,074

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 3 T22N R8W LOT 4 CROOKED LAKE PLAT.		Dirt Road	Description Rate Size % Good Cash Value
Comments/Influences		Gravel Road	D/W/P: 4in Ren. Conc. 8.18 400 50 1,636
SEWER FOR 05		Paved Road	Total Estimated Land Improvements True Cash Value = 1,636
		Storm Sewer	
		Sidewalk	
		Water	
	X	Sewer	
	X	Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	38,500	128,200	166,700			114,248C
	X Low	2023	29,300	105,600	134,900			91,951C
	X High	2022	23,800	101,400	125,200		125,200W	87,573C
	Landscaped	2021	23,800	43,600	67,400			29,210C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



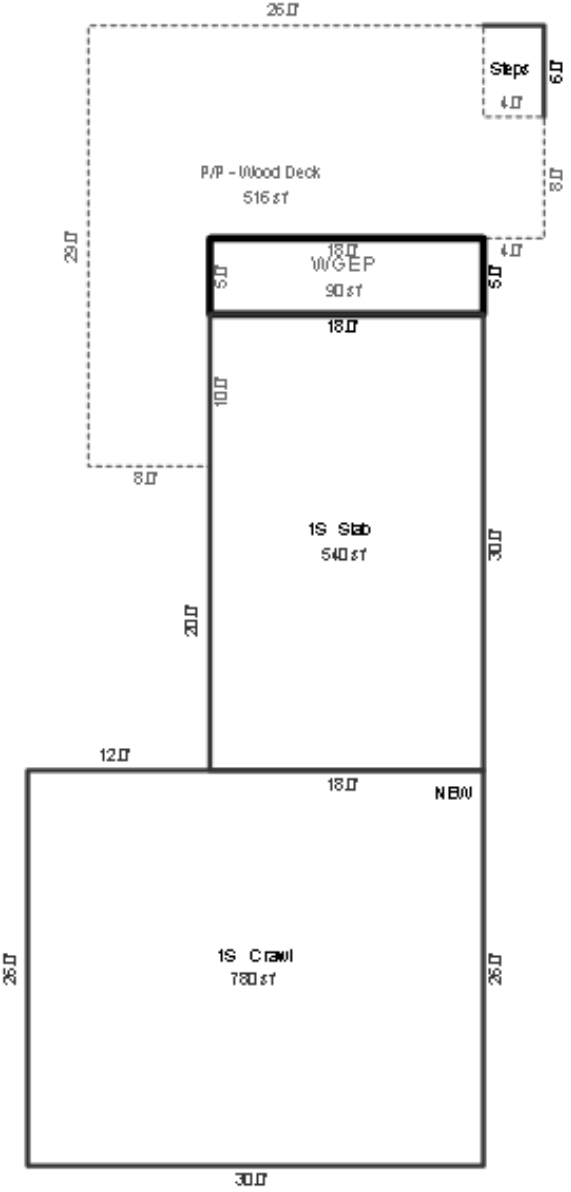
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 90 516	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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1963		Remodeled 2021			Ex	X	Ord									
Condition: Average Part. Construct.: 90%		Trim & Decoration			Size of Closets											
Room List			Lg	X	Ord		Small									
	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				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few		Basement: 0 S.F. Crawl: 780 S.F. Slab: 540 S.F. Height to Joists: 0.0		Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)										
(3) Roof		(9) Basement Finish			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1320 SF Floor Area = 1710 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C		Blt 1963				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 540																
1.5 Story Siding Crawl Space 780										Total:		205,933 164,748				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,476 1,181				
3 Fixture Bath										1		4,646 3,717				
Porches																
WGEP (1 Story)										90		9,022 7,218				
Deck																
Treated Wood										516		7,709 6,167				
Water/Sewer																
Public Sewer										1		1,494 1,195				
Water Well, 50 Feet										1		2,686 2,149				
Built-Ins																
Appliance Allow.										1		2,766 2,213				
Fireplaces																
Exterior 1 Story										1		6,513 5,210				
Local Cost Items																
SANITARY SEWER										1		0 0				
Notes:										Totals:		242,245 193,798				
ECF (4085 CROOKED LAKE) 1.460 => TCV: 282,945																
90% Completed => Est. True Cash Value 2024 =																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDOFF JAMES D & ERIK J	ROBINSON BARRY C & MARIBE	175,000	01/21/2005	WD	03-ARM'S LENGTH	05-0/295	DEED	100.0
EDOFF CATHERINE, JAMES D	EDOFF JAMES D & ERIK J	0	12/13/2004	QC	21-NOT USED/OTHER	04-0/5045	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
370 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/13/2005	20050116	Complete
Owner's Name/Address	P.R.E. 0%					
ROBINSON BARRY C & MARIBETH 8285 WEMBLEY CT Chagrin Falls OH 44023-4524	MAP #:					
	2024 Est TCV 208,905 TCV/TFA: 206.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 3 T22N R8W LOT 5 CROOKED LAKE PLAT.				GROUP A\$1600/FF	50.00	106.00	1.0000	0.9503	1600 100	76,020
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 76,020						

ADD SEWER FOR 05	X	Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
		Description					
		D/W/P: Patio Blocks		14.27	48 71	486	
		Total Estimated Land Improvements True Cash Value =				486	

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



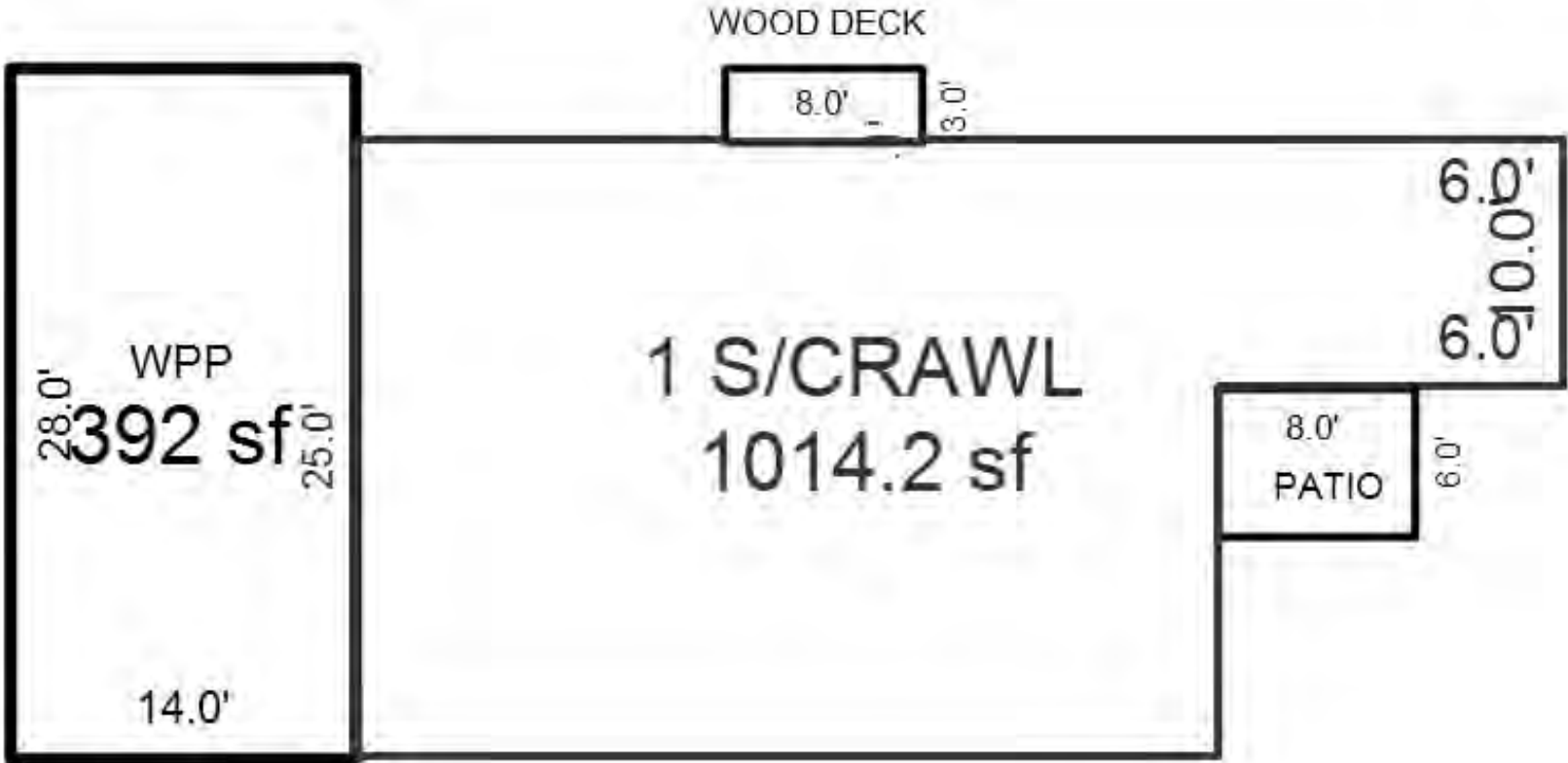
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	38,000	66,500	104,500			73,387C
2023	29,100	63,000	92,100			69,893C
2022	23,800	60,400	84,200			66,565C
2021	23,800	59,800	83,600			64,439C

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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 24 392	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			Class: CD Effec. Age: 35 Floor Area: 1,014 Total Base New : 139,516 Total Depr Cost: 90,684 Estimated T.C.V: 132,399					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1014 SF Floor Area = 1014 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 1954			
Yr Built 1954	Remodeled 0		Plaster Wood T&G		(12) Electric			Building Areas								
Condition: Average			Trim & Decoration		100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
		Ex	Ord	Min	No./Qual. of Fixtures			1 Story Siding Crawl Space 1,014								
Room List		Lg	Ord	X Small	Ex. X Ord. Min			Average Fixture(s)								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			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								
(1) Exterior			Kitchen: Other: Other:		X Many Ave. Few			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			(13) Plumbing			Plumbing								
(2) Windows			(7) Excavation		1 Average Fixture(s)			Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small		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 Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER								
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1014 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:								
(3) Roof			(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 139,516 90,684								
X	Gable Hip Flat	X	Gambrel Mansard Shed		Lump Sum Items:			ECF (4085 CROOKED LAKE) 1.460 => TCY: 132,399								
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Block		(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.
BLACKHURST JUDITH R (AKA	BLACKHURST JUDITH S TRUST	0	01/23/2006	WD	21-NOT USED/OTHER	06-0/411	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
360 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	09/30/2010	20100573	100%
Owner's Name/Address	P.R.E. 0%		Addition	09/30/2010	20100572	100%
BLACKHURST JUDITH S TRUST 15700 N HAGGERTY RD N 306 PLYMOUTH MI 48170	MAP #:		New House	02/20/2007	20070071	EXPIRED
	2024 Est TCV 394,256 TCV/TFA: 197.82					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 3 T22N R8W LOTS 6 & 7 EXC N 25 FT OF LOT 7. CROOKED LAKE PLAT.	X	Dirt Road		GROUP A\$1600/FF	79.00	103.00	0.8919	0.9435	1600	100	106,367
Comments/Influences		Gravel Road		79 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	106,367		
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description		Rate	Size % Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete		6.58	440 71	2,055			
		Water		Total Estimated Land Improvements True Cash Value =				2,055			
		X Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



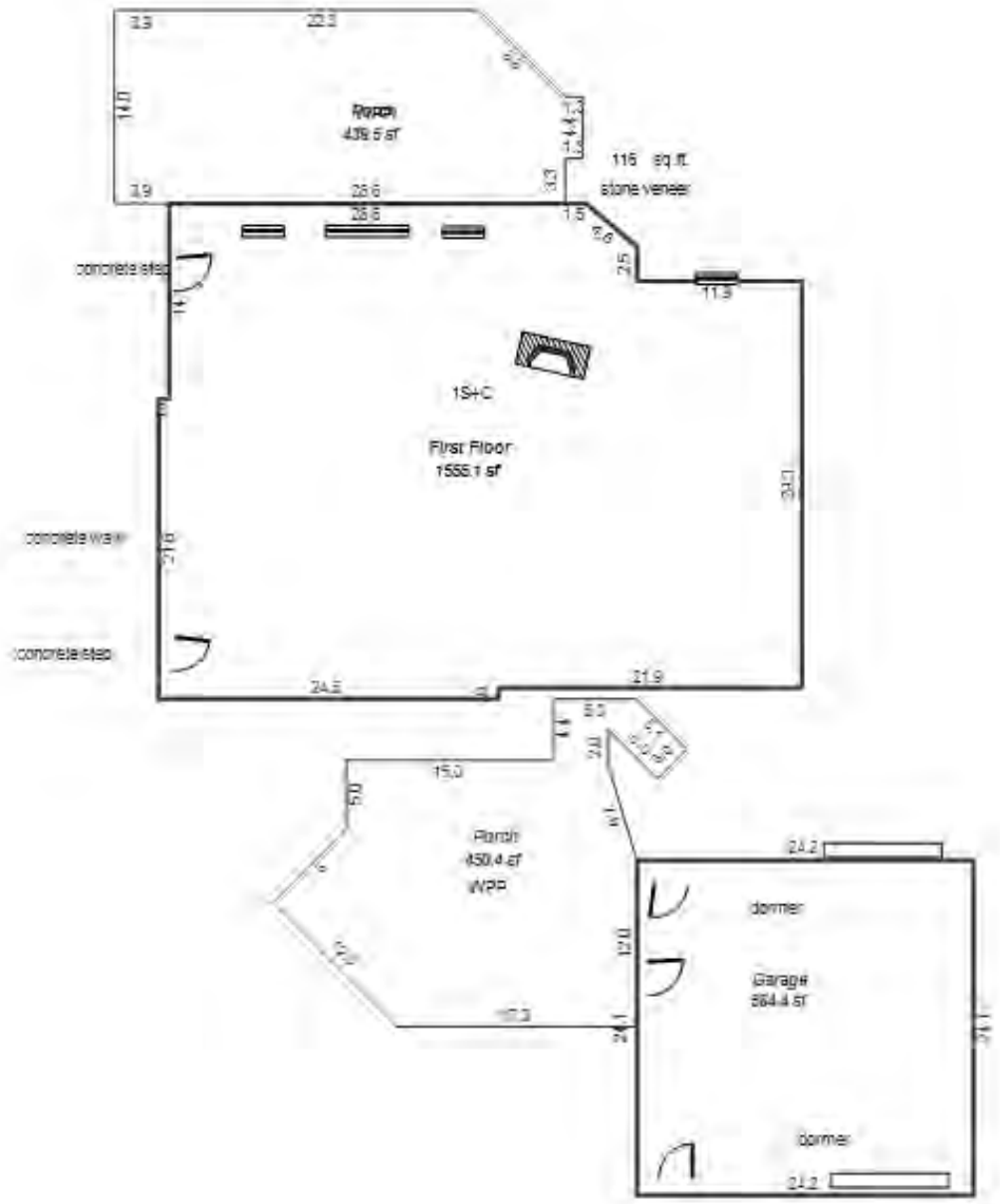
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	53,200	143,900	197,100			90,255C
X Low		2023	40,800	137,400	178,200			85,958C
X High		2022	31,300	131,900	163,200			81,865C
X Landscaped		2021	31,300	130,600	161,900			79,250C
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								
Who	When	What						
TPC 12/27/2017	INSPECTED							
TPC 04/18/2016	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	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	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							439 WPP 450 WPP 156 Treated Wood 382 Treated Wood												
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,555 Total Base New : 241,239 Total Depr Cost: 156,805 Estimated T.C.V: 228,935		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1967	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1555 SF Floor Area = 1555 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1967										
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			(12) Electric		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X H.C.	(13) Plumbing			100 Amps Service		1 Story		Exterior Siding		Foundation Crawl Space		1,555		Total:		197,122		128,130		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			No./Qual. of Fixtures		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		Stone Veneer		116		4,403		2,862				
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			100 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Plumbing		Average Fixture(s)		1		1,476		959				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1555 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many		X Ave.		Few		(14) Water/Sewer		Public Water		1		Public Sewer		1		
(2) Windows		(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
X	Horiz. Slide Casement Double Glass Patio Doors	Joists: Unsupported Len: Cntr.Sup:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
X	Storms & Screens	Chimney: Metal			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			1			Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
Asphalt Shingle		Notes: PRIMARY DWELLING			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
Totals:		ECF (4085 CROOKED LAKE) 1.460 => TC			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
241,239		156,805			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
228,935		0			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 438 Total Base New : 59,957 Total Depr Cost: 38,972 Estimated T.C.V: 56,899	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration										
Yr Built 1989 GAR	Remodeled 0	Ex	X		Ord	Min	Size of Closets				Lg	X	Ord	Small	
Condition: Average				Doors			Solid	X	H.C.						
Room List		(5) Floors		(12) Electric			Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S			Cls C		Blt 1989			
Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex. X Ord. Min			(11) Heating System: Electric Wall Heat Ground Area = 0 SF Floor Area = 438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas								
Many Avg. X Few		Large Avg. Small		Many X Ave. Few			(13) Plumbing								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Overhang 438 Total: 38,067 24,744								
(3) Roof		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments								
X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath 1 -4,646 -3,020 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 584 25,042 16,277 Water/Sewer Public Sewer 1 1,494 971 Totals: 59,957 38,972								
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Notes: D.G. W/ BONUS ROOM								
Chimney:		(10) Floor Support					ECF (4085 CROOKED LAKE) 1.460 => TCV: 56,899								
		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.
BRAIDWOOD JOHN W TRUST	HAWKINS KRYSTAL L	1	04/21/2023	WD	09-FAMILY	2023-01159	PROPERTY TRANSFER	0.0
BRAIDWOOD JOHN W (WIDOW O	BRAIDWOOD JOHN W TRUST	0	06/01/2007	QC	21-NOT USED/OTHER	2007/2122	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
340 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HAWKINS KRYSTAL L 7836 N 30TH ST RICHLAND MI 49083	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 242,842 TCV/TFA: 252.96					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A	\$1600/FF	75.00	104.00	0.9036	0.9457	1600	100	102,549	
. SEC 3 T22N R8W LOT 8 & N 25 FT OF LOT 7. CROOKED LAKE PLAT.		Gravel Road	75 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	102,549
Comments/Influences		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer										
	X	Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	51,300	70,100	121,400			64,358C
X Low	2023	39,300	67,500	106,800			61,294C
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	30,300	64,800	95,100			58,376C
Ravine							
Wetland							
Flood Plain	2021	30,300	64,100	94,400			56,512C
X PRIVATE RD							



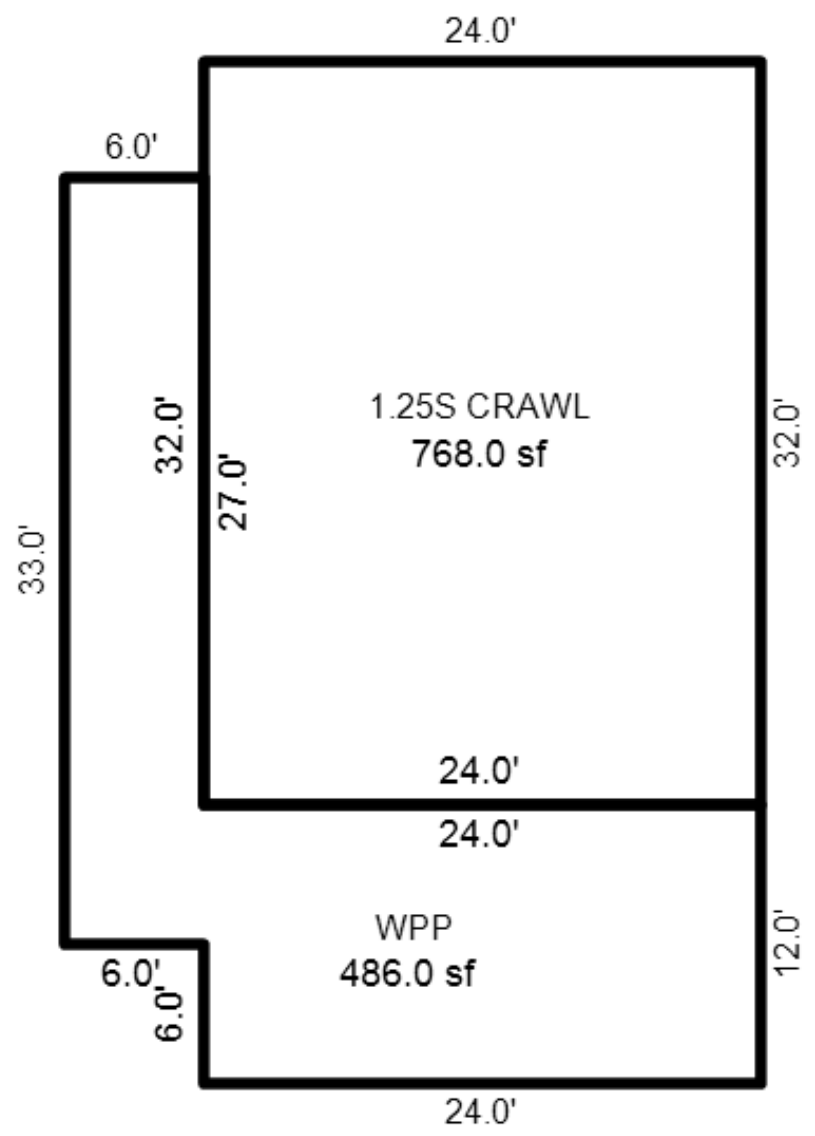
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED
TPC	03/30/2015	INSPECTED

\*\*\* 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486	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: 960 Total Base New : 147,832 Total Depr Cost: 96,091 Estimated T.C.V: 140,293		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 768 Total: 122,363 79,537		Cls C Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets Lg X Ord Small			No. of Elec. Outlets Many X Ave. Few		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Deck Treated Wood 486 7,412 4,818 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items SANITARY SEWER 1 0 0		* Totals: 147,832 96,091			
Condition: Average		(5) Floors		(12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Notes: ECF (4085 CROOKED LAKE) 1.460 => TCVC: 140,293						
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			Lump Sum Items:							
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(9) Basement Finish		(10) Floor Support			(11) Heating/Cooling									
(2) Windows		Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Chimney: Block									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		(11) Heating/Cooling			(12) Electric									
(3) Roof		(11) Heating/Cooling		(12) Electric			(13) Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block			(14) Water/Sewer										
X	Asphalt Shingle	(15) Fireplaces		(16) Porches/Decks			(17) Garage									

\*\*\* 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.				
HICKS J RUSSELL & BARBARA	HICKS JAMES RUSSELL & BAR	0	05/19/2010	QC	09-FAMILY	2010-3068QC	PROPERTY TRANSFER	0.0				
HICKS J RUSSELL	HICKS J RUSSELL & BARBARA	0	09/04/2009	QC	21-NOT USED/OTHER	2009/3200	DEED	0.0				
HICKS J RUSSELL, SUCC TTE	HICKS J RUSSELL (M/M)	0	07/23/2009	QC	21-NOT USED/OTHER	2009/2883	DEED	100.0				
BOSMA MARTHA L	HICKS J RUSSELL (M/M)	50,000	07/09/2009	QC	21-NOT USED/OTHER	2009/2884	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
330 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
HICKS JAMES RUSSELL & BARBARA L TR 7900 COLUMBIA HWY Eaton Rapids MI 48827		MAP #:		2024 Est TCV 195,588 TCV/TFA: 214.93								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 9 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$1600/FF	50.00	105.00	1.0000	0.9480	1600	100		75,841
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	75,841		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	581	46	1,646				
		X Sewer		Total Estimated Land Improvements True Cash Value =					1,646			
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	37,900	59,900	97,800			70,786C		
		TPC 12/27/2017 INSPECTED		2023	29,100	57,100	86,200			67,416C		
		TPC 04/18/2016 INSPECTED		2022	23,800	55,300	79,100			64,206C		
		TPC 04/27/2015 INSPECTED		2021	23,800	55,200	79,000			62,155C		

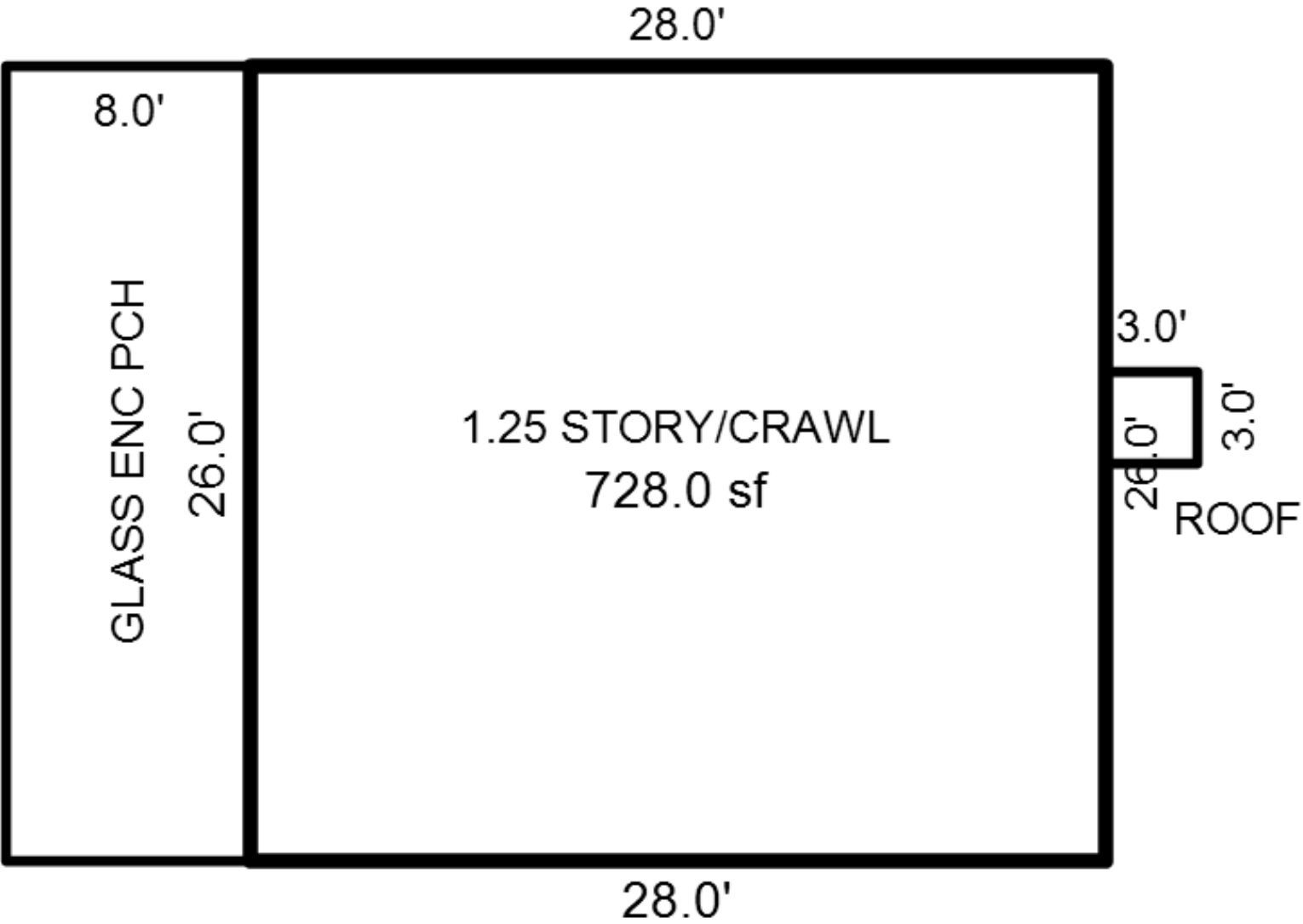


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 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:		
	Wood Frame Block		(4) Interior Drywall Plaster X Paneled 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: 1.25S		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Yr Built 1964	Remodeled 0	Ex X Ord Min		Central Air Wood Furnace											
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 150 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 Tile		(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: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Many Avg. X Avg. Few Small	Large Avg. Small	(9) Basement Finish		Notes:											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Other Additions/Adjustments Plumbing Average Fixture(s) Porches CGEP (1 Story) Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Unit-in-Place Cost Items ROOF STRUCTURE Local Cost Items SANITARY SEWER											
X	Gable Hip Flat	Gambrel Mansard Shed			Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV:											
X	Asphalt Shingle				Totals:											
	Chimney: Block				Totals:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY DIANNE A	BERRY DIANNE A	0	12/06/2023	QC	15-LADY BIRD	2023-03278	PROPERTY TRANSFER	0.0
BOUGHNER JOHN A & CARON	BERRY DIANNE A	219,900	06/14/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01946	PROPERTY TRANSFER	100.0
		57,500	05/01/1997	WD	33-TO BE DETERMINED	310:1317	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
320 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BERRY DIANNE A 1402 JEFFERY DR CADILLAC MI 49601	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 211,511 TCV/TFA: 367.21					

Tax Description	X	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		* Factors *				Value	
		Improved	Vacant	Description	Frontage	Depth	Front Depth		Rate %Adj. Reason
. SEC 3 T22N R8W LOT 10 CROOKED LAKE PLAT.	X			GROUP A\$1600/FF	50.00	105.00	1.0000 0.9480	1600 100	75,841
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value = 75,841

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
Comments/Influences	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	312 0	0	
	X	Gravel Road	D/W/P: 3.5 Concrete	6.58	200 0	0	
	X	Paved Road	Residential Local Cost Land Improvements				
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value	
		Sidewalk	LAND IMPROVE 2500	2,500.00	1 94	2,350	
		Water	Total Estimated Land Improvements True Cash Value = 2,350				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Comments/Influences	X	Rolling	2024	37,900	67,900	105,800			86,373C
	X	Low	2023	29,100	64,800	93,900			82,260C
	X	High	2022	23,800	62,800	86,600			78,343C
	X	Landscaped	2021	23,800	62,800	86,600			75,841C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



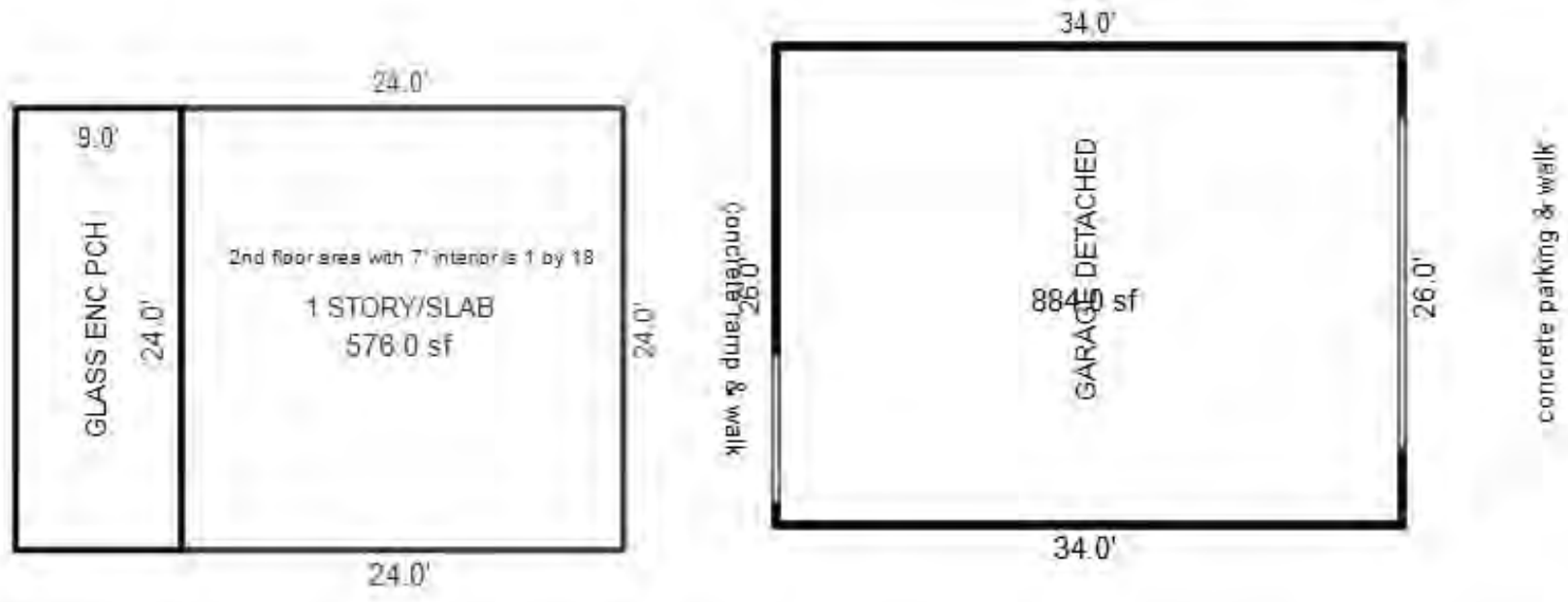
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 216	Type CGEP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 884 % 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: 1+S		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Yr Built 1950 200	Remodeled 2000	Ex X Ord Min		Central Air Wood Furnace											
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 60 Amps Service											
	Room List		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min											
	Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few											
	(1) Exterior		(6) Ceilings X Tile		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Notes:											
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV: 133,320											
	Asphalt Shingle Metal				Plumbing Average Fixture(s) 1 1,433 931 Porches CGEP (1 Story) 216 12,770 8,300 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 884 29,508 19,180 Door Opener 1 531 345 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items SANITARY SEWER 1 0 0 Totals: 140,486 91,315											
	Chimney: Block				Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Wall/Floor Furnace Ground Area = 576 SF Floor Area = 576 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 Block Slab 576 Total: 79,663 51,782 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,433 931 Porches CGEP (1 Story) 216 12,770 8,300 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 884 29,508 19,180 Door Opener 1 531 345 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items SANITARY SEWER 1 0 0 Totals: 140,486 91,315											

\*\*\* 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.
HATFIELD JON & BRENDA	GIRARD GREGORY & JOANNE M	435,000	02/16/2024	WD	03-ARM'S LENGTH	2024-00367	DEED	100.0
RAMSEY MARK J	HATFIELD JON & BRENDA	450,000	06/10/2022	WD	03-ARM'S LENGTH	2022-01889	DEED	100.0
MULLIKEN STUART R & JEANE	RAMSEY MARK J (S/M)	300,000	02/28/2007	WD	03-ARM'S LENGTH	07-0/699	DEED	100.0
		98,900	08/01/1996	WD	33-TO BE DETERMINED	306:299	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 03/02/2024						

Owner's Name/Address	MAP #:
GIRARD GREGORY & JOANNE M 310 S OAK DR LAKE CITY MI 49651	2024 Est TCV 438,931 TCV/TFA: 195.86

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		GROUP A	\$1600/FF	100.00	106.00	0.8409	0.9503	1600 100	127,851	
	Gravel Road		100 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	127,851

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 3 T22N R8W LOTS 11 & 12. CROOKED LAKE PLAT.	X	Dirt Road	Fencing: Wd, Picket, 30-40	13.76	180	50	1,238
Comments/Influences	X	Gravel Road	D/W/P: Patio Blocks	15.61	340	50	2,653
	X	Paved Road	D/W/P: Asphalt Paving	3.10	1600	50	2,480
		Storm Sewer	Wood Frame	28.83	100	50	1,441
		Sidewalk	Total Estimated Land Improvements True Cash Value =				7,812

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	63,900	155,600	219,500			207,165C
X Low		2023	48,900	148,400	197,300			197,300S
X High		2022	36,000	125,800	161,800			121,981C
Landscaped		2021	36,000	125,800	161,800			118,085C
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

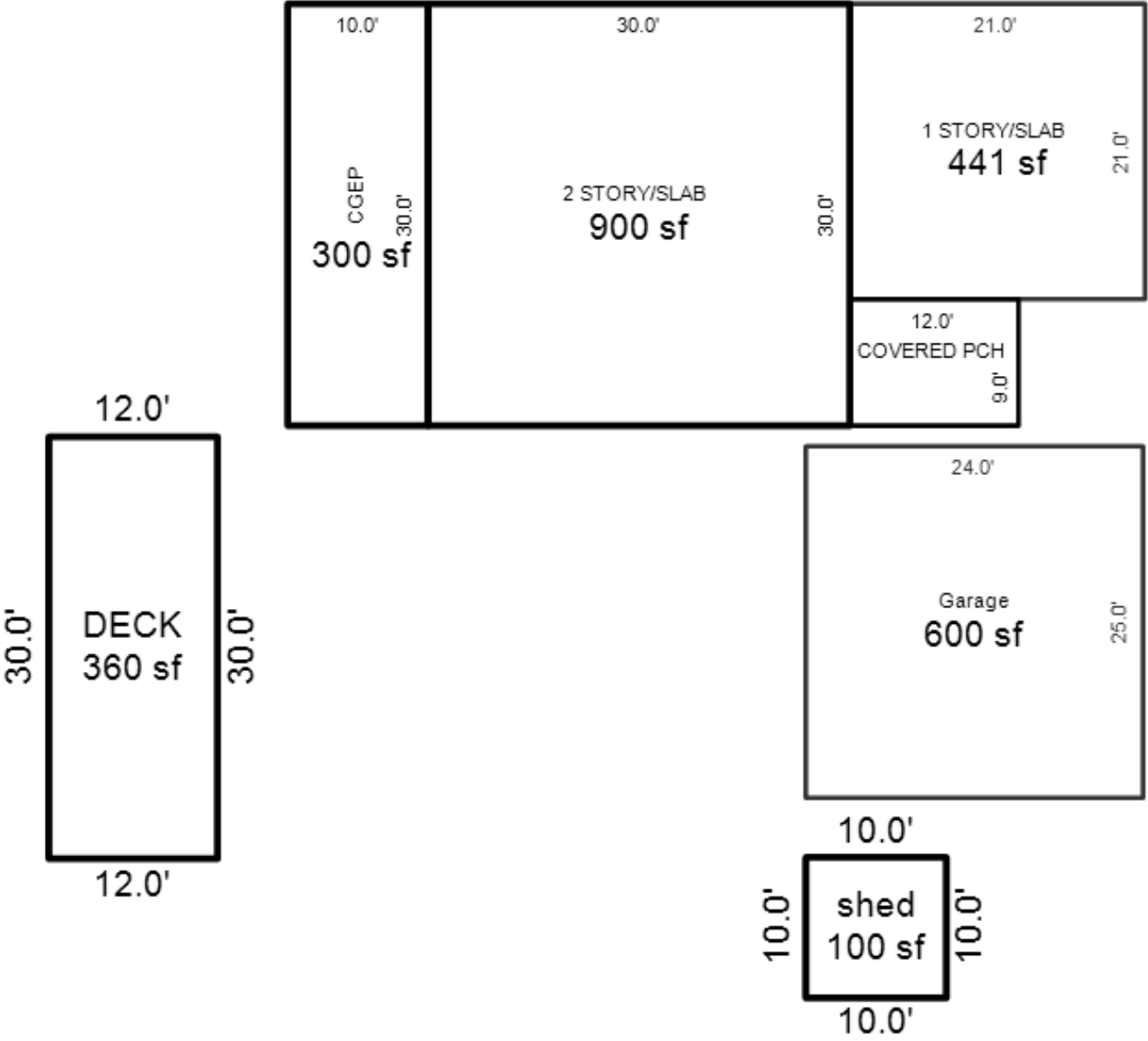


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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 300 108 360	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 89 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	(4) Interior		X	Drywall		Plaster		Wood T&G								
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 35 Floor Area: 2,241 Total Base New : 311,302 Total Depr Cost: 207,718 Estimated T.C.V: 303,268			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1950 200	Remodeled 2022	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1341 SF Floor Area = 2241 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1950	
Condition: Average		Lg		Ord	X	Small	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			2 Story Block Slab 900			244,514 158,932				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Slab 441			Total: 244,514 158,932				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(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			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,442 937 2 Fixture Bath 1 3,037 1,974				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1341 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches			CGEP (1 Story) 300 16,050 10,432 CCP (1 Story) 108 2,946 1,915				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1341 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 360 5,951 3,868				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 600 22,392 19,929 *				
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins			Appliance Allow. 1 2,766 1,798			Fireplaces			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior 2 Story 1 8,024 5,216			Local Cost Items				
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER 1 0 0 *			<<<<< 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.
RABIDEAU FRANCES & RENEE'	RABIDEAU FRANCES ETAL	0	09/24/2016	QC	09-FAMILY	2016-03210	PROPERTY TRANSFER	0.0
RABIDEAU FRANCES & RENEE'	RABIDEAU FRANCES & RENEE'	1	05/01/2004	QC	21-NOT USED/OTHER	04-0/2431	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
290 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 217,321 TCV/TFA: 171.12					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

X	Dirt Road		GROUP A\$1600/FF	50.00	107.00	1.0000	0.9525	1600	100	76,199	
	Gravel Road		50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	76,199
	Paved Road		Land Improvement Cost Estimates								

Tax Description		X		Description	Rate	Size	% Good	Cash Value	
. SEC 3 T22N R8W LOT 13 CROOKED LAKE PLAT.				D/W/P: 3.5 Concrete	6.16	491	0	0	
Comments/Influences				D/W/P: Asphalt Paving	2.89	800	0	0	
ADD SEWER FOR 05		X	Electric	Residential Local Cost Land Improvements					
		X	Gas	Description	Rate	Size	% Good	Cash Value	
			Curb	LAND IMPROVE 1000	1,000.00	1	95	950	
			Street Lights	Total Estimated Land Improvements True Cash Value =					950
			Standard Utilities						
			Underground Utils.						



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
X	High							
X	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD	2024	38,100	70,600	108,700			53,194C

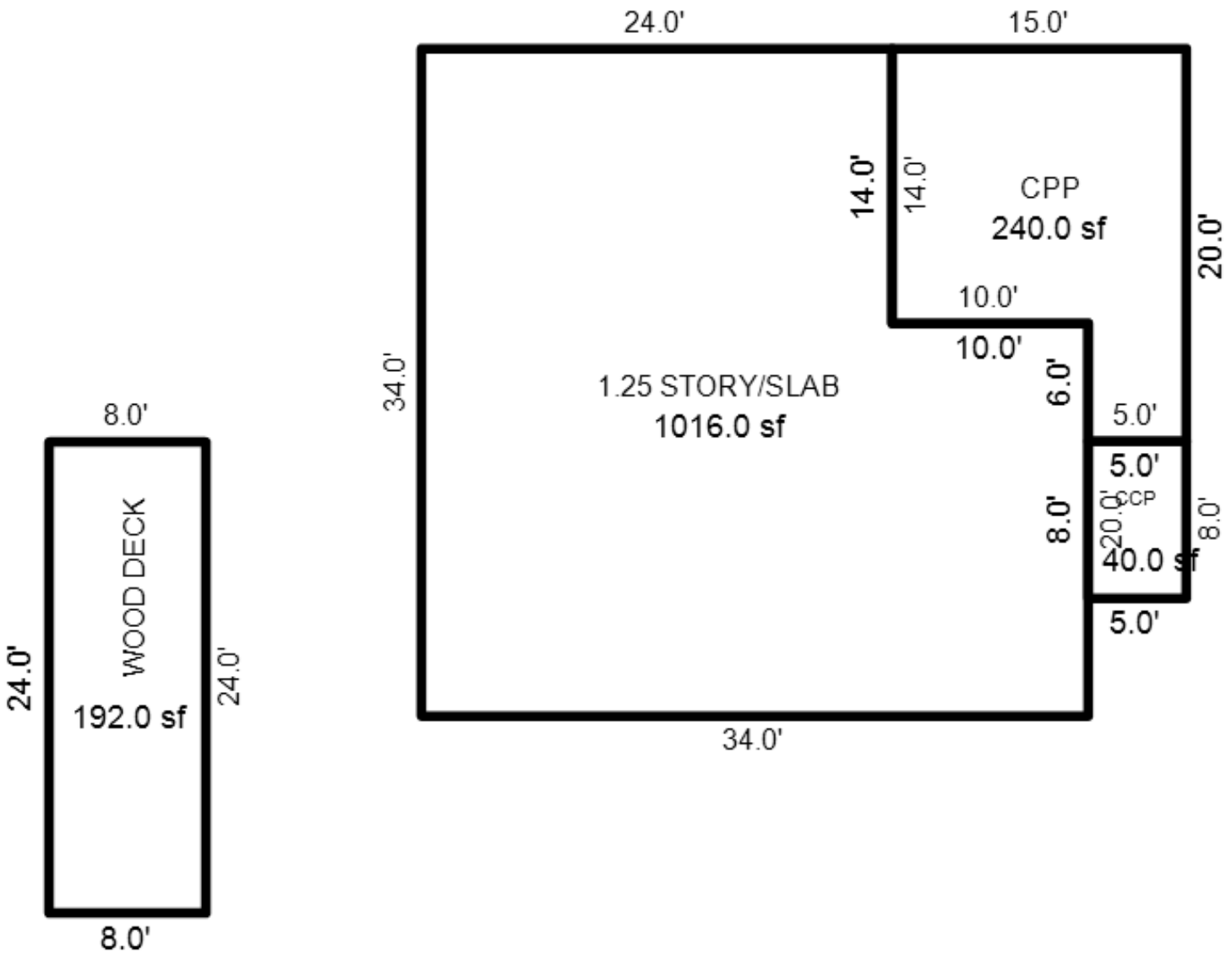
Who	When	What	2024	38,100	70,600	108,700			53,194C
	TPC 12/27/2017	INSPECTED	2023	29,100	67,400	96,500			50,661C
	TPC 04/18/2016	INSPECTED	2022	23,800	64,700	88,500			48,249C
	TPC 04/27/2015	INSPECTED	2021	23,800	64,100	87,900			46,708C

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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 40 240 192	Type CCP (1 Story) CPP 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			Class: CD Effec. Age: 40 Floor Area: 1,270 Total Base New : 160,014 Total Depr Cost: 96,008 Estimated T.C.V: 140,172			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		X Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 1952	
Yr Built 1952	Remodeled 0	X Paneled	Wood T&G	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1016 SF Floor Area = 1270 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	Ord	X	Small	Many	X	Ave.	Few	1.25 Story Siding Slab 1,016			Total: 134,419		80,651	
Basement	1st Floor	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath			Plumbing						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			X Ex.			Ord.			Softener, Auto						
(2) Windows		(7) Excavation		X Ex.			Ord.			Softener, Manual						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1016 S.F. Height to Joists: 0.0		X Ex.			Ord.			Solar Water Heat						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		X Ex.			Ord.			No Plumbing						
X	Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X Ex.			Ord.			Extra Toilet						
X	Storms & Screens	(9) Basement Finish		X Ex.			Ord.			Extra Sink						
(3) Roof		(10) Floor Support		X Ex.			Ord.			Separate Shower						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X Ex.			Ord.			Ceramic Tile Floor						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		X Ex.			Ord.			Ceramic Tile Wains						
Chimney: Block				X Ex.			Ord.			Ceramic Tub Alcove Vent Fan						
				X Ex.			Ord.			Lump Sum Items:						
				X Ex.			Ord.			Public Water						
				X Ex.			Ord.			Public Sewer						
				X Ex.			Ord.			Water Well						
				X Ex.			Ord.			1000 Gal Septic						
				X Ex.			Ord.			2000 Gal Septic						
				X Ex.			Ord.			SANITARY SEWER					*	
				X Ex.			Ord.			Notes:						
				X Ex.			Ord.			ECF (4085 CROOKED LAKE) 1.460 => TCV:					140,172	
				X Ex.			Ord.			Totals:			160,014		96,008	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK MARY E TRUST	MULDER STEPHEN E & COLLEE	185,000	12/08/2004	WD	03-ARM'S LENGTH	04-0/5147	DEED	100.0
COOK MARY E	COOK MARY E TRUST	0	12/07/2004	QC	21-NOT USED/OTHER	04-0/5145	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
280 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 254,057 TCV/TFA: 232.44					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	GROUP A\$1600/FF	52.00	107.00	0.9902	0.9525	1600	100	78,474	
. SEC 3 T22N R8W LOT 14 CROOKED LAKE PLAT.		Gravel Road	52 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	78,474
Comments/Influences		Paved Road	Land Improvement Cost Estimates								

Description	Rate	Size % Good	Cash Value
Water			
D/W/P: 3.5 Concrete	6.16	1090 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
Gas	LAND IMPROVE 1000	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	39,200	87,800	127,000			87,717C
X	Rolling	2023	30,000	83,800	113,800			83,540C
X	Low	2022	24,300	80,600	104,900			79,562C
X	High	2021	24,300	79,800	104,100			77,021C
X	Landscaped	Who When What						
	Swamp	TPC 12/27/2017 INSPECTED						
	Wooded	TPC 04/18/2016 INSPECTED						
	Pond	TPC 04/27/2015 INSPECTED						
X	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain							
	PRIVATE RD							

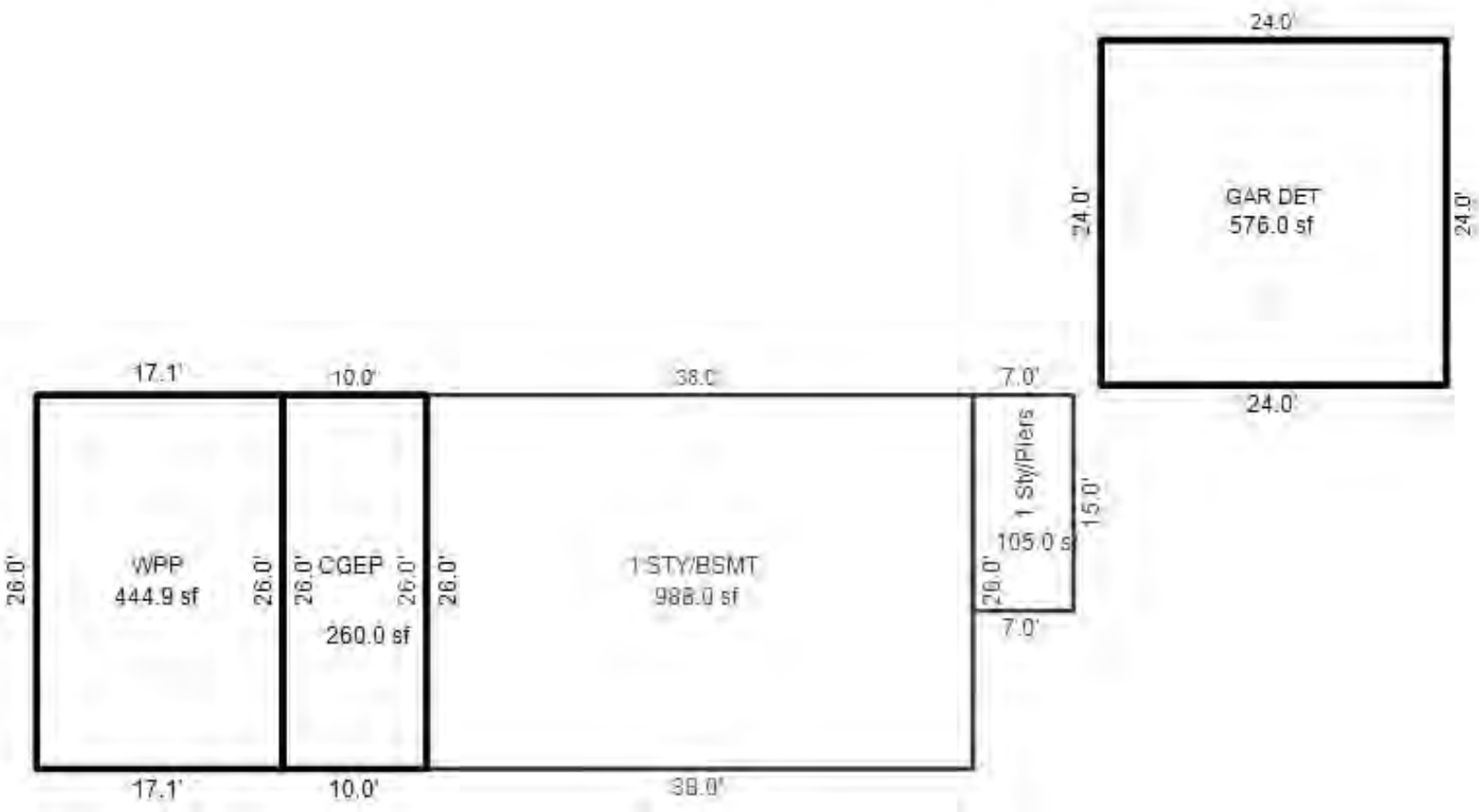


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 260 444	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 1,093 Total Base New : 199,351 Total Depr Cost: 119,612 Estimated T.C.V: 174,633		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1093 SF Floor Area = 1093 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1972			
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		Lg	X Ord	Small	(13) Plumbing		1 Story Siding Piers		Total: 142,150 85,290			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets Many X Ave. Few		(14) Water/Sewer		Plumbing		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Basement, Outside Entrance, Below Grade		1 2,160 1,296				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Porches		CGEP (1 Story) WPP		7,978 3,946		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile	(7) Excavation		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 11,875			
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Water/Sewer		Public Sewer Water Well, 50 Feet		1 1,326 796 1 2,585 1,551		
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Built-Ins		Appliance Allow.		1 1,934 1,160		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Fireplaces		Exterior 1 Story		1 5,707 3,424		
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Chimney: Brick		Local Cost Items SANITARY SEWER		1 0 0		* Totals: 199,351 119,612		
<p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
270 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Other		12/09/2003	20030454	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994		REPAIR		10/29/2000	2000-00127	100%				
CLARK WILLIAM L III 270 S OAK DRIVE LAKE CITY MI 49651		MAP #:		Addition		04/19/1981	1981-02898	100%				
		2024 Est TCV 506,123 TCV/TFA: 156.84		Garage		05/15/1978	1978-01066	100%				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOTS 15 & 16 CROOKED LAKE PLAT.		Public Improvements		* Factors *				LOT 15 & 16				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOUSE DESTROYED BY FIRE FOR 04		Gravel Road		GROUP A\$1600/FF	50.00	107.00	0.8409	0.9525	1600	100		64,076
		Paved Road		GROUP A\$1600/FF	50.00	107.00	0.8409	0.9525	1600	100		64,076
		Storm Sewer		100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 128,151								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description					Rate	Size	% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete					6.16	1680	0	0
		Electric		Wood Frame					31.81	60	50	954
		Gas		Wood Frame					26.25	96	50	1,260
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description					Rate	Size	% Good	Cash Value
		Standard Utilities		LAND IMPROVE 2500					2,500.00	1	95	2,375
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 4,589								
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	64,100	189,000	253,100			181,711C		
		Who When What		2023	49,000	180,400	229,400			173,059C		
		TPC 12/27/2017 INSPECTED		2022	36,000	173,300	209,300			164,819C		
		TPC 04/18/2016 INSPECTED		2021	36,000	171,700	207,700			159,554C		
		TPC 04/27/2015 INSPECTED										

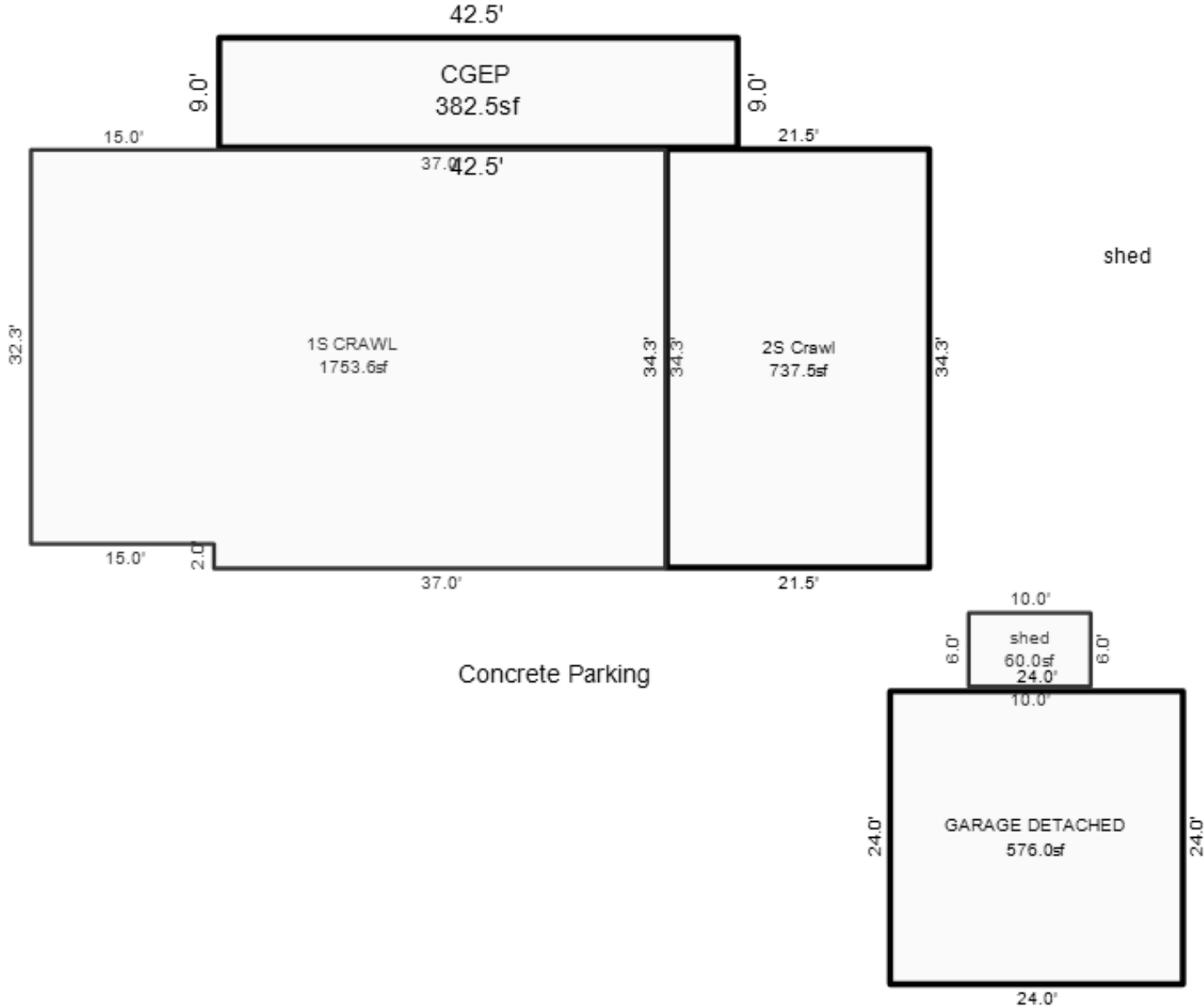


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 382	Type CGEP (1 Story)	Year Built: 1978 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1978	Remodeled 2004	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		X	Drywall													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2490 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement														
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
		(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	2 Fixture Bath Softener, Auto 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: CD														
		Effec. Age: 35														
		Floor Area: 3,227														
		Total Base New : 393,450														
		Total Depr Cost: 255,742														
		Estimated T.C.V: 373,383														
		E.C.F. X 1.460														
		Bsmnt Garage:														
		Carport Area:														
		Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 1.25S														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 2490 SF Floor Area = 3227 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/Brick	Crawl Space	1,753											
		2 Story	Siding/Brick	Crawl Space	737											
		Total:				326,287	212,086									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		3 Fixture Bath														
		2 Fixture Bath														
		Porches														
		CGEP (1 Story)														
		Garages														
		Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)														
		Base Cost														
		Door Opener														
		Water/Sewer														
		Public Sewer														
		Water Well, 100 Feet														
		Built-Ins														
		Appliance Allow.														
		Fireplaces														
		Interior 2 Story														
		Wood Stove														
		Local Cost Items														
		SANITARY SEWER														
		<<<<< 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.				
WELBY JOHN PATRICK TRUST	LOVE ROBERT B	164,000	11/20/2018	WD	03-ARM'S LENGTH	2018-03821	PROPERTY TRANSFER	100.0				
O'HARA-WELBY DEBORAH L TR	WELBY JOHN PATRICK TRUST	1	11/03/2011	WD	03-ARM'S LENGTH	2011-03408 WD	PROPERTY TRANSFER	0.0				
OHARA-WELBY DEBORAH LYNNE		0	09/25/2011	AFF	07-DEATH CERTIFICATE	2011-03406 DC	PROPERTY TRANSFER	0.0				
WELBY JOHN P & OHARA-WELB	WELBY J P RLT & OHARA-WEL	0	12/27/1990	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
250 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		07/20/2007		20070470	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 229,201 TCV/TFA: 396.54						
LOVE ROBERT B 312 GRAND RIVER RD BANCROFT MI 48414		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 3 T22N R8W LOTS 17 & 18 CROOKED LAKE PLAT.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		GROUP A\$1600/FF 100.00 107.00 0.8409 0.9525 1600 100 128,151								
		X		100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 128,151								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 3.5 Concrete	5.78	402	46	1,069				
		X		Wood Frame	22.86	100	50	1,143				
				Total Estimated Land Improvements True Cash Value = 2,212								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X		Waterfront								
				Ravine								
				Wetland								
		X		Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X		PRIVATE RD	2024	64,100	50,500	114,600			73,781C	
				TPC 04/30/2021 INSPECTED	2023	49,000	48,200	97,200			70,268C	
				TPC 05/06/2018 INSPECTED	2022	36,000	46,200	82,200			66,922C	
				TPC 12/27/2017 INSPECTED	2021	36,000	45,800	81,800			64,785C	



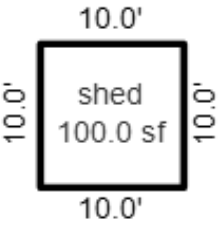
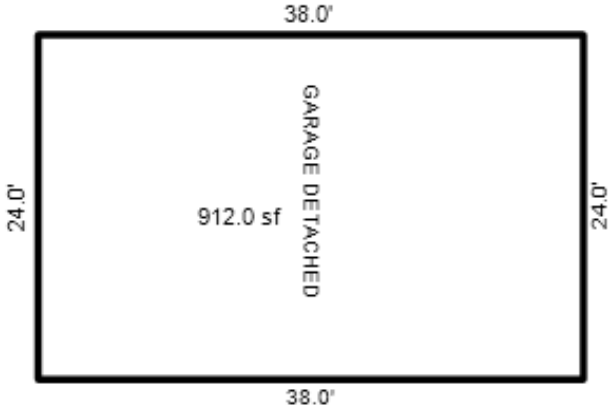
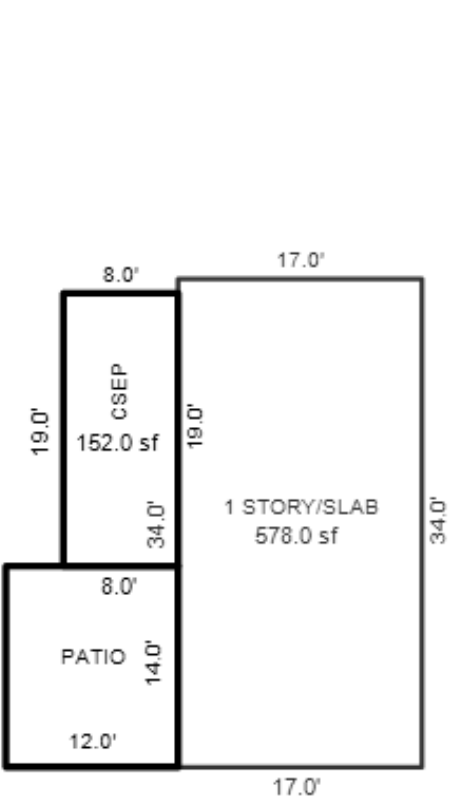
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Ga	Area 152	Type CSEP (1 Story)	Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 35 Floor Area: 578 Total Base New : 104,150 Total Depr Cost: 67,697 Estimated T.C.V: 98,838		E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace								
Yr Built 1940 195		Remodeled 2009		Ex	Ord	X	Min	200 Amps Service								
Condition: Average		Size of Closets		Lg	Ord	X	Small	No./Qual. of Fixtures								
Room List		Doors	Solid	X	H.C.	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls D Blt 1940				
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:		200 Amps Service		Ground Area = 578 SF Floor Area = 578 SF.								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many		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: 0 S.F. Crawl: 0 S.F. Slab: 578 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		1 Story Siding Slab		Total: 66,047 42,930						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing		Other Additions/Adjustments								
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)		(14) Water/Sewer		Plumbing								
(3) Roof		(10) Floor Support		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		Porches								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Garages		CSEP (1 Story)							
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)								
								Base Cost								
								Water/Sewer								
								Public Sewer								
								Water Well, 50 Feet								
								Built-Ins								
								Appliance Allow.								
								Fireplaces								
								Wood Stove								
								Totals:								
								Notes:								
								ECF (4085 CROOKED LAKE) 1.460 => TCY:								

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
230 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/16/2012					
RITTER WARD & JILL E 230 OAK DRIVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 178,407 TCV/TFA: 194.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 3 T22N R8W LOT 19 CROOKED LAKE PLAT.	X	Dirt Road		GROUP A\$1600/FF	50.00	107.00	1.0000	0.9525	1600	100	76,199
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	76,199	

Comments/Influences	X	Sewer	Electric	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X			D/W/P: 3.5 Concrete	5.78	60 71	246
	X			Total Estimated Land Improvements True Cash Value =			246

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	38,100	51,100	89,200			38,448C
	X High	2023	29,100	48,800	77,900			36,618C
	X Waterfront	2022	23,800	46,800	70,600			34,875C
	X PRIVATE RD	2021	23,800	46,400	70,200			33,761C

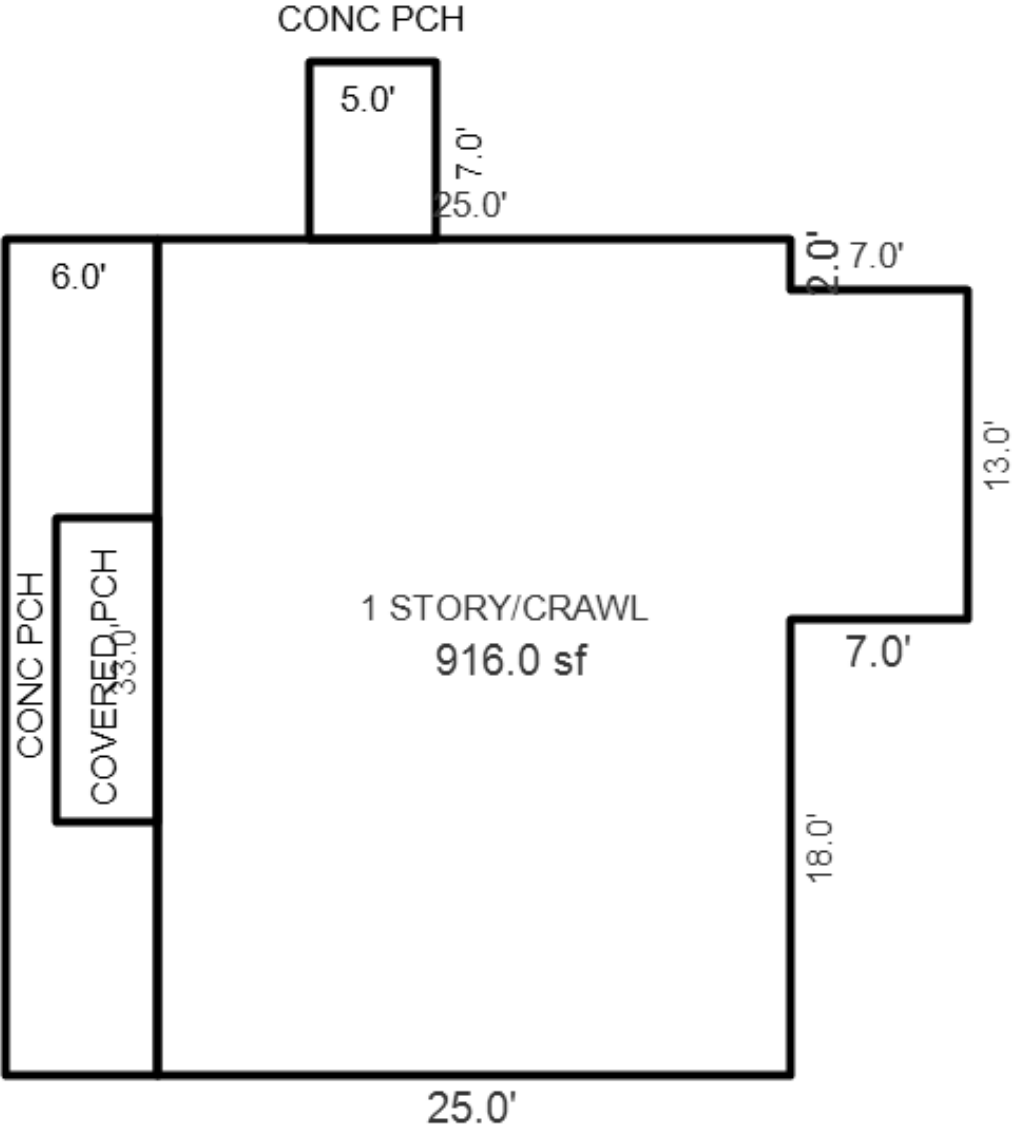


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Type	Year Built:		
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							35 198 48	CPP CCP (1 Story) CPP	Class: Brick Ven.: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1962			Trim & Decoration	X	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 3 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric											
(1) Exterior					100 Amps Service											
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. X Few		Basement: 0 S.F. Crawl: 916 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	Ave.	X Few									
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		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											
X	Storms & Screens		(9) Basement Finish		14 Water/Sewer											
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat		(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1962				
(11) Heating System: Space Heater																
Ground Area = 916 SF Floor Area = 916 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 916																
Total: 98,903 59,341																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,025		615		
Porches																
CPP										35		831		499		
CCP (1 Story)										198		4,344		2,606		
CPP										48		1,014		608		
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		
Notes:																
ECF (4085 CROOKED LAKE) 1.460 => TCv:												116,397		69,837		
														101,962		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0											
MIKULA LARRY J	ANDERSEN CHRISTIAN J	48,000	06/16/2017	WD	03-ARM'S LENGTH	2017-01974	PROPERTY TRANSFER	100.0											
MALLION MAURICE E III & E	MIKULA LARRY J	0	04/10/2017	QC	09-FAMILY	2017-01595	DEED	100.0											
MALLION MAURICE E III & E		0	04/04/2005	OTH	21-NOT USED/OTHER	05-0/1366	DEED	0.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
220 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		06/16/2017		2017-0256	100%										
Owner's Name/Address		P.R.E. 0%		Garage		06/02/1999		1999-9999	80%										
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632		MAP #:		2024 Est TCV 76,199															
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE															
. SEC 3 T22N R8W LOT 20 CROOKED LAKE PLAT.		Public Improvements		* Factors *															
Comments/Influences		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
231-839-6567		X Gravel Road		GROUP A\$1600/FF		50.00		107.00		1.0000		0.9525		1600		100		76,199	
BWY/GRG @50% FOR 04		X Paved Road		50 Actual Front Feet,		0.12		Total Acres		Total Est. Land Value =								76,199	
ADD SEWER FOR 05		X Storm Sewer																	
		X Sidewalk																	
		X Water																	
		X Sewer																	
		X Electric																	
		Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		X Rolling																	
		X Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE RD																	
		Who		When		What		2024		38,100		0		38,100				26,239C	
		TPC		04/30/2021		INSPECTED		2023		29,100		0		29,100				24,990C	
		JWV		12/16/2017		INSPECTED		2022		23,800		0		23,800				23,800S	
		TPC		06/28/2017		INSPECTED		2021		23,800		0		23,800				23,247C	



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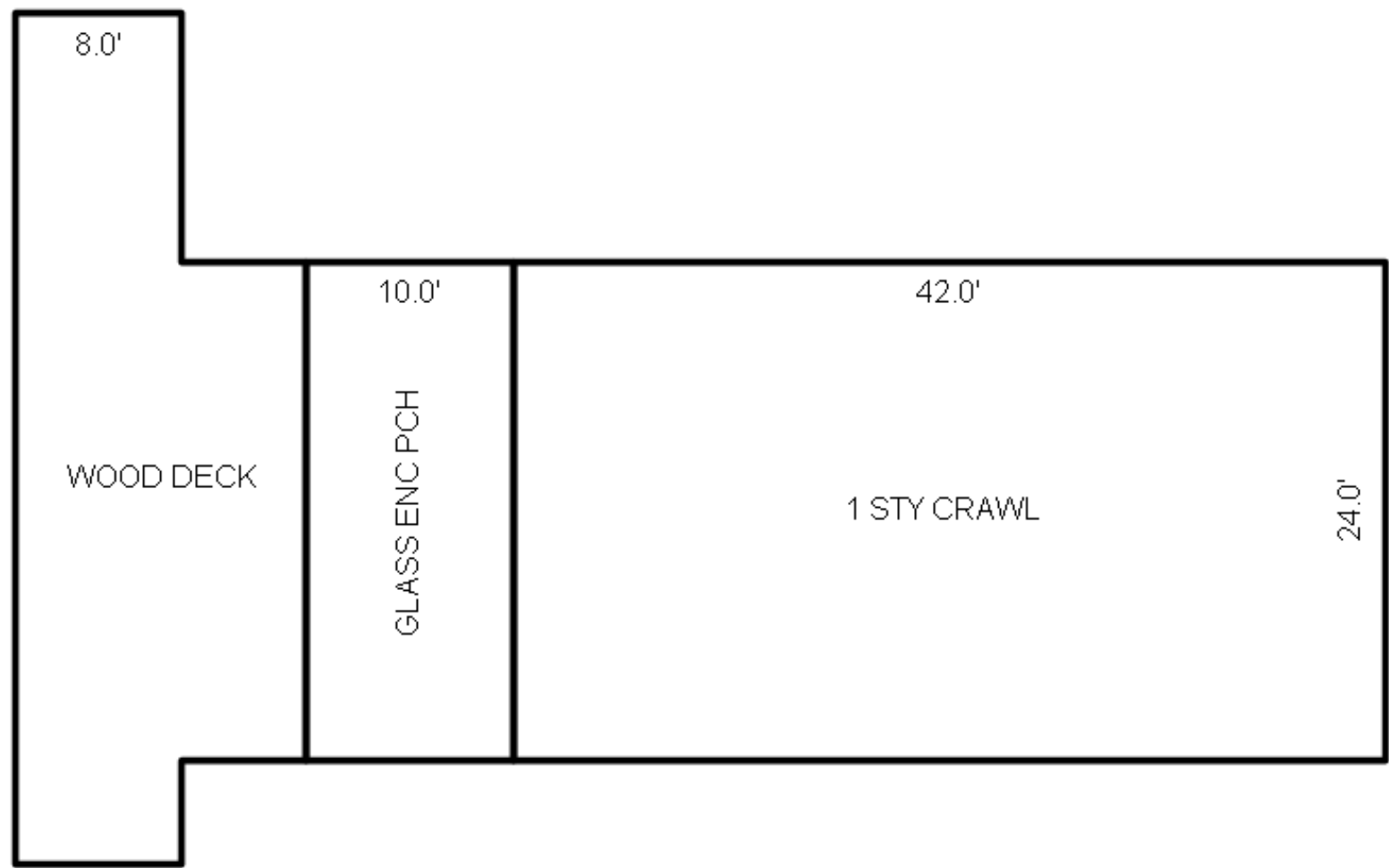
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
210 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 213,317 TCV/TFA: 211.62		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
EDWARDS GENE L & R'LYNN J 3949 COUNTRY WAY HARTLAND MI 48353		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		X Dirt Road		GROUP A\$1600/FF 50.00 107.00 1.0000 0.9525 1600 100		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 76,199				
. SEC 3 T22N R8W LOT 21 CROOKED LAKE PLAT.		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value				
Comments/Influences		X Paved Road		D/W/P: 3.5 Concrete		6.16 354 71 1,549				
ADD SEWER FOR 05		X Storm Sewer		Wood Frame		24.89 120 50 1,493				
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		3,042				
		X Water								
		X Sewer								
		X Electric								
		Gas								
		Curb								
		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								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		2024	38,100	68,600	106,700			57,781C
		TPC 05/06/2020 INSPECTED		2023	29,100	65,400	94,500			55,030C
		TPC 12/27/2017 INSPECTED		2022	23,800	62,700	86,500			52,410C
		TPC 04/18/2016 INSPECTED		2021	23,800	62,000	85,800			50,736C



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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	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 240 448	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	(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: 1,008 Total Base New : 153,054 Total Depr Cost: 91,833 Estimated T.C.V: 134,076		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1S		X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord		Small		Condition: Average												
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1967														
Room List		Doors	Solid	X	H.C.	(12) Electric			Ground Area = 1008 SF		Floor Area = 1008 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story		Siding		Crawl Space		1,008		Total:		118,749		71,250					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		738					
(2) Windows		(8) Basement		X			Ave.			3 Fixture Bath		Porches		Solar Water Heat		No Plumbing		Deck		Treated Wood		448		6,863		4,118	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Few			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		1		1,934		1,160	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TC		134,076							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER			1		0		0		*		Totals:		153,054		91,833						
X	Asphalt Shingle	Chimney: Block			Lump Sum Items:																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUCK JOHN F & ROSE T TRU	HAUCK EDMUND CHRIS TRUST	0	03/02/2023	QC	09-FAMILY	2023-00626	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
200 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAUCK EDMUND CHRIS TRUST 5470 BROOKDALE BLOOMFIELD HILLS MI 48304	MAP #:					
	2024 Est TCV 306,064 TCV/TFA: 212.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 3 T22N R8W LOT 22 CROOKED LAKE PLAT.	X	Dirt Road		GROUP A\$1600/FF	62.00	109.00	0.9476	0.9569	1600	100	89,955
Comments/Influences		Gravel Road		62 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		89,955	

Land Improvement Cost Estimates		* Factors *				
Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	8.18	599	0	0		
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350		

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



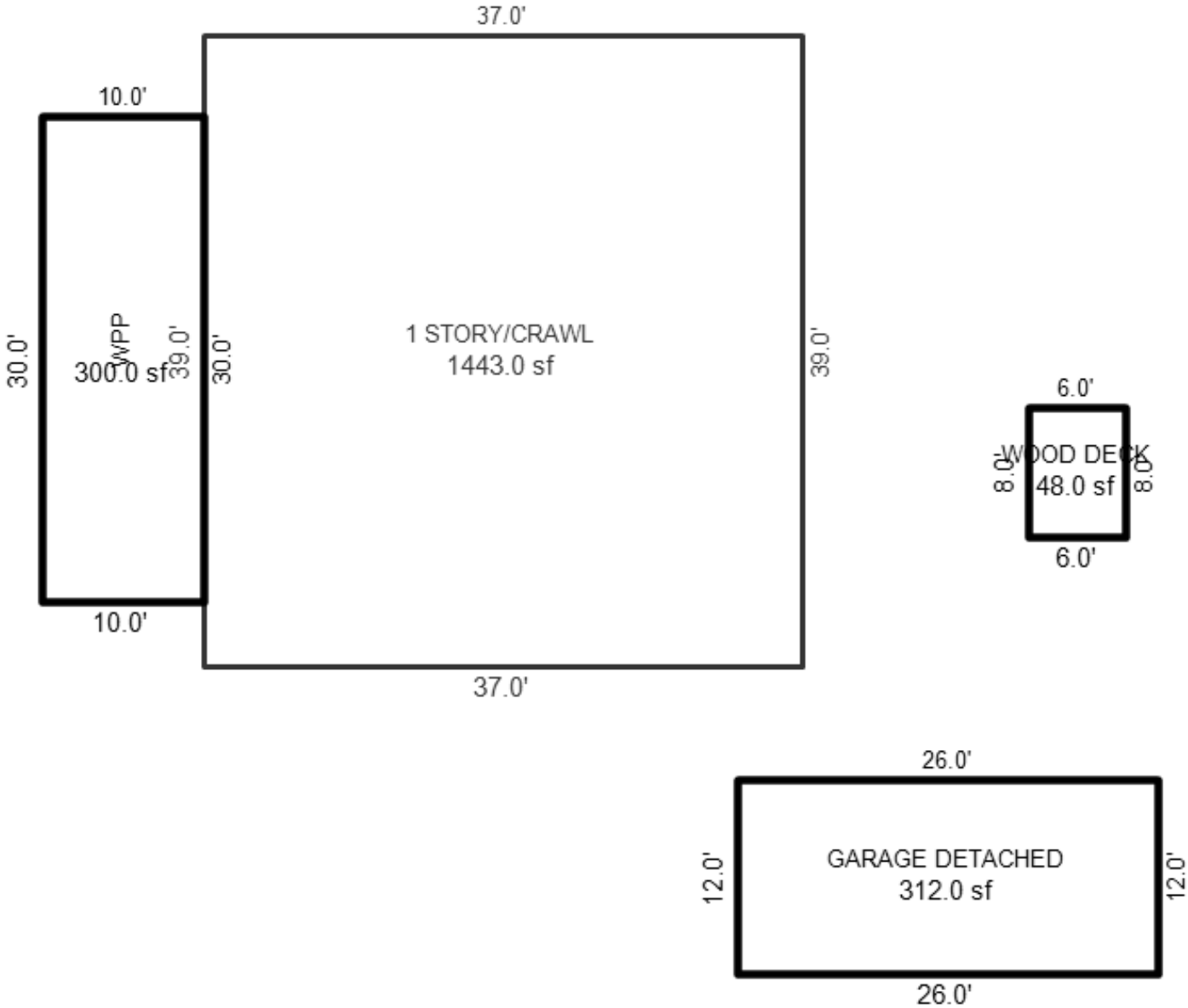
Who	When	What	2024	2023	2022	2021
			45,000	108,000	153,000	70,736C
				34,300	103,200	137,500
				27,000	99,200	126,200
				27,000	98,300	125,300

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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 320 48	Type WPP Treated Wood	Year Built: 1995 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: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,443 Total Base New : 225,248 Total Depr Cost: 146,410 Estimated T.C.V: 213,759			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		Cls C Blt 1968			
Yr Built 1968	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1968					
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1443 SF Floor Area = 1443 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1 Story Siding Crawl Space			1,443 Total: 184,641 120,016				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1443 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			Average Fixture(s)			1 1,476 959 1 3,108 2,020				
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s)			Porches			WPP 320 5,392 3,505			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		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			Deck			Treated Wood 48 1,730 1,124				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		(14) Water/Sewer			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		
Chimney: Block										Fireplaces			Interior 1 Story 1 5,338 3,470		Local Cost Items		
										SANITARY SEWER			1 0 0		Totals: 225,248 146,410		
										Notes:			ECF (4085 CROOKED LAKE) 1.460 => TCV: 213,759				

\*\*\* 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.
VANWERT KEVYN R & SANDRA	PEASE DAVID J & KIMBERLY	0	12/01/2020	QC	09-FAMILY	PTA	PROPERTY TRANSFER	25.0
PAYNE NORMAN E & ELLEN M	PEASE DAVID J & KIMBERLY	1	05/10/1996	WD	09-FAMILY	304P867	PROPERTY TRANSFER	0.0

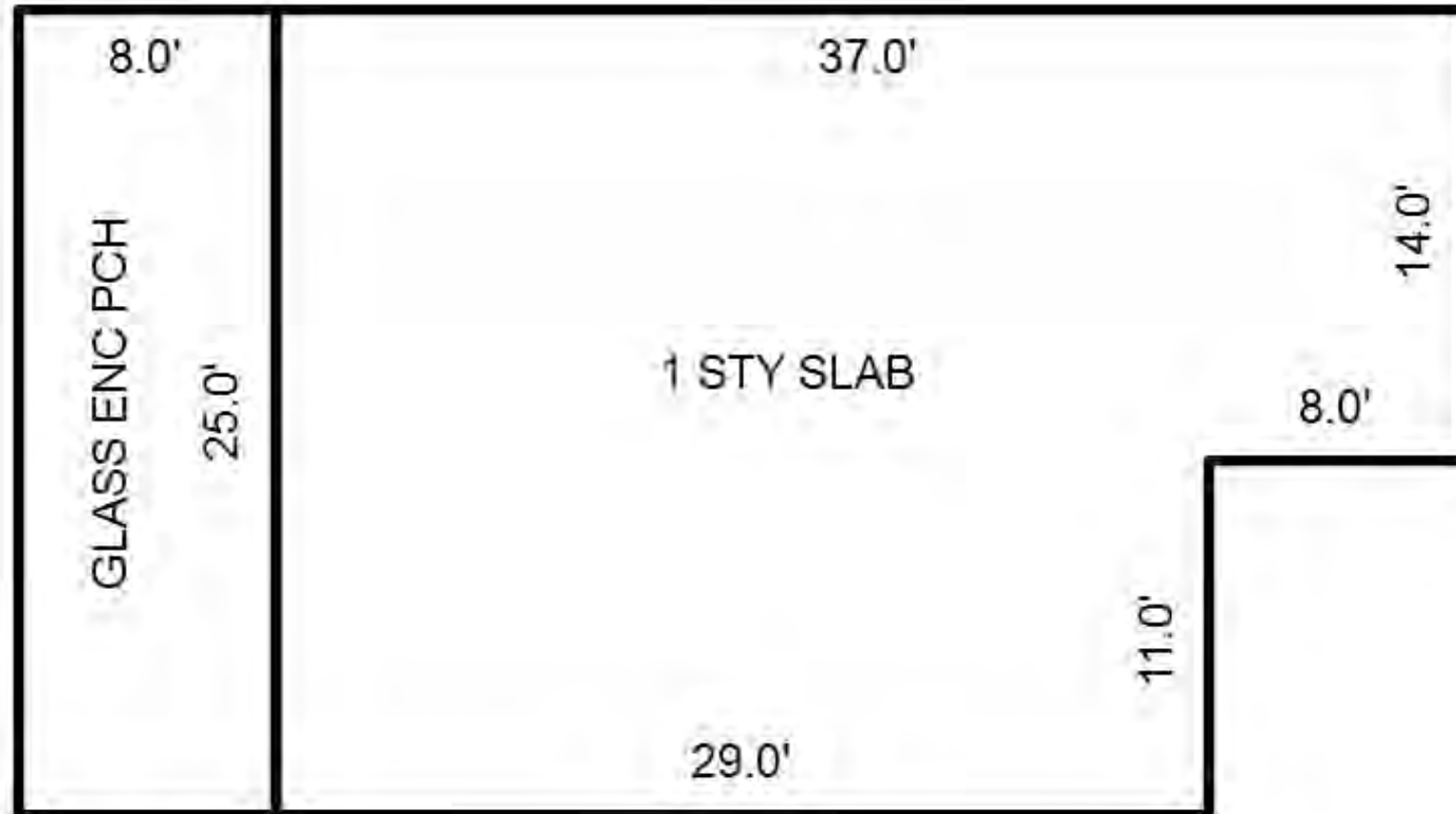
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
190 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 183,147 TCV/TFA: 218.81									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE											
PEASE DAVID J & KIMBERLY G 364 E LEIGH ST HOMER MI 49245		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X Dirt Road		GROUP A\$1600/FF 49.00 110.00 1.0000 0.9591 1600 100		49 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 75,193											
. SEC 3 T23N R8W LOT 23 CROOKED LAKE PLAT.		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
Comments/Influences		X Paved Road		D/W/P: 3.5 Concrete 6.16 264 0 0		Residential Local Cost Land Improvements											
		X Electric		Description Rate Size % Good Cash Value		LAND IMPROVE 1000 1,000.00 1 94 940											
		X Gas		Total Estimated Land Improvements True Cash Value = 940													
		X Curb		Topography of Site													
		X Street Lights		Level													
		X Standard Utilities		Rolling													
		X Underground Utils.		Low													
				High													
				Landscaped													
				Swamp													
				Wooded													
				Pond													
				X Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
Who		When		What		2024		37,600		54,000		91,600				53,361C	
TPC 12/27/2017		INSPECTED				2023		28,700		51,500		80,200				50,820C	
TPC 04/18/2016		INSPECTED				2022		23,300		49,900		73,200				48,400C	
TPC 04/27/2015		INSPECTED				2021		23,300		49,900		73,200				46,854C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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																																			
Wood Frame X Block		(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			200		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:																																		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: CD		Floor Area: 837		Bsmnt Garage:																																		
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Total Base New : 122,162		E.C.F. X 1.460		Storage Area:																																		
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total Depr Cost: 73,297		Estimated T.C.V: 107,014		Roof:																																		
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments		Plumbing		Average Fixture(s)		Average Fixture(s)		1		1,195		717																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X		Ave.		Few		(13) Plumbing			1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 837 S.F. Height to Joists: 0.0			1			Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
(2) Windows		Many Avg.	X	Large Avg.		Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 837 S.F. Height to Joists: 0.0			1			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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:		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																					
(3) Roof		Gable	X	Gambrel			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																					
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																								
Chimney: Metal		(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:		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEELMAN JEANNE TRUST	WILLIAMS DANIEL & JESICA	190,000	03/27/2020	WD	03-ARM'S LENGTH	2020-00873	PROPERTY TRANSFER	100.0
BEELMAN JEANNE	BEELMAN JEANNE TRUST	0	01/07/2019	AFF	09-FAMILY	2020-00853	PROPERTY TRANSFER	0.0
BEELMAN JEANNE	BEELMAN JEANNE	0	03/14/2017	QC	09-FAMILY	2020-00849	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
180 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 209,140 TCV/TFA: 211.25					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A\$1600/FF 50.00 110.00 1.0000 0.9591 1600 100 76,728								
. SEC 3 T22N R8W LOT 24 CROOKED LAKE PLAT.		Gravel Road	50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 76,728								
Comments/Influences		Paved Road									

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
X	Sewer		D/W/P: 3.5 Concrete	6.16	496	0	0	
X	Electric		Wood Frame	22.07	196	50	2,163	
	Gas		Residential Local Cost Land Improvements					
	Curb		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950	
	Standard Utilities		Total Estimated Land Improvements True Cash Value =				3,113	
	Underground Utils.							

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	38,400	66,200	104,600			93,602C
	TPC 05/06/2018	INSPECTED	2023	29,300	63,100	92,400			89,145C
	TPC 12/27/2017	INSPECTED	2022	23,800	61,100	84,900			84,900S
	TPC 04/18/2016	INSPECTED	2021	23,800	61,100	84,900			84,900S

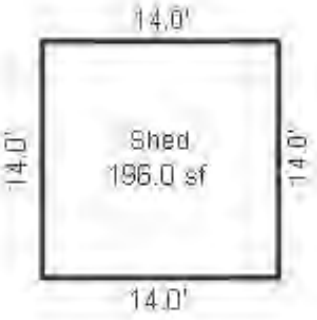
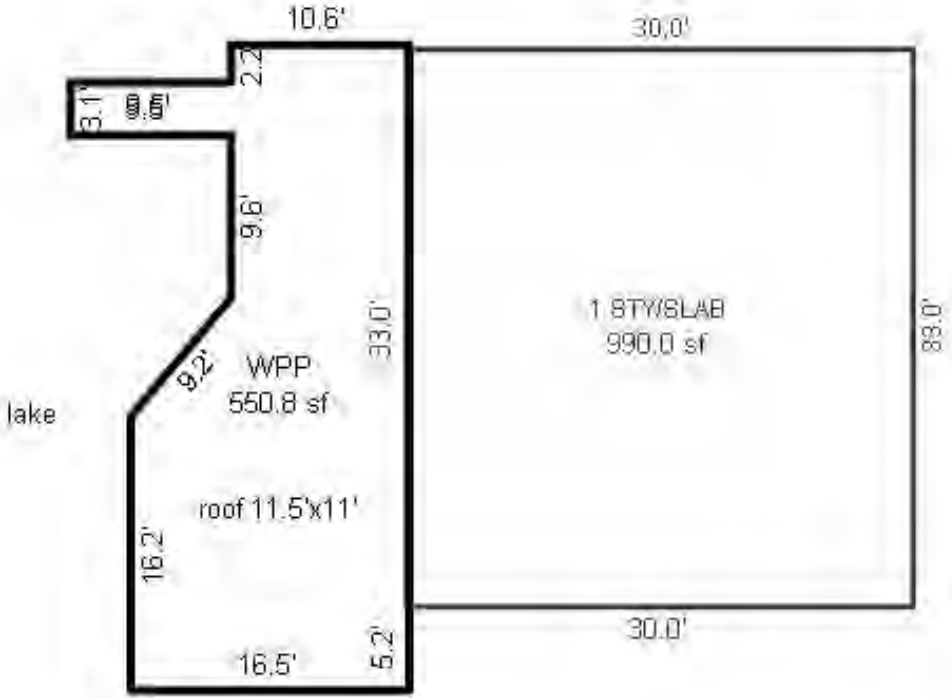
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 550 127	Type WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 990 Total Base New : 136,248 Total Depr Cost: 88,561 Estimated T.C.V: 129,299		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 1958									
Yr Built 1958	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 990 SF Floor Area = 990 SF.			Total		114,057		74,136								
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		Block		Slab		990		114,057		74,136		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,195		777					
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Porches		WPP		550		7,887		5,127					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		Public Sewer		1		1,326		862					
(2) Windows		(8) Basement		Public Water			Water Well			Built-Ins		Appliance Allow.		1		1,934		1,257					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 990 S.F. Height to Joists: 0.0			Water Well			Fireplaces		Wood Stove		1		2,149		1,397					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Deck		w/Roof (Roof portion)		127		2,060		1,339					
(3) Roof		(10) Floor Support		Lump Sum Items:			SANITARY SEWER			Local Cost Items		SANITARY SEWER		1		0		0		*			
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			Notes:			Totals:		136,248		88,561									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		E.C.F (4085 CROOKED LAKE) 1.460 => TCY:			129,299																

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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					
170 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 381,948 TCV/TFA: 221.55							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
HELMSTADTER DONALD G & KAREN F 48638 PINE HILL DRIVE PLYMOUTH MI 48170		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		X Dirt Road		GROUP A\$1600/FF 50.00 110.00 1.0000 0.9591 1600 100		76,728									
. SEC 3 T22N R8W LOT 25 CROOKED LAKE PLAT.		X Gravel Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value = 76,728									
Comments/Influences		X Storm Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value									
ADD SEWER FOR 05		X Sidewalk		D/W/P: 4in Ren. Conc.		8.18 889 0 0									
		X Water		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value									
		X Sewer		LAND IMPROVE 2500		2,500.00 1 95 2,375									
		X Electric		Total Estimated Land Improvements True Cash Value =		2,375									
		X Gas													
		X Curb													
		X Street Lights													
		X Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		X High													
		Landscaped													
		Swamp													
		X Waterfront													
		Ravine													
		X Flood Plain													
		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		38,400	152,600	191,000			104,939C
		TPC 04/18/2016		INSPECTED				2023		29,300	145,700	175,000			99,942C
		TPC 04/27/2015		INSPECTED				2022		23,800	140,000	163,800			95,183C
								2021		23,800	138,700	162,500			92,143C



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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 258	Type Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 640 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration								
Building Style: 1.5S				X	Ex		Ord		Min								
Yr Built 1979	Remodeled 0	Size of Closets		X	Lg	X	Ord		Small								
Condition: Average				Doors			Solid	X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures										
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			(13) Plumbing										
(2) Windows		(7) Excavation		1 Average Fixture(s) 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										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1149 S.F. Crawl: 0 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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
(3) Roof		(9) Basement Finish		(10) Floor Support													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																	
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1149 SF Floor Area = 1724 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Brick Basement 1,149 Total: 244,327 158,828										E.C.F. X 1.460		Cls C 10 Blt 1979					
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Deck Treated Wood 258 4,894 3,181 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,846 23,300 Storage Over Garage 640 8,794 5,716 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 2 Story 1 8,024 5,216 Local Cost Items SANITARY SEWER 1 0 0										Totals: 319,097 207,428		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCv: 302,845					

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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.															
WELLS FARGO BANK NA	JONES THOMAS C & LAURA E	212,000	09/25/2017	CD	11-FROM LENDING INSTITUT	2017-03033	PROPERTY TRANSFER	100.0															
ONAN RICHARD E JR ESTATE	WELLS FARGO BANK NA	0	04/01/2017	WD	11-FROM LENDING INSTITUT	2017-01543	PROPERTY TRANSFER	100.0															
ONAN RICHARD E JR & MICHE	ONAN RICHARD E JR	0	03/30/2004	QC	21-NOT USED/OTHER	04-0/1653	DEED	0.0															
ONAN RICHARD E & IDA M	ONAN RICHARD E JR & MICHE	0	03/29/2004	OTH	21-NOT USED/OTHER	04-0/1654	DEED	0.0															
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status													
160 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 357,104 TCV/TFA: 202.44															
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																	
JONES THOMAS C & LAURA E 9868 LORETTA LN SOUTH LYON MI 48178		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value																	
Tax Description		X Dirt Road		GROUP A\$1600/FF 50.00 110.00 1.0000 0.9591 1600 100 76,728		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 76,728																	
. SEC 3 T22N R8W LOT 26 CROOKED LAKE PLAT.		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value																	
Comments/Influences		X Paved Road		D/W/P: Asphalt Paving 3.10 576 0 0		Wood Frame 37.85 48 50 908																	
GRG W/LIVING AREA ABOVE U/C 35% FPR 00 COMP FOR 01		X Storm Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value																	
HOUSE COMP FOR 04..WAS AT 50% FOR YRS..PERMIT MISFILED?		X Sidewalk		LAND IMPROVE 2500 2,500.00 1 95 2,375		Total Estimated Land Improvements True Cash Value = 3,283																	
Topography of Site		X Water		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value							
X Rolling		X Sewer		2024		38,400		140,200		178,600						135,320C							
X Low		X Electric		2023		29,300		133,800		163,100						128,877C							
X High		X Gas		2022		23,800		128,600		152,400						122,740C							
X Landscaped		X Curb		2021		23,800		127,300		151,100						118,819C							
X Swamp		X Street Lights		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
X Wooded		X Standard Utilities		TPC 12/27/2017 INSPECTED		2023		29,300		133,800		163,100										128,877C	
X Pond		X Underground Utils.		TPC 04/18/2016 INSPECTED		2022		23,800		128,600		152,400										122,740C	
X Waterfront				TPC 04/27/2015 INSPECTED		2021		23,800		127,300		151,100										118,819C	
X Ravine																							
X Wetland																							
X Flood Plain																							
X PRIVATE RD																							

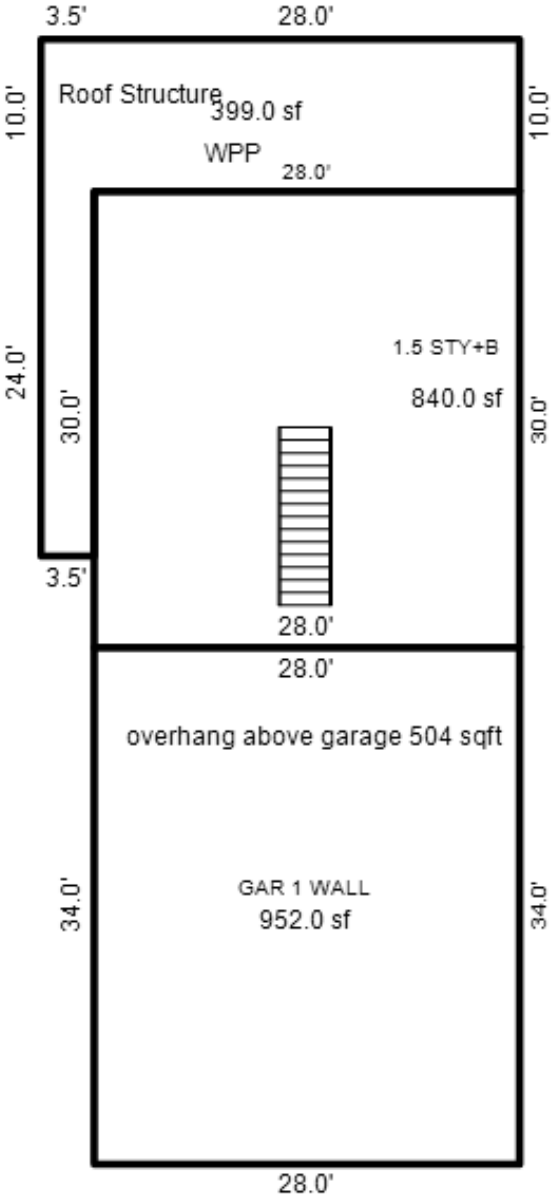


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 399 120	Type WPP Roof Cover Onl	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration			Ex	X	Ord	Min							
Yr Built 1993	Remodeled 0	Size of Closets			Lg	X	Ord	Small							
Condition: Average		Doors				Solid	X	H.C.							
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5		Blt 1993			
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200 Amps Service			(11) Heating System: Forced Hot Water			E.C.F. X 1.460		Bsmnt Garage:			
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Ground Area = 840 SF Floor Area = 1764 SF.			Total Base New : 271,151		Carport Area:			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total Depr Cost: 189,790		Roof:			
	Insulation			Many X Ave. Few			Building Areas			Estimated T.C.V: 277,093					
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
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			1.5 Story Siding Basement 840 1 Story Siding Overhang 504			Total: 204,369		143,042			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath 1 Softener, Auto 1 Softener, Manual 1 Solar Water Heat 1 No Plumbing 1 Extra Toilet 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove 1 Vent Fan			Other Additions/Adjustments			Recreation Room 168 3,247 2,273		Basement, Outside Entrance, Below Grade 1 2,560 1,792			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath 1 Softener, Auto 1 Softener, Manual 1 Solar Water Heat 1 No Plumbing 1 Extra Toilet 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove 1 Vent Fan			Plumbing			Average Fixture(s) 1 1,476 1,033		3 Fixture Bath 1 4,646 3,252			
X	Asphalt Shingle	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Porches			WPP 399 6,707 4,695			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 952 35,614 24,930		Common Wall: 1 Wall 1 -2,686 -1,880			
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			Door Opener 1 547 383		Water/Sewer			
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			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			Fireplaces		Wood Stove 1 2,551 1,786			
							Direct-Vented Gas 1 3,021 2,115					<<<<< 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.
BOOTH JOYCE S FKA JOYCE T	ESAU STEVEN & PICARD ROBE	247,000	08/17/2007	WD	03-ARM'S LENGTH	2007/3064	DEED	100.0
SCHIEFER ETAL*	BOOTH JOYCE S FKA JOYCE T	0	08/10/2007	QC	21-NOT USED/OTHER	2007/3063	DEED	0.0
SCHIEFER HARRY M (DECEASE	SCHIEFER JOYCE T (HIS SPO	0	04/06/1996	OTH	21-NOT USED/OTHER	2007/3065	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
140 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ESAU STEVEN & PICARD ROBERTA 4992 W LIBERTY Ann Arbor MI 48103	MAP #: 2024 Est TCV 287,316 TCV/TFA: 306.96					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 3 T22N R8W LOTS 27 & 28 CROOKED LAKE PLAT.	X	Dirt Road		GROUP A\$1600/FF	100.00	110.00	0.8409	0.9591	1600	100	129,040
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =			129,040

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 3.5 Concrete	6.16	276	71	1,207
X	Electric	Residential Local Cost Land Improvements				
	Gas	LAND IMPROVE 2500	2,500.00	1	94	2,350
	Curb	Total Estimated Land Improvements True Cash Value =				3,557

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	64,500	79,200	143,700			95,433C
2023	49,200	75,600	124,800			90,889C
2022	36,000	72,600	108,600			86,561C
2021	36,000	71,900	107,900			83,796C

Who When What

TPC 12/27/2017	INSPECTED	
TPC 04/18/2016	INSPECTED	
TPC 04/28/2015	INSPECTED	

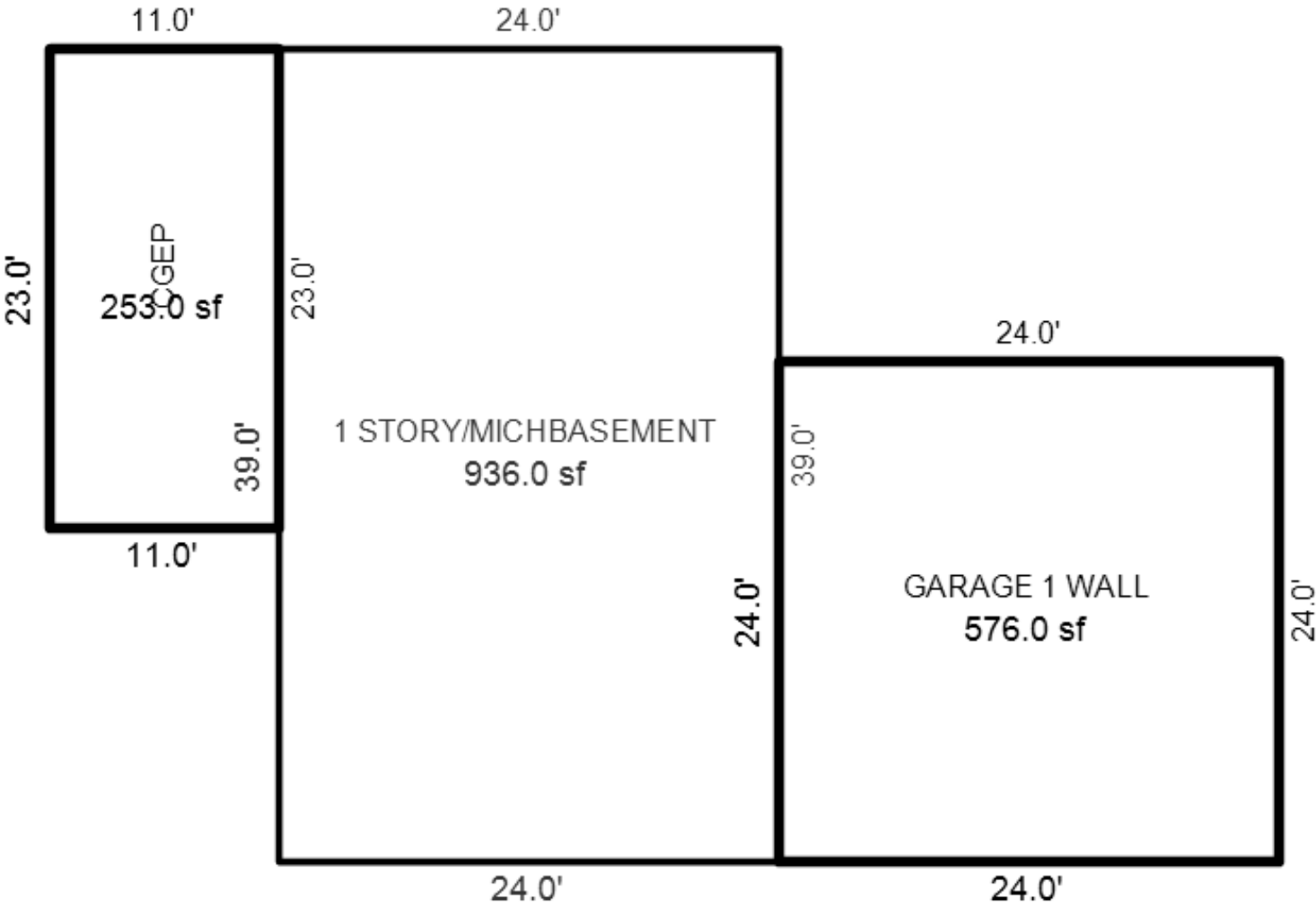
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 253 150	Type CGEP (1 Story) Treated Wood	Year Built: 1986 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 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: 936 Total Base New : 176,618 Total Depr Cost: 105,972 Estimated T.C.V: 154,719			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 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 Mich Bsmnt. 936 119,102 76,686			Cls CD Blt 1963		
Yr Built 1963	Remodeled 1974	Ex	X	Ord	Min	Size of Closets Lg Ord X Small			Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 3 Fixture Bath 1 3,860 2,316 Porches CGEP (1 Story) 253 13,052 7,831 Deck Treated Wood 150 3,350 2,010 Garages Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 576 24,319 14,591 Common Wall: 1 Wall 1 -2,902 -1,741 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 Exterior 1 Story 1 5,707 3,424 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 176,618 105,972	
Condition: Average		Doors		Solid	X	H.C.	(12) Electric 150 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 3 Fixture Bath 1 3,860 2,316 Porches CGEP (1 Story) 253 13,052 7,831 Deck Treated Wood 150 3,350 2,010 Garages Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 576 24,319 14,591 Common Wall: 1 Wall 1 -2,902 -1,741 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 Exterior 1 Story 1 5,707 3,424 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 176,618 105,972			
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			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			Totals: 176,618 105,972			
Basement	1st Floor	2nd Floor		3 Bedrooms			(13) Plumbing			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			Totals: 176,618 105,972			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer			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			Totals: 176,618 105,972			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer			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			Totals: 176,618 105,972			
(2) Windows		(7) Excavation		Basement: 936 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 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			Totals: 176,618 105,972			
X	Many Avg. X Few	Large Avg. X Small	Basement: 936 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 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			Totals: 176,618 105,972				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Totals: 176,618 105,972			
X	Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Totals: 176,618 105,972			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			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			Totals: 176,618 105,972			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 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			Totals: 176,618 105,972				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			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			Totals: 176,618 105,972			
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			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			Totals: 176,618 105,972			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	12/19/2023	QC	09-FAMILY	2023-03384	PROPERTY TRANSFER	0.0
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	11/08/2018	QC	09-FAMILY	2018-03975	DEED	0.0
MOORE GABRIEL G & STACY L	SKAGGS MATTHEW D & STACY	192,000	11/06/2018	WD	03-ARM'S LENGTH	2018-03732	DEED	100.0
LUFT RICHARD R & JAN E	MOORE GABRIEL & STACY	158,000	02/19/2016	WD	03-ARM'S LENGTH	2016-00509	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
130 S OAK DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SKAGGS MATTHEW D & STACY D & SKAGGS MICHELLE R 111 HIGHFIELD RD BATTLE CREEK MI 49017	2024 Est TCV 247,901 TCV/TFA: 322.79					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100	76,728	
			50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	76,728

Tax Description	X	Public Improvements	Land Improvement Cost Estimates								
. SEC 3 T22N R8W LOT 29 CROOKED LAKE PLAT.			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.58	799	85	4,468				
Comments/Influences			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			Gas	2,500.00	1	94	2,350				
			LAND IMPROVE 2500							Total Estimated Land Improvements True Cash Value =	6,818

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



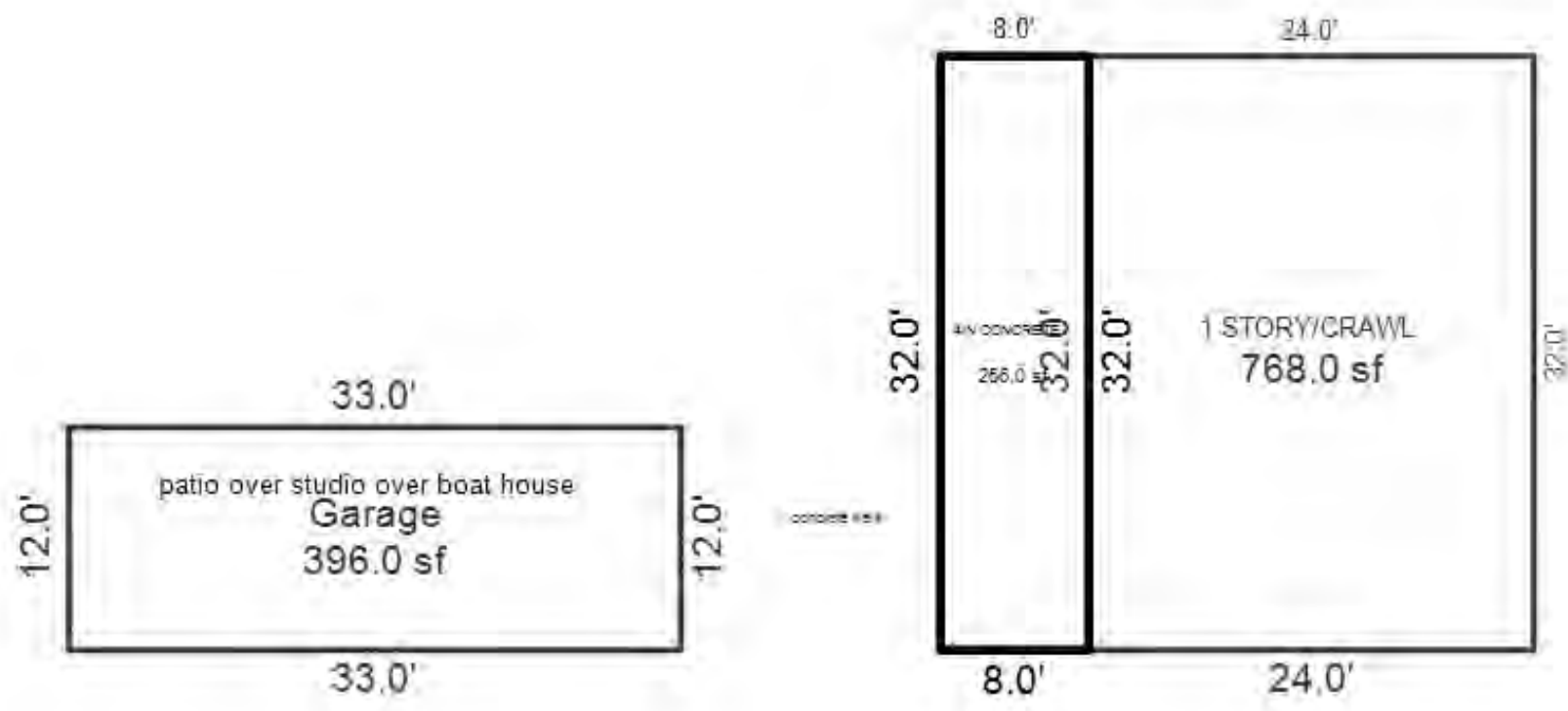
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	38,400	85,600	124,000			96,846C
			2023	29,300	76,500	105,800			92,235C
			2022	23,800	74,000	97,800			87,843C
			2021	23,800	73,900	97,700			85,037C

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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 396	Type Roof Cover Onl	Year Built: BH Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 396 No Conc. Floor: 0			
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 768 Total Base New : 173,186 Total Depr Cost: 112,572 Estimated T.C.V: 164,355		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10		Blt 1968					
Yr Built 1968	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 768 SF Floor Area = 768 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Block Crawl Space 768		Total: 116,939 76,012					
Room List		Doors		Solid	X	H.C.	(12) Electric		Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service		Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 1 1,433 931 3 4,513 2,933			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	X	Drywall	(7) Excavation		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		Water/Sewer		Base Cost 396 22,346 14,525 Storage Over Garage 396 5,287 3,437							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775					
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		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	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer		Fireplaces		Exterior 1 Story 1 6,513 4,233							
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Deck		w/Roof (Roof portion) 396 6,087 3,957							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Local Cost Items		SANITARY SEWER 1 0 0						
X	Asphalt Shingle	Chimney: Brick		Notes: STUDIO OVER BOATHOUSE ECF (4085 CROOKED LAKE) 1.460 => TCY: 164,355				Totals:		173,186 112,572							

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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
120 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	03/18/2002	20020034	100%

Owner's Name/Address	P.R.E. 100% 07/16/2012	MAP #:	2024 Est TCV 480,149 TCV/TFA: 253.51
LANTERMAN JAMES W & ELLEN L TRUSTEES 120 S OAK DR LAKE CITY MI 49651			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
LOT 30 CROOKED LAKE PLAT.	X		GROUP A\$1600/FF	50.00	110.00	1.0000 0.9591	1600 100	76,728
Comments/Influences			50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	76,728

231-839-2168 03 SPLIT LOT 31 TO 031-00 FOR 04	X	Dirt Road	Land Improvement Cost Estimates				
	X	Gravel Road	Description	Rate	Size % Good	Cash Value	
	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 =				950
	X	Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	38,400	201,700	240,100			129,434C
	X	Low	2023	29,300	197,300	226,600			123,271C
	X	High	2022	23,800	189,600	213,400			117,401C
	X	Landscaped	2021	23,800	187,800	211,600			113,651C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

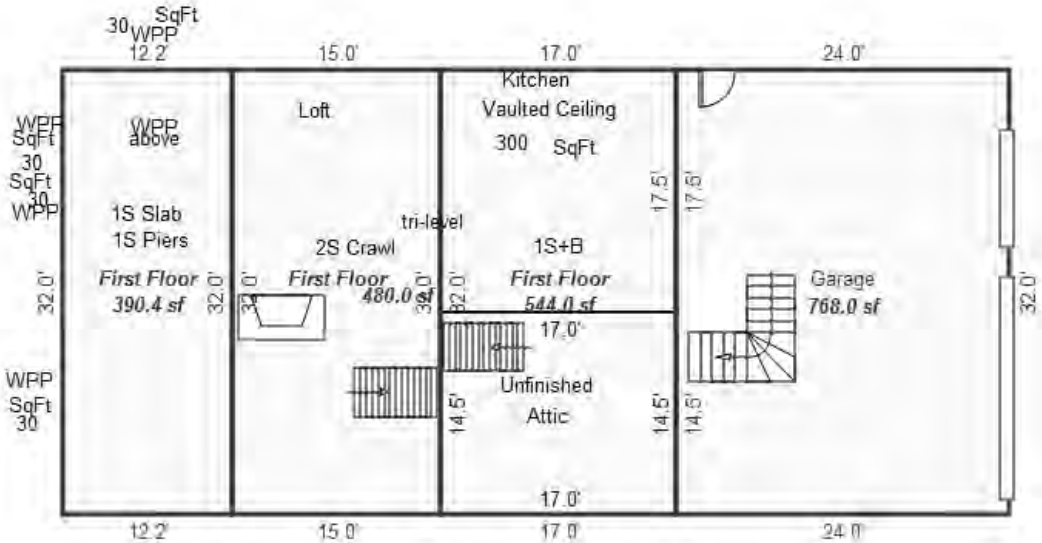
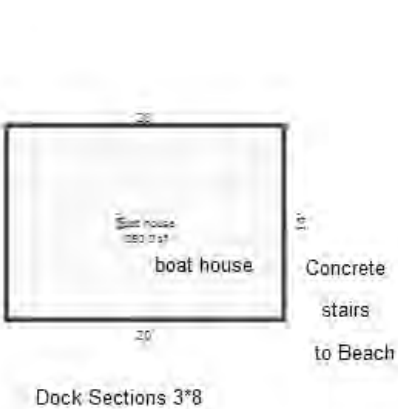


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 2002 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			390	WPP	Bsmnt Garage: Carport Area: Roof:					
Building Style: TRI		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TRI			E.C.F.		Cls C 5 Blt 2002							
Yr Built	Remodeled	Ex	X	Ord	Min	200			200 Amps Service				X 1.460						
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1414 SF Floor Area = 1894 SF.			Total Base New : 344,581		Total Depr Cost: 275,665		Estimated T.C.V: 402,471					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Average Fixture(s)			250,850		200,683				
(1) Exterior		(6) Ceilings		Other:			3 Fixture Bath			2 Fixture Bath			Softener, Auto		Softener, Manual				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many			X Ave.			Few						
(2) Windows		(7) Excavation		Basement: 934 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2 Fixture Bath			Softener, Manual			Solar Water Heat			No Plumbing			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block		Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			
X	Double Glass Patio Doors Storms & Screens	X	Concrete Floor	(9) Basement Finish			Ceramic Tub Alcove			Vent Fan			Ceramic Tub Alcove			Vent Fan			
(3) Roof		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 768 30,305 24,244			
Chimney:		Common Wall: 1 Wall			Door Opener			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			Base Cost 280 16,495 13,196			Water/Sewer			Public Sewer 1 1,494 1,195		

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



Sketch by Apex Sketch

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



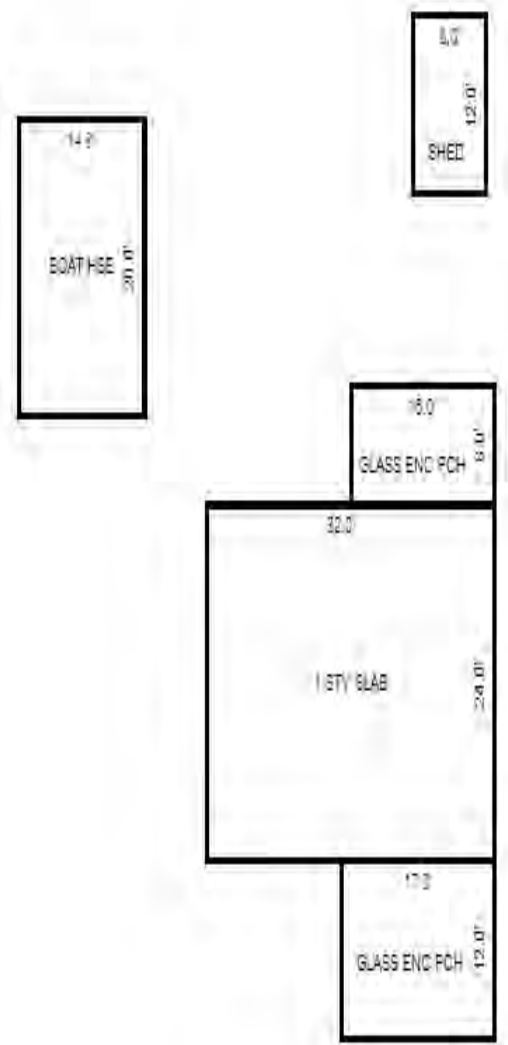
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LANTERMAN GLADYS E TRUST	LANTERMAN JAMES W & ELLEN	0	04/06/2004	QC	21-NOT USED/OTHER	04-0/1458	DEED	100.0				
LANTERMAN JAMES W & ELLEN	LANTERMAN JAMES W & ELLEN	0	04/06/2004	QC	21-NOT USED/OTHER	04-0/2386	DEED	0.0				
LANTERMAN GLADYS E	LANTERMAN GLADYS E TRUST	0	03/29/2004	QC	21-NOT USED/OTHER	04-0/1293	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
110 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
LANTERMAN JAMES W & ELLEN TRUST 120 S OAK DR LAKE CITY MI 49651		MAP #:										
		2024 Est TCV 199,548 TCV/TFA: 259.83										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
LOT 31 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HS OK FOR GLADYS..LIVES WITH SON (JAMES) 03 SPLIT FROM 030-00 FOR 04		Gravel Road		GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
		Paved Road		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	76,728		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	223	0	0				
		X	Sewer	Wood Frame	26.25	96	91	2,293				
		X	Electric	Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,243								
		Standard Utilities										
		Underground Utils.										
Topography of Site												
X Level												
Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
X PRIVATE RD		2024	38,400	61,400	99,800			66,358C				
The Equalizer. Copyright (c) 1999 - 2009.		TPC 12/27/2017	INSPECTED	2023	29,300	58,600	87,900	63,199C				
Licensed To: Township of Lake, County of		TPC 04/18/2016	INSPECTED	2022	23,800	56,200	80,000	60,190C				
Missaukee, Michigan		TPC 04/27/2015	INSPECTED	2021	23,800	55,600	79,400	58,268C				



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 128 204	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																								
X	Wood Frame	(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: 768 Total Base New : 126,004 Total Depr Cost: 81,902 Estimated T.C.V: 119,577		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		Lg Ord X Small		Condition: Average		Condition: Average																							
Yr Built 1956	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1956																									
Room List		Doors	Solid	X	H.C.	100 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			1 Story		Siding		Slab		768		Total:		90,894		59,081																
(1) Exterior		(6) Ceilings		100 Amps Service			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		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: 768 S.F. Height to Joists: 0.0			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			1			X		Avg.		Large		Avg.		Small		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 119,577		

\*\*\* 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
100 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FOLTZ TED 4268 BEAGLE ROAD WHITE CITY OR 97503	MAP #:	2024 Est TCV 202,217 TCV/TFA: 252.77				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. SEC 3 T22N R8W LOT 32 CROOKED LAKE PLAT.			* Factors *							
ADD SEWER FOR 05			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			GROUP A\$1600/FF	53.00	110.00	0.9855	0.9591	1600 100	80,155	
			53 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	80,155

Comments/Influences	X	Public Improvements	Description	Rate	Size % Good	Cash Value
		Dirt Road	D/W/P: 3.5 Concrete	6.16	90 0	0
		Gravel Road	Wood Frame	34.90	36 94	1,181
		Paved Road	Total Estimated Land Improvements True Cash Value =			1,181
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	40,100	61,000	101,100			66,764C
		Low	2023	30,600	58,200	88,800			63,585C
		High	2022	24,600	55,900	80,500			60,558C
		Landscaped	2021	24,600	55,400	80,000			58,624C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		PRIVATE RD							



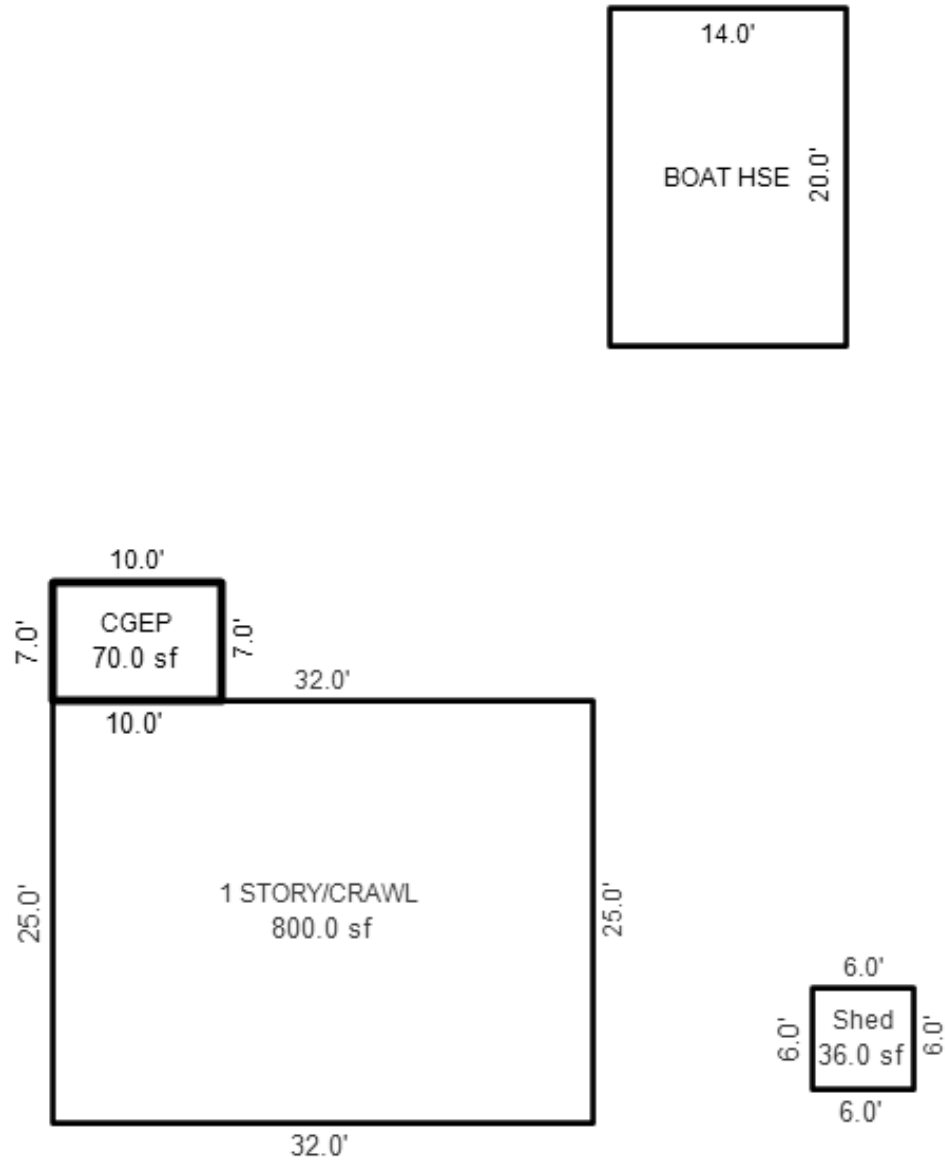
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	30,600	58,200	88,800			63,585C
TPC	04/18/2016	INSPECTED	2022	24,600	55,900	80,500			60,558C
TPC	04/27/2015	INSPECTED	2021	24,600	55,400	80,000			58,624C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 70	Type CGEP (1 Story)	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: 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			Central Air Wood Furnace		(12) Electric		100 Amps Service		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 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>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>97,116</td> <td>63,126</td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				97,116	63,126
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	800																														
Total:				97,116	63,126																												
	Building Style: 1S	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration					No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Other Additions/Adjustments Plumbing Average Fixture(s) Porches CGEP (1 Story) Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER Notes: ECF (4085 CROOKED LAKE) 1.460 => TCv:																		
	Yr Built 1956	Remodeled 0	Ex X Ord Min	Size of Closets					100				(14) Water/Sewer																				
	Condition: Average	Lg	Ord X Small	Doors Solid X H.C.					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:																				
	Room List	(5) Floors		Kitchen: Other: Other:					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 1000 Gal Septic 1 2000 Gal Septic																								
	(1) Exterior	(7) Excavation		(8) Basement					1 Lump Sum Items:																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
	(2) Windows	Many Avg. X Large Avg. 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)		(10) Floor Support																													
	(3) Roof	Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																													
X	Asphalt Shingle																																

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



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

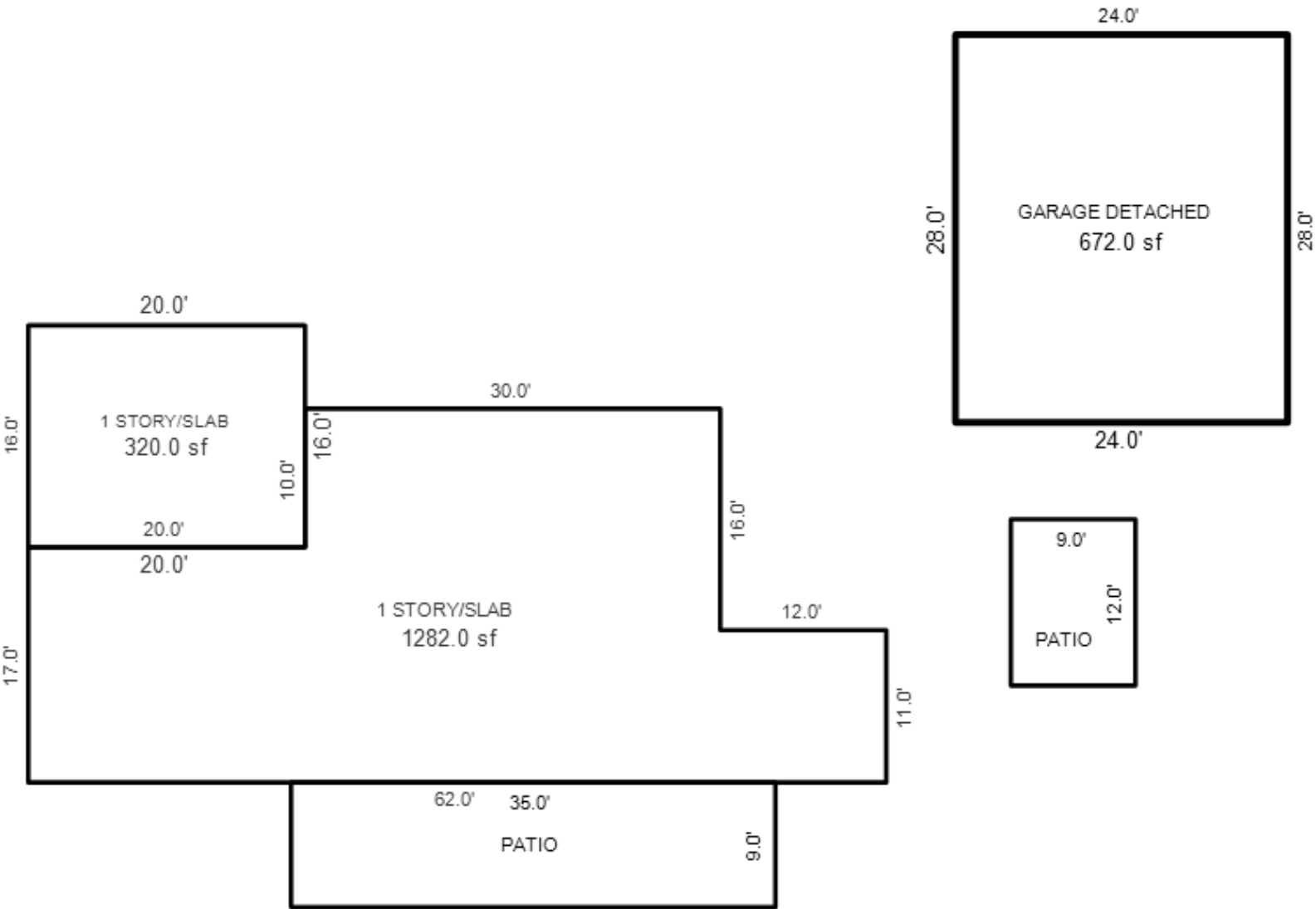
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
90 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Addition		08/28/2006	20060280	Complete			
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 321,399 TCV/TFA: 200.62						
KEARNS PAULA J TRUSTEE 2443 DARTMOOR TROY MI 48084		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
Tax Description		Public Improvements		* Factors *							
. SEC 3 T22N R8W LOTS 33 & 34 CROOKED LAKE PLAT.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences			Gravel Road	GROUP A\$1600/FF 89.00 110.00 0.8658 0.9591 1600 100 118,241							
ADD SEWER FOR 05			Paved Road	89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 118,241							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
			Water	D/W/P: 3.5 Concrete 6.16 581 0 0							
		X	Sewer	Residential Local Cost Land Improvements							
		X	Electric	Description	Rate	Size	% Good	Cash Value			
			Gas	LAND IMPROVE 1000 1,000.00 2 95 1,900							
			Curb	Total Estimated Land Improvements True Cash Value = 1,900							
			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	59,100	101,600	160,700		84,434C	
		TPC 12/27/2017	INSPECTED		2023	45,100	97,000	142,100			80,414C
		TPC 04/18/2016	INSPECTED		2022	33,600	94,000	127,600			76,585C
		TPC 04/27/2015	INSPECTED		2021	33,600	94,000	127,600			74,139C
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1968 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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: CD Effec. Age: 35 Floor Area: 1,602 Total Base New : 212,076 Total Depr Cost: 137,848 Estimated T.C.V: 201,258			E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall	Plaster	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1602 SF Floor Area = 1602 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1968			
Yr Built	Remodeled	Trim & Decoration		(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
1968	2006	Ex	Ord	X	Min	60 Amps Service			1 Story Block Slab 1,282			171,851		111,702	
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation			320					
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Block Slab 320						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Ex. X Ord. Min			Average Fixture(s)			Total: 1,195 777					
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			1 3 Fixture Bath			2 1,995 777					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath			2 2,522 1,639					
(2) Windows		Other:		(13) Plumbing			Softener, Auto			Garages					
	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1602 S.F. Height to Joists: 0.0			Softener, Manual			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			Base Cost 672 22,908 14,890					
(3) Roof		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer					
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			Public Water			Public Sewer					
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water Well			Water Well, 100 Feet					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic			Built-Ins					
										Appliance Allow. 1 1,934 1,257					
										Fireplaces					
										Interior 1 Story 1 4,700 3,055					
										Local Cost Items					
										SANITARY SEWER 1 0 0 *					
										Totals: 212,076 137,848					
										Notes:					
										ECF (4085 CROOKED LAKE) 1.460 => TCv:				201,258	

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EDWARD & IRENE M	BROWN STEVEN J & SHERYL E	1	09/19/2011	PTA	21-NOT USED/OTHER	2011-02994	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
70 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/29/2015	2015-0269	100%
Owner's Name/Address	P.R.E. 0%		MANUFACTURED	07/25/2014	2014-0276	100%
BROWN STEVEN J & SHERYL E 5144 BISHOP RD DRYDEN MI 48428-9226	MAP #:					
	2024 Est TCV 416,476 TCV/TFA: 213.36					

Tax Description	Public Improvements	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
. SEC 3 T22N R8W LOT 35 CROOKED LAKE PLAT.	X Improved	
Comments/Influences	Vacant	
ADD SEWER FOR 05 REMOVE PATION FOR 07.		
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP A\$1600/FF 50.00 109.00 1.0000 0.9569 1600 100 76,553
		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 76,553
		Land Improvement Cost Estimates
		Description Rate Size % Good Cash Value
	X Dirt Road	D/W/P: Crushed Rock 2.27 576 0 0
	X Gravel Road	D/W/P: 4in Concrete 6.97 144 0 0
	X Paved Road	D/W/P: 3.5 Concrete 6.58 165 0 0
	X Storm Sewer	
	X Sidewalk	
	X Water	Residential Local Cost Land Improvements
	X Sewer	Description Rate Size % Good Cash Value
	X Electric	LAND IMPROVE 1000 1,000.00 2 95 1,900
	X Gas	Total Estimated Land Improvements True Cash Value = 1,900
	X Curb	
	X Street Lights	
	X Standard Utilities	
	X Underground Utils.	



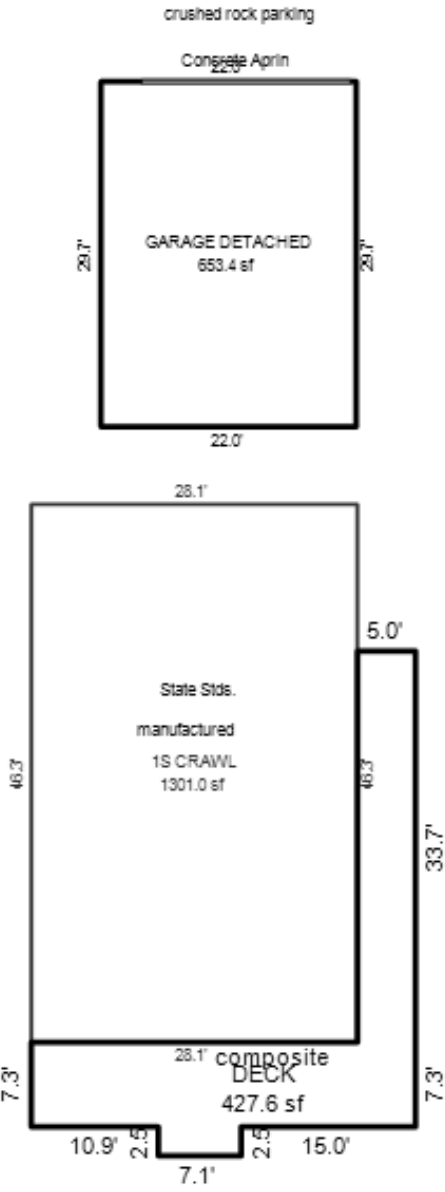
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	38,300	169,900	208,200			120,861C
Rolling	2023	29,200	157,000	186,200			115,106C
Low	2022	23,800	131,400	155,200			109,625C
High	2021	23,800	105,000	128,800			106,123C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/18/2016 INSPECTED							
TPC 04/27/2015 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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 427	Type Composite	Year Built: 1983 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 653 % Good: 0 Storage Area: 0 No Conc. Floor: 0	BOCA/STATE	E.C.F. X 1.440	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C -5 Blt 2014					
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1301 SF Floor Area = 1952 SF.			Building Areas		Plumbing			
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 1,301 Total: 209,236 188,315			
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Other Additions/Adjustments					
BOCA/STATE		Ex Ord Min		Ex. Ord. Min			Plumbing			Average Fixture(s)		1 1,476 1,328		3 4,646 4,181	
Yr Built Remodeled 2014 0		Size of Closets		No. of Elec. Outlets			Garages			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Condition: Average		Lg Ord Small		Many Ave. Few			Water/Sewer			Base Cost 653 28,334 25,501					
Room List		Doors Solid H.C.		(13) Plumbing			Built-Ins			Public Sewer 1 1,494 1,345					
Basement		(5) Floors		1 Average Fixture(s)			Appliance Allow. 1 2,766 2,489			Water Well, 100 Feet 1 5,808 5,227					
1st Floor		Kitchen:		2 3 Fixture Bath			Deck			Composite 427 7,058 6,352					
2nd Floor		Other:		2 2 Fixture Bath			Notes: PREMANF. HOME - STATE STANDARDS			Totals: 260,818 234,738					
2 Bedrooms		Other:		Softener, Auto			ECF (4085 CROOKED LAKE) 1.440 => TCVC: 338,023								
(1) Exterior		(6) Ceilings		Softener, Manual											
Wood/Shingle				Solar Water Heat											
Aluminum/Vinyl				No Plumbing											
Brick				Extra Toilet											
Insulation				Extra Sink											
(2) Windows		(7) Excavation		Separate Shower											
Many Avg. Few		Basement: 0 S.F. Crawl: 1301 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Floor											
Large Avg. Small		(8) Basement		Ceramic Tile Wains											
Wood Sash		Conc. Block		Ceramic Tub Alcove											
Metal Sash		Poured Conc.		Vent Fan											
Vinyl Sash		Stone		(14) Water/Sewer											
Double Hung		Treated Wood		1 Public Water											
Horiz. Slide		Concrete Floor		1 Public Sewer											
Casement		(9) Basement Finish		1 Water Well											
Double Glass				1000 Gal Septic											
Patio Doors				2000 Gal Septic											
Storms & Screens				Lump Sum Items:											
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Asphalt Shingle															
Chimney:															

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



\*\*\* 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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60 S OAK 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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DIX DONALD P 4429 COSTAL PKWY WHITE LAKE MI 48386	2024 Est TCV 182,439 TCV/TFA: 223.58					
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	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	109.00	1.0000	0.9569	1600	100		76,553
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 76,553

Tax Description	X	Dirt Road	Land Improvement Cost Estimates					
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. SEC 3 T22N R8W LOT 36 CROOKED LAKE PLAT.		Gravel Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences		Paved Road	D/W/P: 3.5 Concrete	6.16	180	0	0
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ADD SEWER FOR 05	X	Storm Sewer	Wood Frame	23.41	160	50	1,873
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	X	Sidewalk	Residential Local Cost Land Improvements				
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		Water	Description	Rate	Size	% Good	Cash Value
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		Sewer	LAND IMPROVE 1000	0.00	0	95	950
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		Electric	Total Estimated Land Improvements True Cash Value = 2,823				
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		Gas					
--	--	-----	--	--	--	--	--

		Curb					
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		Street Lights					
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		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
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		Topography of Site					
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		Level					
--	--	-------	--	--	--	--	--

	X	Rolling					
--	---	---------	--	--	--	--	--

		Low					
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		High					
--	--	------	--	--	--	--	--

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

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

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

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

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

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

		Wetland					
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	X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		PRIVATE RD	2024	38,300	52,900	91,200			41,238C
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		Who	When	What	2023	29,200	50,600	79,800	39,275C
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		TPC 12/27/2017	INSPECTED	2022	23,800	48,500	72,300		37,405C
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		TPC 04/18/2016	INSPECTED	2021	23,800	48,000	71,800		36,211C
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		TPC 04/27/2015	INSPECTED						
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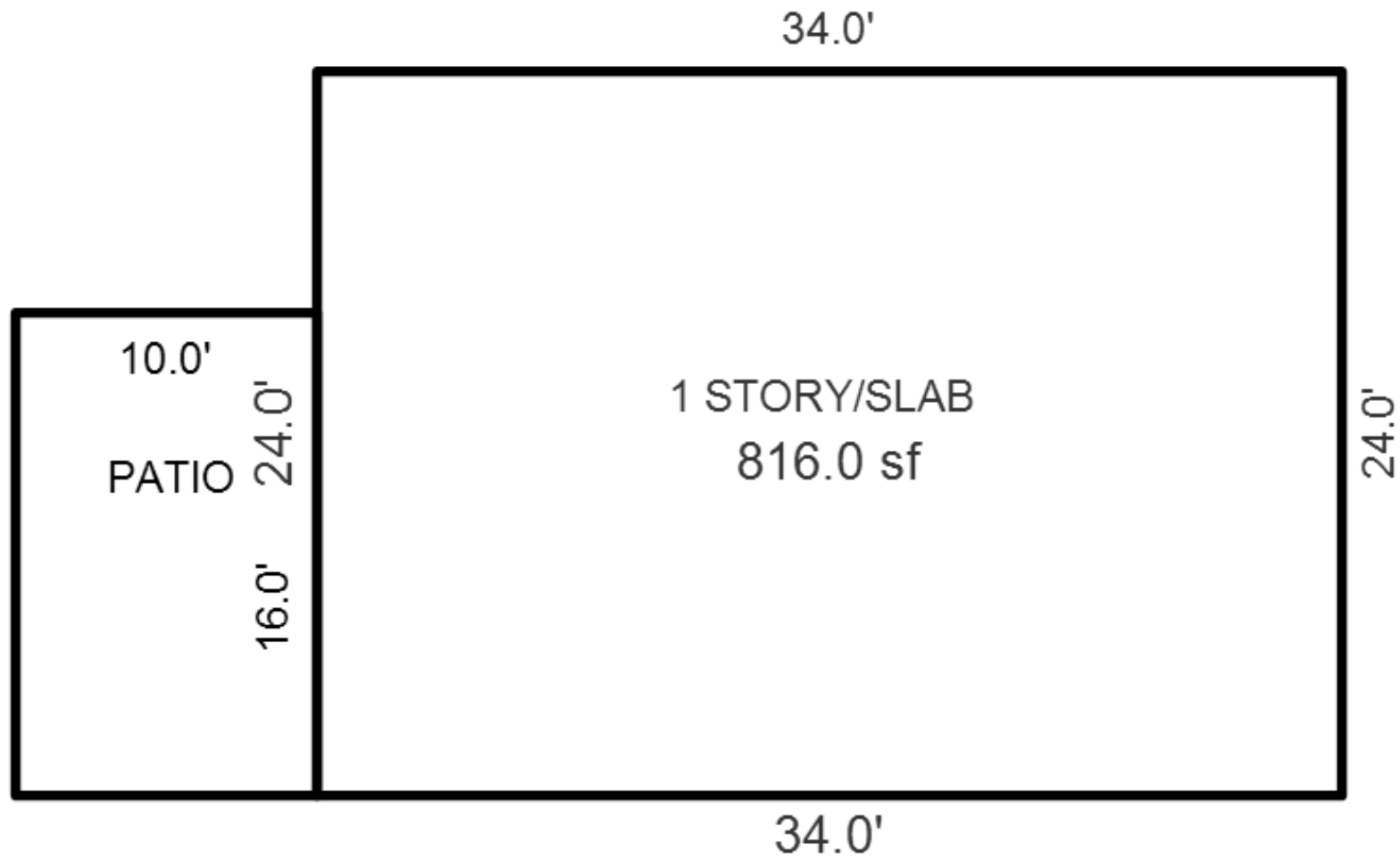


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Trim & Decoration		Class: CD Effec. Age: 35 Floor Area: 816 Total Base New : 108,603 Total Depr Cost: 70,591 Estimated T.C.V: 103,063		
Building Style: 1S		Ex X Ord Min		Size of Closets			Central Air Wood Furnace			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1964	Remodeled 0	Lg X Ord Small		Doors			(12) Electric			Total Base New : 108,603		Storage Area:			
Condition: Average		Solid X H.C.		No./Qual. of Fixtures			100 Amps Service			Total Depr Cost: 70,591		% Good:			
Room List		(5) Floors		Ex. X Ord. Min			No. of Elec. Outlets			Total Estimated T.C.V: 103,063		No Conc. Floor:			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Many X Ave. Few			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1964			
(1) Exterior		(6) Ceilings		Average Fixture(s)			1 Story Siding Slab			Ground Area = 816 SF Floor Area = 816 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Plumbing			1 Story Siding Slab		Total: 95,821 62,283			
X	Many Avg. X Avg. Few Large Avg. Small	(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			Average Fixture(s)			Water/Sewer		Average Fixture(s) 1 1,230 799			
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			Water/Sewer			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
(3) Roof		(9) Basement Finish		Lump Sum Items:			Built-Ins			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
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			Appliance Allow.			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Fireplaces			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Exterior 1 Story			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
							Local Cost Items			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
							SANITARY SEWER			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
							Totals:			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
							Notes:			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			
							ECF (4085 CROOKED LAKE) 1.460 => TCV:			Public Sewer 1 1,326 862		Water Well, 50 Feet 1 2,585 1,680			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HABEL MICHAEL A & ELAINE	HABEL MICHAEL A & ELAINE	0	09/23/2021	WD	09-FAMILY	2021-03221	PROPERTY TRANSFER	0.0
MILLER LAWRENCE C & VIRGI	HABEL MICHAEL A & ELAINE	90,000	12/29/2009	QC	09-FAMILY	2010-000033	DEED	0.0
HABEL MICHAEL (HW) & MILL	HABEL MICHAEL (HW) & MILL	1	12/14/2009	QC	21-NOT USED/OTHER	2009/4283	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
40 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		REPAIR	08/08/2016	2016-0373	100%
Owner's Name/Address	P.R.E. 0%					
HABEL MICHAEL A & ELAINE L TRUST 45521 LILAC LANE BELLEVILLE MI 48111	MAP #:					
	2024 Est TCV 306,920 TCV/TFA: 256.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 3 T22N R8W LOTS 37 & 38 CROOKED LAKE PLAT.	X			GROUP A\$1600/FF	100.00	108.00	0.8409	0.9547	1600	100	128,450
Comments/Influences				100 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =		128,450

ADD SEWER FOR05	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road	D/W/P: 3.5 Concrete	6.16	104	0	0
	X	Gravel Road	D/W/P: 3.5 Concrete	6.16	126	0	0
	X	Paved Road	D/W/P: 4in Concrete	6.49	72	0	0
		Storm Sewer	Metal Prefab	14.56	144	50	1,048
		Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size % Good	Cash Value	
		Electric	LAND IMPROVE 1000	1,000.00	1	95	950
		Gas	Total Estimated Land Improvements True Cash Value =				1,998

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Low	2023	49,100	85,200	134,300			67,368C	
X	High	2022	36,000	81,800	117,800			64,160C	
X	Landscaped	2021	36,000	81,000	117,000			62,111C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								



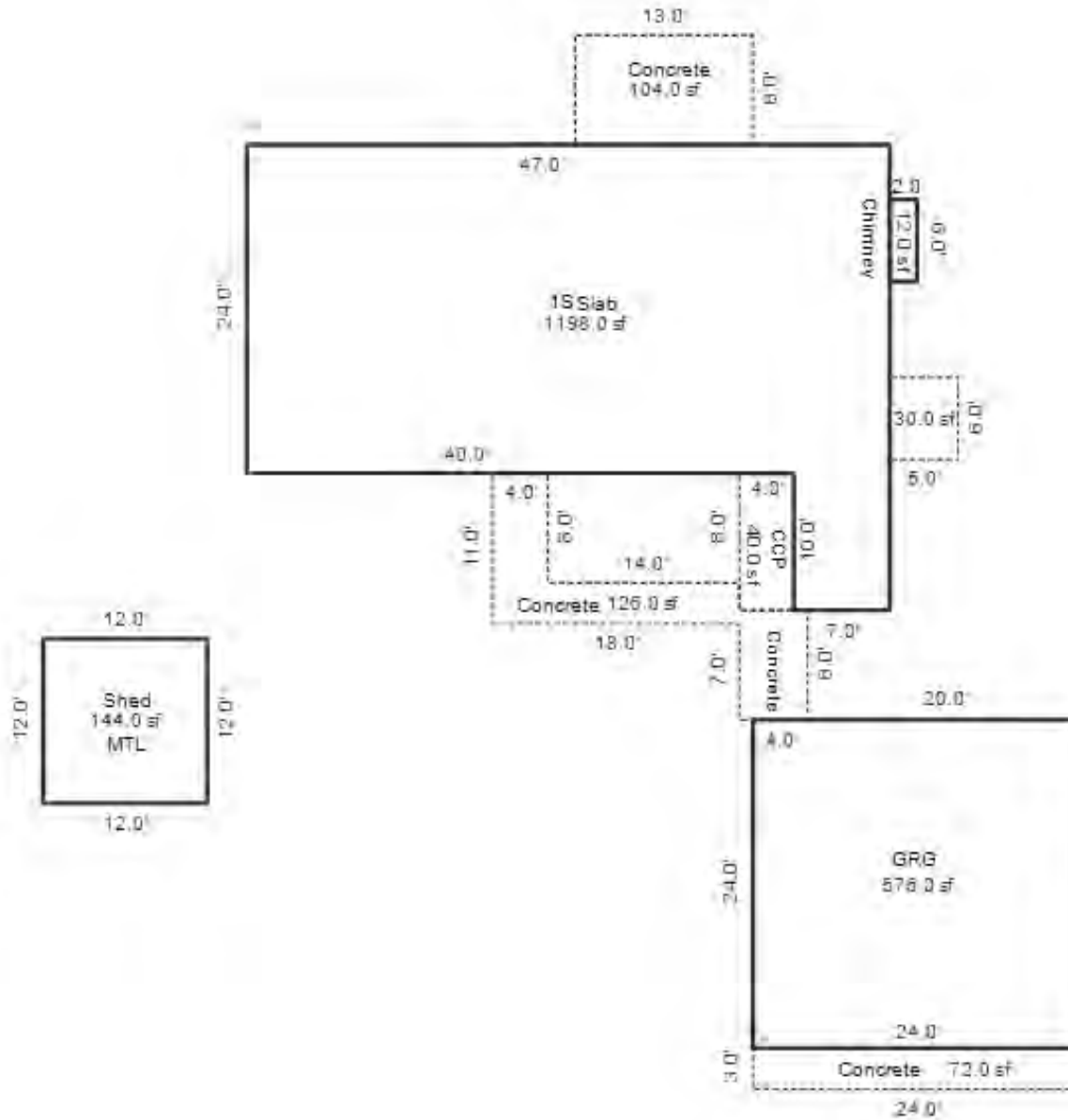
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other 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	Type	40	CCP (1 Story)	Year Built: 1961 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Ex X Ord Min			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	Ave.	X Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(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 = 1198 SF Floor Area = 1198 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 1,198 Total: 137,427 89,326 Other Additions/Adjustments Exterior Brick Veneer 936 14,798 9,619 Plumbing Average Fixture(s) 1 1,230 799 Porches CCP (1 Story) 40 1,160 754 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 12,864 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: 185,958 120,871				
Building Style: 1S		Yr Built 1961		Remodeled 1978		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1198 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(3) Roof		X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV: 176,472		
Yr Built 1961		Remodeled 1978		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1198 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(3) Roof		X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV: 176,472				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLOVER WAYNE A & LAURIE	GLOVER WAYNE A & LAURIE L	1	05/31/2012	QC	21-NOT USED/OTHER	2012-02041 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
30 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 158,556 TCV/TFA: 234.55					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
GLOVER LAURIE V L/E 942 WHEELLOCK STREET FREELAND MI 48623			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A\$1600/FF	50.00	130.00	1.0000	1.0000	1600	100		80,000
. SEC 3 T22N R8W LOT 39 CROOKED LAKE PLAT.		Gravel Road	50 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =						80,000
Comments/Influences		Paved Road	Land Improvement Cost Estimates								

ADD SEWER FOR 05	X	Water	Description	Rate	Size	% Good	Cash Value				
	X	Sewer	D/W/P: 3.5 Concrete	5.78	252	0	0				
	X	Electric	Wood Frame	22.19	120	50	1,331				
		Gas	Residential Local Cost Land Improvements								
		Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value				
		Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950				
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,281				
		Underground Utils.									

Topography of Site	Level	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	40,000	39,300	79,300			39,050C
2023	30,000	37,500	67,500			37,191C
2022	23,800	36,000	59,800			35,420C
2021	23,800	35,600	59,400			34,289C

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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 30	Type CSEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors															
Building Style: 1S		Trim & Decoration		Ex		Ord		X		Min		Size of Closets		Lg		X		Ord		Small									
Yr Built 1948		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Insulation									
(2) Windows		Many Avg. Few		X		Large Avg. Small		Basement: 0 S.F. Crawl: 676 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
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: Block		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(12) Electric		60		Amps Service		No./Qual. of Fixtures		Ex.		X		Ord.		Min		No. of Elec. Outlets		Many		X		Ave.		Few	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(13) Plumbing		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		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		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		(15) Fireplaces		Class: D Effec. Age: 45 Floor Area: 676 Total Base New : 94,986 Total Depr Cost: 52,243 Estimated T.C.V: 76,275		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 676 SF Floor Area = 676 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 Brick Crawl Space 676 Total: 82,015 45,109		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 564 Porches CSEP (1 Story) 96 3,817 2,099 CGEP (1 Story) 30 2,818 1,550 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 Local Cost Items SANITARY SEWER 1 0 0 *		Totals: 94,986 52,243		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCV: 76,275											

\*\*\* 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.
		90,000	09/01/1997	WD	33-TO BE DETERMINED	313:1329	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9035 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	01/08/2010	20100353	100%
Owner's Name/Address	P.R.E. 0%					
OTTENJAN GARRY & PHYLLIS 5510 BUTHVIEW NE COMSTOCK PARK MI 49321	MAP #:					
	2024 Est TCV 351,357 TCV/TFA: 214.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SECS 3 & 4 T22N R8W LOT 1 PLAT OF CROOKED LAKE ANNEX.	X	Dirt Road		GROUP A\$1600/FF	100.00	160.00	0.8409	1.0533	1600	100	141,712
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =	141,712		
ADD SEWER FOR 05	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description		Rate	Size % Good		Cash Value		
	X	Sidewalk		D/W/P: 3.5 Concrete		6.16	120 0		0		
	X	Water		Wood Frame		23.41	160 94		3,521		
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description		Rate	Size % Good		Cash Value		
	X	Gas		LAND IMPROVE 2500		2,500.00	1 95		2,375		
	X	Curb		Total Estimated Land Improvements True Cash Value =					5,896		
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									



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

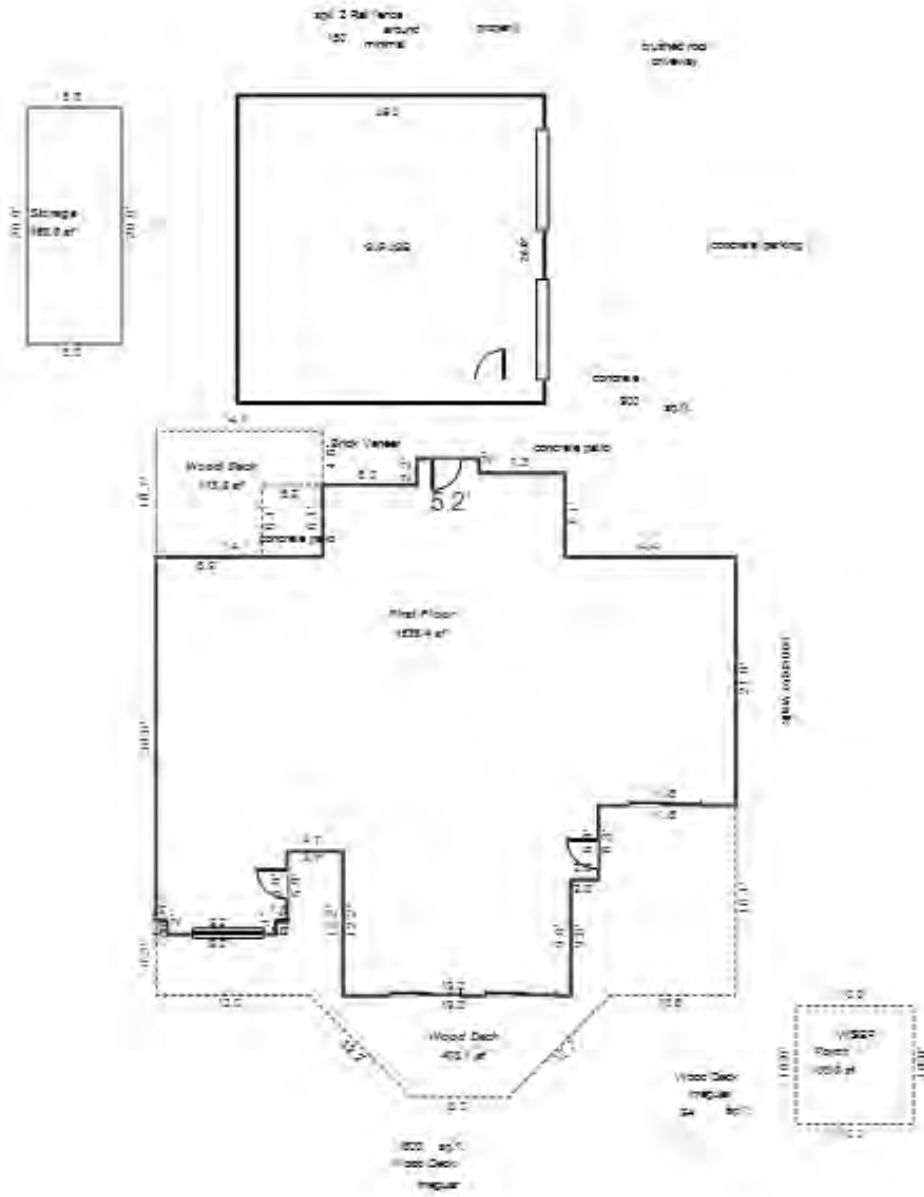
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	70,900	104,800	175,700			104,739C
2023	52,100	100,000	152,100			99,752C
2022	36,000	96,100	132,100			95,002C
2021	36,000	95,100	131,100			91,968C

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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	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 100 470 118	Type WSEP (1 Story) Treated Wood Treated Wood	Year Built: 1986 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,636 Total Base New : 232,589 Total Depr Cost: 139,554 Estimated T.C.V: 203,749		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		Lg		Ord	X Small																															
Yr Built 1969	Remodeled 2011	Ex	X	Ord		Min	No./Qual. of Fixtures			Ex.		X	Ord.		Min																															
Condition: Average		Size of Closets		Lg			Ord	X	Small	No. of Elec. Outlets			Many		X	Ave.		Few																												
Room List		Doors		Solid	X	H.C.	(12) Electric			200		Amps Service		No./Qual. of Fixtures			Ex.		X	Ord.		Min																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200			Amps Service		No./Qual. of Fixtures			Ex.		X	Ord.		Min																										
(1) Exterior		(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	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1238 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	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*												
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum 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:			Public Water			1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*														
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*														
Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 110 1 Story Siding Crawl Space 1,238 1 Story Siding Piers 288 Total: 180,285 108,171 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches WSEP (1 Story) 100 5,321 3,193 Deck Treated Wood 470 7,083 4,250 Treated Wood 118 2,843 1,706 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 676 22,227 13,336 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 Interior 1 Story 1 4,700 2,820 Local Cost Items SANITARY SEWER 1 0 0 *																																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1636 SF Floor Area = 1636 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 <<<<< 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.
STRICH GERALD N & DORIS H	STRICH GERALD N & DORIS H	0	08/28/2007	WD	21-NOT USED/OTHER	2007/3198	DEED	0.0
		80,000	09/01/1996	WD	33-TO BE DETERMINED	306:714	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8999 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STRICH GERALD N & DORIS H TRUST 7797 MOWATT NORTH BRANCH MI 48461	MAP #:					
	2024 Est TCV 259,151 TCV/TFA: 233.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
. SECS 3 & 4 T22N R8W LOT 2 PLAT OF CROOKED LAKE ANNEX.	X	Dirt Road		GROUP A	\$1600/FF	100.00	172.00	0.8409	1.0725	1600	100	144,297
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	144,297		

Comments/Influences	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Electric	D/W/P: 3.5 Concrete	6.16	41 50	126	
	X	Gas	Wood Frame	23.41	160 50	1,873	
		Curb	Total Estimated Land Improvements True Cash Value =				1,999

Topography of Site	X	Level	Rolling	X	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	Private Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																		Who	When	What	2024	72,100	57,500	129,600

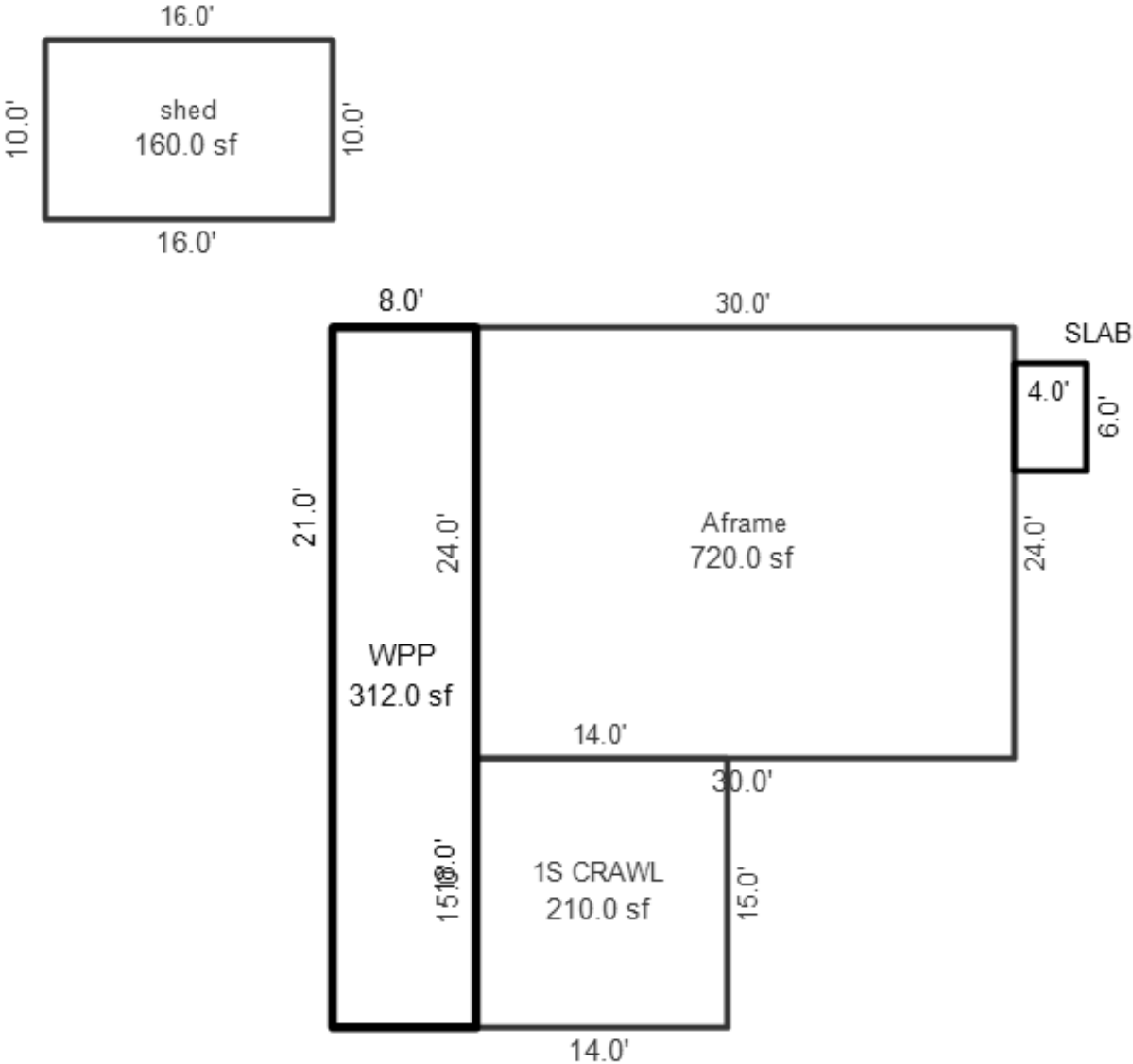


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																		2023	52,600	54,800	107,400			64,827C
																		2022	36,000	52,600	88,600			61,740C
																		2021	36,000	52,000	88,000			59,768C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 312	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
	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: Fair Effec. Age: 45 Floor Area: 1,110 Total Base New : 140,533 Total Depr Cost: 77,298 Estimated T.C.V: 112,855	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 A-Frame 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 930 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls Good		Blt 1973											
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service		1.25 Story		Siding		Slab		720		124,897		68,698			
Room List		Doors		Solid	X	H.C.	(12) Electric		Other Additions/Adjustments		1 Story		Siding		Crawl Space		210							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service		Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.		Few	(13) Plumbing		1		Average Fixture(s)		1		1,476		812	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 210 S.F. Slab: 720 S.F. Height to Joists: 0.0			1		3 Fixture Bath			2		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		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	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:		SANITARY SEWER		1		0		0		0		0		0			
(3) Roof		X		Gable		Gambrel	Totals:		140,533		77,298		ECF (4085 CROOKED LAKE) 1.460 => TCv:		112,855									
X	Hip Flat			Mansard Shed	Asphalt Shingle		Chimney: Metal		*** Information herein deemed reliable but not guaranteed***															



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STORC ROBERT G & MARLENE	PARKS JERRY LEE & TERRY L	224,000	11/08/2005	WD	03-ARM'S LENGTH	05-0/4424	DEED	100.0
		185,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0895	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8979 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/05/2015	2015-0583	100%

Owner's Name/Address	MAP #:
PARKS JERRY LEE & TERRY LYNN (H/W) 130 SKY LINE DR SEDONA AZ 86336	2024 Est TCV 1,006,744 TCV/TFA: 245.07

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																				
			<table border="1"> <thead> <tr> <th colspan="4">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Rate %Adj. Reason</th> </tr> </thead> <tbody> <tr> <td>GROUP A\$1600/FF</td> <td>100.00</td> <td>156.00</td> <td>0.8409 1.0466</td> </tr> <tr> <td>100 Actual Front Feet,</td> <td>0.36</td> <td>Total Acres</td> <td>Total Est. Land Value =</td> </tr> <tr> <td></td> <td></td> <td></td> <td>140,818</td> </tr> </tbody> </table>	* Factors *				Description	Frontage	Depth	Rate %Adj. Reason	GROUP A\$1600/FF	100.00	156.00	0.8409 1.0466	100 Actual Front Feet,	0.36	Total Acres	Total Est. Land Value =				140,818
* Factors *																							
Description	Frontage	Depth	Rate %Adj. Reason																				
GROUP A\$1600/FF	100.00	156.00	0.8409 1.0466																				
100 Actual Front Feet,	0.36	Total Acres	Total Est. Land Value =																				
			140,818																				

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	Size % Good	Cash Value
PARKS JERRY LEE & TERRY LYNN (H/W) 8979 W OAK DR LAKE CITY MI 49651	X	Dirt Road	D/W/P: 4in Concrete	6.97	347 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	896 0	0
	X	Paved Road	D/W/P: Patio Blocks	15.61	664 0	0
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 10000	10,000.00	1 95	9,500
		Sewer	Total Estimated Land Improvements True Cash Value =			9,500

Tax Description	X	Electric	Description	Rate	Size % Good	Cash Value
. SECS 3 & 4 T22N R8W LOT 3 PLAT OF CROOKED LAKE ANNEX.	X	Gas				
		Curb				

Comments/Influences	X	Street Lights	Description	Rate	Size % Good	Cash Value
	X	Standard Utilities				
		Underground Utils.				

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



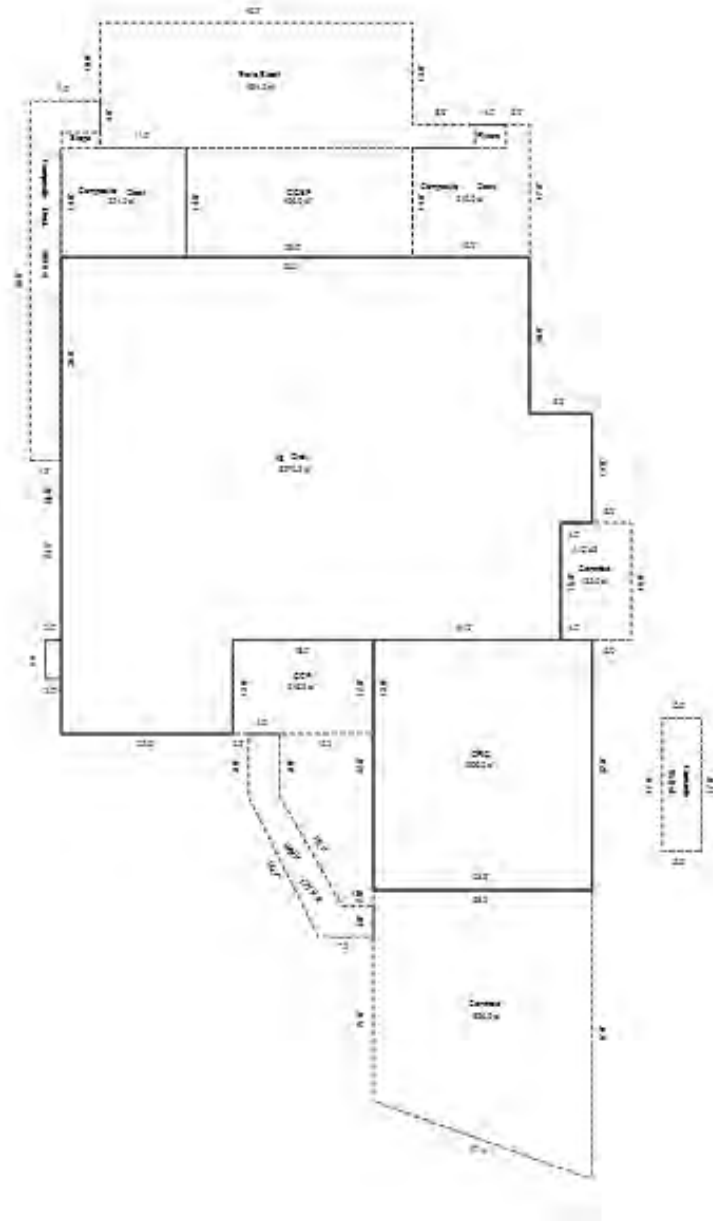
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	70,400	433,000	503,400			373,178C
2023	51,900	423,200	475,100			355,408C
2022	36,000	407,100	443,100			338,484C
2021	36,000	403,300	439,300			327,671C

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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	1	Direct-Vented Ga	Class: C +10 Effec. Age: 7 Floor Area: 4,108 Total Base New : 630,699 Total Depr Cost: 586,593 Estimated T.C.V: 856,426	Area Type	216 CCP (1 Story) 406 CGEP (1 Story) 224 Treated Wood 219 Treated Wood 204 Treated Wood	Year Built: 2016 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: 902 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior
Wood Frame		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Building Style: 1S		Ex Ord Min		Size of Closets			(12) Electric									
Yr Built 2017	Remodeled 0	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 10 Blt 2017			
Condition: Average		Doors Solid H.C.			0 Amps Service			Ground Area = 3376 SF Floor Area = 4108 SF.								
Room List		(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93								
Basement	1st Floor	Kitchen:			Many Ave. Few			Building Areas								
2nd Floor	3 Bedrooms	Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		Other:			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 3,376 1 Story Siding Overhang 732								
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings			14			Other Additions/Adjustments								
Brick	Insulation	(7) Excavation			Public Water			Exterior								
(2) Windows		Basement: 0 S.F. Crawl: 3376 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Sewer			Stone Veneer								
Many Avg. Few	Large Avg. Small	(8) Basement			Water Well			Plumbing								
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone			1000 Gal Septic			Average Fixture(s)								
Vinyl Sash	Double Hung	Treated Wood Concrete Floor			2000 Gal Septic			3 Fixture Bath								
Horiz. Slide Casement	Double Glass	(9) Basement Finish			Lump Sum Items:			Water/Sewer								
Patio Doors	Storms & Screens							2000 Gal Septic								
(3) Roof								Porches								
Gable	Gambrel							CCP (1 Story)								
Hip	Mansard							CGEP (1 Story)								
Flat	Shed							Deck								
Asphalt Shingle								Treated Wood								
Chimney:								Treated Wood								
								Treated Wood								
								Garages								
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
								Base Cost								
								Common Wall: 2 Wall								
								Door Opener								
								<<<<< 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.
		83,500	06/01/1997	WD	33-TO BE DETERMINED	311:1025	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8959 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2008	20080627	Complete
Owner's Name/Address	P.R.E. 0%					
PRZYJACIELSKI ZENO & MARY 43641 SALT CREEK CLINTON TOWNSHIP MI 48038	MAP #:					
	2024 Est TCV 433,712 TCV/TFA: 265.75					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
	Public Improvements		* Factors *					
	X	Dirt Road	Description	Frontage	Depth	Rate %Adj. Reason	Value	
		Gravel Road	GROUP A\$1600/FF	98.00	125.00	0.8452 0.9902	131,227	
		Paved Road	98 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =	131,227

Tax Description	X	REMOVE OLD HOUSE FOR 02 NEW HOUSE FOR 03	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
. SECS 3 & 4 T22N R8W LOT 4 PLAT OF CROOKED LAKE ANNEX.		Water	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Sewer	LAND IMPROVE 2500		2,500.00	1 94	2,350
	X	Electric	Total Estimated Land Improvements True Cash Value =				2,350
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,600	151,300	216,900			149,016C
2023	49,400	144,400	193,800			141,920C
2022	35,600	138,800	174,400			135,162C
2021	35,600	137,400	173,000			130,845C

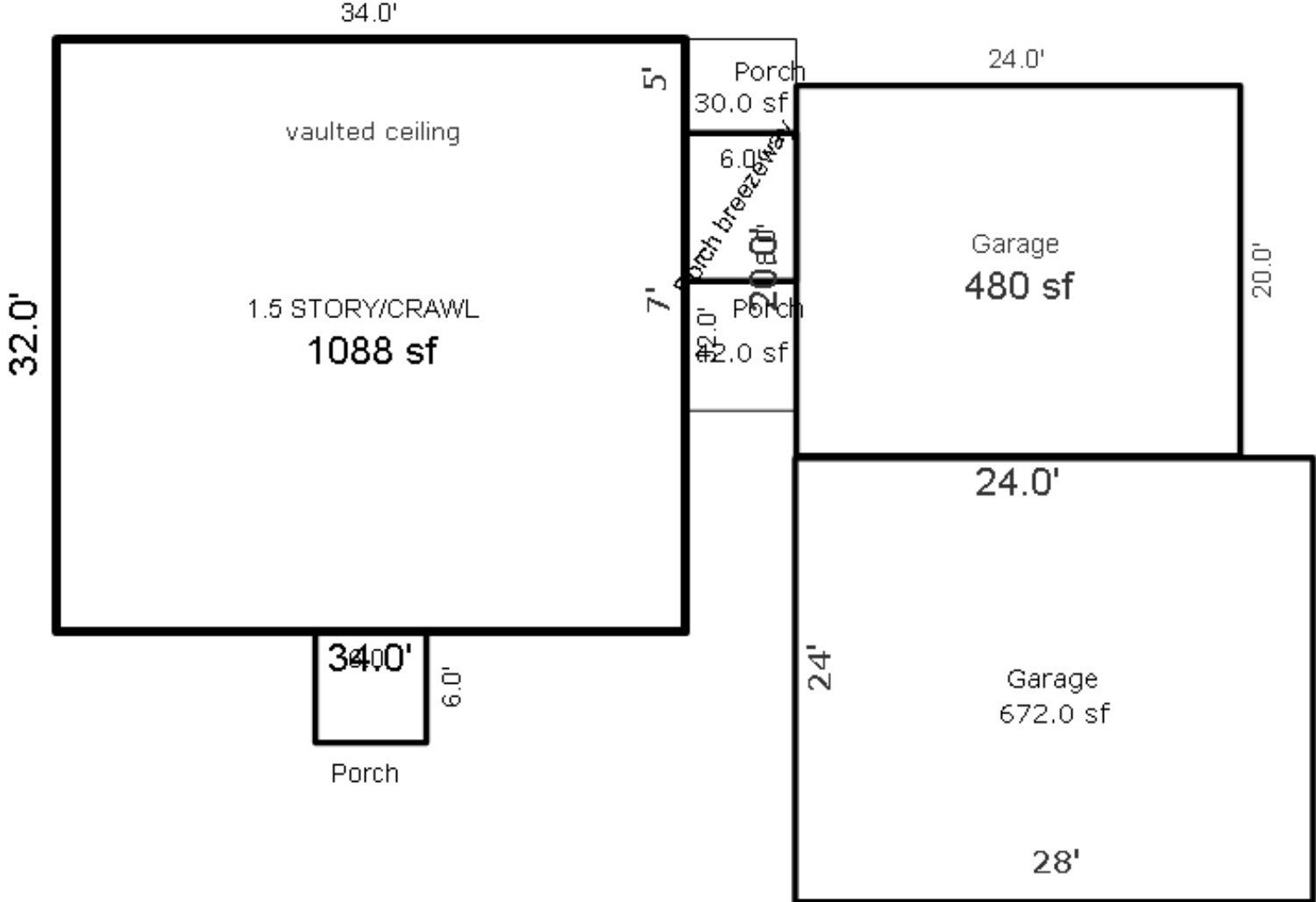
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1962 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: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							36	WCP (1 Story)			
Building Style: 1.5S		Trim & Decoration											30	Treated Wood		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min							42	Treated Wood			
Condition: Average		Size of Closets											48	Brzwy, FW		
Room List		Doors		Solid	X	H.C.							Class: C Effec. Age: 18 Floor Area: 1,632 Total Base New : 250,698 Total Depr Cost: 205,572 Estimated T.C.V: 300,135		E.C.F. X 1.460	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors													Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:													Carport Area: Roof:	
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings													Cls C Blt 2002	
(2) Windows		(7) Excavation													Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1088 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 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	
X		X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												1.5 Story Siding Crawl Space 1,088 Total: 187,892 154,072	
X		(9) Basement Finish													Other Additions/Adjustments	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													Plumbing	
X	Gable Hip Flat	X	Gambrel Mansard Shed												Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Asphalt Shingle	(10) Floor Support													Porches	
Chimney:		Joists: Unsupported Len: Cntr.Sup:													WCP (1 Story) Deck	
		(14) Water/Sewer													Treated Wood Treated Wood	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													Garages	
		Lump Sum Items:													Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 14,296 Common Wall: 1 Wall 1 -2,045 -1,677 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 22,681 Common Wall: 1 Wall 1 -2,686 -2,203 Door Opener 1 547 449 Water/Sewer Public Sewer 1 1,494 1,225 Water Well, 50 Feet 1 2,686 2,203 Built-Ins Appliance Allow. 1 2,766 2,268	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON ALLEN R & MARGARE	PRESTON ALLEN & MARGARET	0	07/13/2007	QC	09-FAMILY	2007/3694	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9119 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PRESTON ALLEN R MARGARET TRUST 16819 CAMERON SOUTHGATE MI 48195	2024 Est TCV 198,819 TCV/TFA: 185.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				* Factors *							
. LOT 1 CROOKED LAKE SHORE PLAT.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A\$1600/FF	63.00	131.00	0.9439	1.0019	1600	100	95,323
ADD SEWER FOR 05		Paved Road		63 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		95,323	

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Metal Prefab	14.72	80 50	589
			Total Estimated Land Improvements True Cash Value =			589

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589

Comments/Influences	X	Gas	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589

Comments/Influences	X	Curb	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589



Comments/Influences	X	Street Lights	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589

Comments/Influences	X	Standard Utilities	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589

Comments/Influences	X	Underground Utils.	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Total Estimated Land Improvements True Cash Value =			589

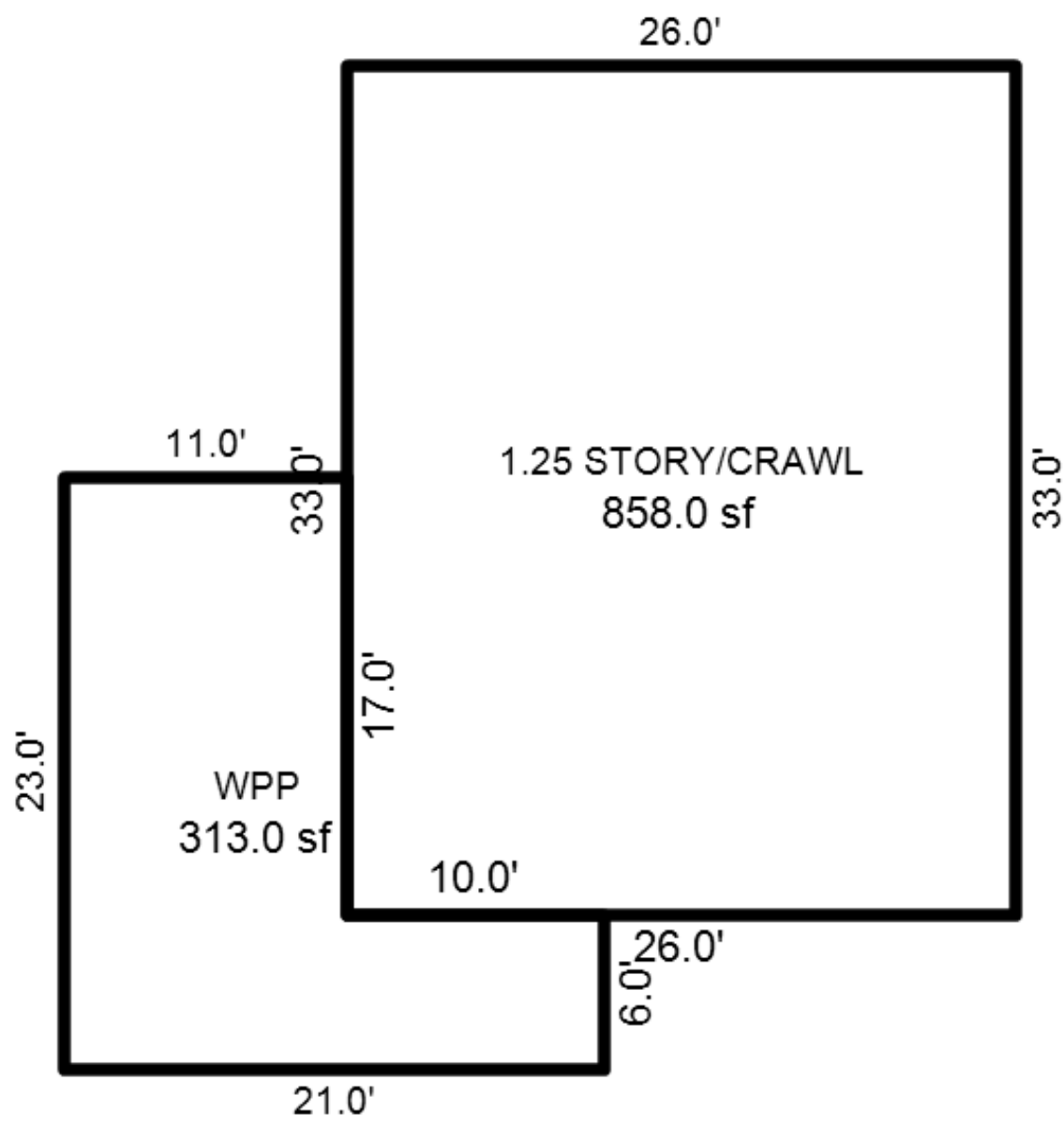
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	47,700	51,700	99,400			49,207C
			2023	35,700	49,400	85,100			46,864C
			2022	27,300	47,400	74,700			44,633C
			2021	27,300	47,000	74,300			43,208C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 303	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior													
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G												
Yr Built 1964		Remodeled 0			Ex	X	Ord		Min						
Condition: Average		Trim & Decoration													
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: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		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: Block		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		1	Public Water												
		1	Public Sewer												
		1	Water Well												
			1000 Gal Septic												
			2000 Gal Septic												
		Lump Sum Items:													
		(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												
		(12) Electric													
		60	Amps Service												
		No./Qual. of Fixtures													
		Ex.	X	Ord.											
		No. of Elec. Outlets													
		Many		Ave.	X	Few									
		(11) Heating System: Space Heater													
		Ground Area = 858 SF Floor Area = 1072 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		1.25	Story	Siding	Crawl Space	858									
		Total:				107,163	64,297								
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)				1	1,025	615							
		Porches				303	3,975	2,385							
		WPP													
		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							
		Local Cost Items													
		SANITARY SEWER				1	0	0							*
		Totals:				117,474	70,484								
		Notes:													
		ECF (4085 CROOKED LAKE) 1.460 => TCV:						102,907							

\*\*\* 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.
SLACK GLADYS L & BORDT GA	BOUGHNER JOHN A & CARON	310,000	06/11/2018	WD	03-ARM'S LENGTH	2018-01998	DEED	100.0
SLACK GLADYS L & BORDT GA	BORDT GAIL S	0	12/11/2017	AFF	07-DEATH CERTIFICATE	2018-01997	DEED	0.0
SLACK GLADYS L TRUST	SLACK GLADYS L & BORDT GA	1	08/24/2011	QC	21-NOT USED/OTHER	2011-02675	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9161 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2021					
Owner's Name/Address	MAP #:					
BOUGHNER JOHN A & CARON 9161 W OAK DR LAKE CITY MI 49651	2024 Est TCV 456,224 TCV/TFA: 292.45					

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
Public Improvements		* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A\$1600/FF	205.00	120.00	0.7028	0.9802	1600	100		225,937	
205 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	225,937	

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
. LOTS 2, 3, 4 & 5 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY RECORDED L210P588	X	Dirt Road	26.19	40	0	0	
	X	Gravel Road	2.89	2252	50	3,254	
	X	Paved Road	6.16	153	50	471	
	X	Storm Sewer	16.54	146	50	1,207	
	X	Sidewalk	6.49	144	50	467	
	X	Water	31.19	64	50	998	
	X	Fencing: Wd, Solid, 5 ft.	Total Estimated Land Improvements True Cash Value =				6,397

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
	X	D/W/P: Asphalt Paving	2.89	2252	50	3,254	
	X	D/W/P: 3.5 Concrete	6.16	153	50	471	
	X	Gas	16.54	146	50	1,207	
	X	Curb	6.49	144	50	467	
	X	Street Lights	31.19	64	50	998	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				6,397
	X	Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	113,000	115,100	228,100			149,682C
X Low	2023	85,400	111,000	196,400			142,555C
X High	2022	55,400	106,500	161,900			135,767C
X Landscaped	2021	55,400	105,400	160,800		160,800W	131,430C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

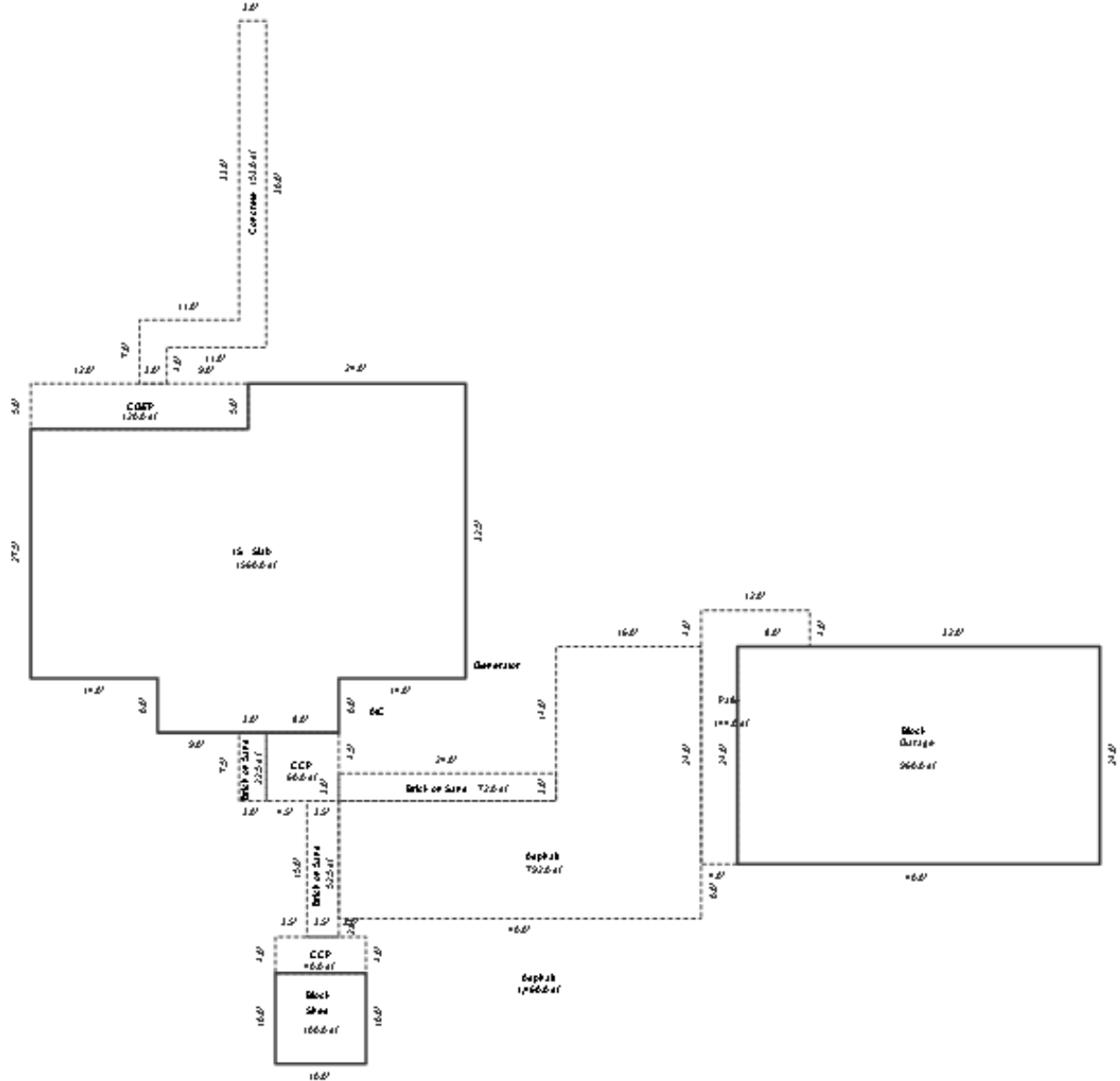
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Who	When	What	2024	2023	2022	2021
TPC	09/11/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	04/18/2016	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 120 60 40	Type CGEP (1 Story) CCP (1 Story) CCP (1 Story)	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																									
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,560 Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			E.C.F. X 1.460		Bsmnt Garage:																																																																															
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
Condition: Average		Lg		Ord	X	Small	Central Air Wood Furnace			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. Amps Service			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
(1) Exterior		Kitchens:		Other:			No. Heating/Cooling			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
		X	Suspende				Ex. X Ord. Min			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1560 S.F. Height to Joists: 0.0			Many X Ave. Few			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1560 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			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																																
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(3) Roof		(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 : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
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X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Base New : 235,924 Total Depr Cost: 153,349 Estimated T.C.V: 223,890			X 1.460		Carport Area: Roof:																																																																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1560 SF Floor Area = 1560 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</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>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,560</td> <td>172,462</td> <td>112,100</td> </tr> <tr> <td colspan="6">Total:</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Brick Veneer</td> <td>496</td> <td>7,842</td> <td>5,097</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,230</td> <td>799</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>3,860</td> <td>2,509</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>120</td> <td>7,745</td> <td>5,034</td> </tr> <tr> <td>CCP (1 Story)</td> <td>60</td> <td>1,630</td> <td>1,059</td> </tr> <tr> <td>CCP (1 Story)</td> <td>40</td> <td>1,160</td> <td>754</td> </tr> <tr> <td>Foundation: Shallow</td> <td>40</td> <td>-569</td> <td>-370</td> </tr> <tr> <td>Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>960</td> <td>29,011</td> <td>18,857</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,326</td> <td>862</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,585</td> <td>1,680</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,257</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>5,707</td> <td>3,710</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,560	172,462	112,100	Total:						Item	Area	Cost	Depr. Cost	Exterior Brick Veneer	496	7,842	5,097	Plumbing Average Fixture(s)	1	1,230	799	Plumbing 3 Fixture Bath	1	3,860	2,509	Porches CGEP (1 Story)	120	7,745	5,034	CCP (1 Story)	60	1,630	1,059	CCP (1 Story)	40	1,160	754	Foundation: Shallow	40	-569	-370	Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	960	29,011	18,857	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			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS LEONARD & PAULETT	ROBERTS LEONARD M TRUST	0	07/03/2006	QC	21-NOT USED/OTHER	06-0/2645	DEED	0.0
		117,400	09/01/1997	WD	33-TO BE DETERMINED	313:632	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9171 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/18/2013	2013-0094	100%
	P.R.E. 100% 08/03/2008		Deck/Porch	05/22/2012	2012-0188	100%
Owner's Name/Address	MAP #:		Garage	04/01/2009	20090092	Complete
ROBERTS LEONARD M TRUST 9171 W OAK DR LAKE CITY MI 49651	2024 Est TCV 419,228 TCV/TFA: 218.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 6 CROOKED LAKE SHORE PLAT AND W'LY 5' OF VACATED WALKWAY RECORDED LIBER 201P588	X	Dirt Road		GROUP A	\$1600/FF	55.00	118.00	0.9765	0.9761	1600	100	83,872
		Gravel Road		55 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	83,872	

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value	
		Description	Residential Local Cost Land Improvements					
	X	Water						
	X	Sewer						
	X	Electric	LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		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
		Low							
	X	High							
	X	Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD	2024	41,900	167,700	209,600			101,109C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	31,800	160,100	191,900			96,295C
TPC	04/18/2016	INSPECTED	2022	25,100	153,900	179,000			91,710C
TPC	04/27/2015	INSPECTED	2021	25,100	152,500	177,600			88,781C

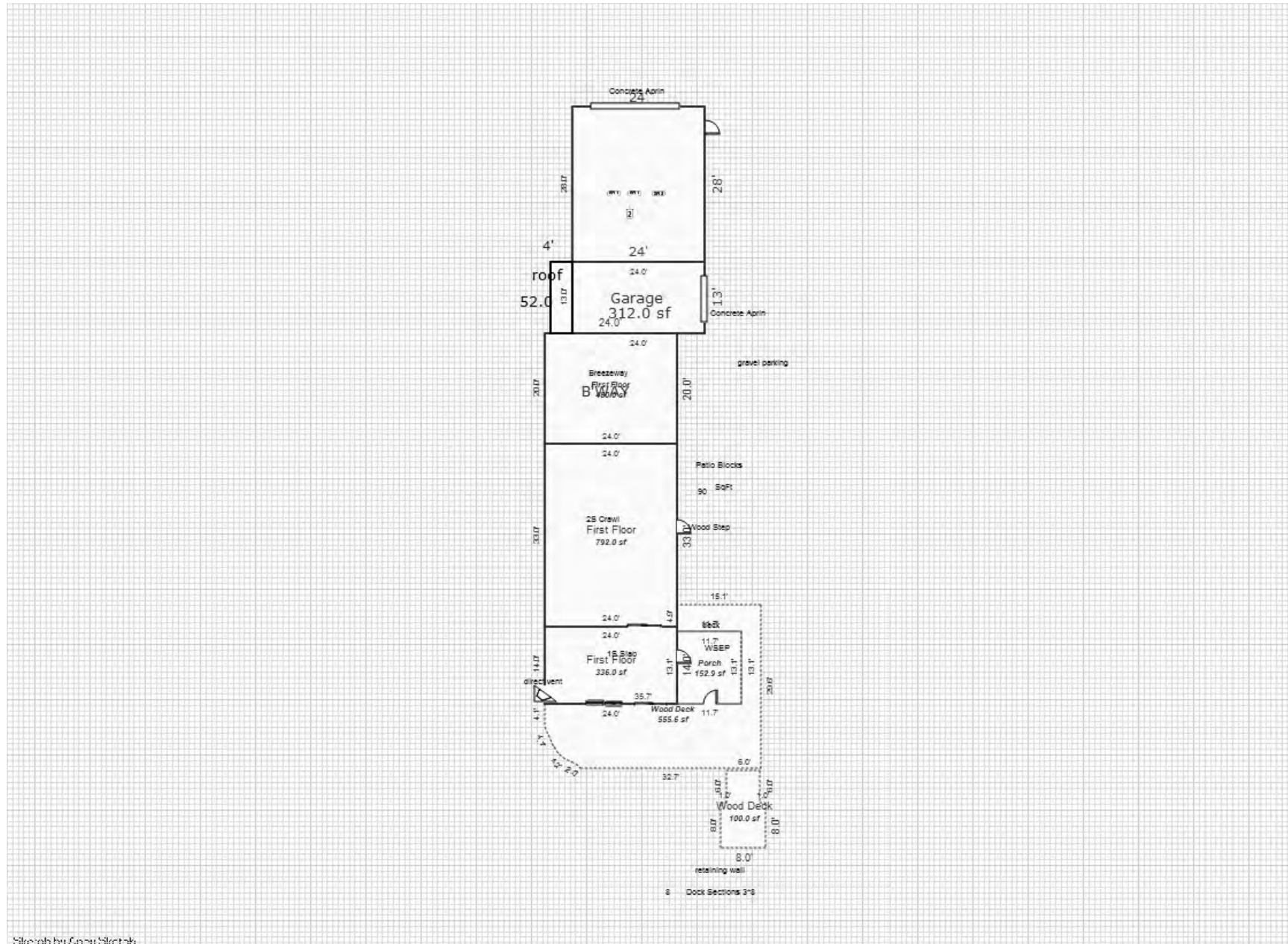
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 152 555 88 144 480	Type WSEP (1 Story) Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: 1981 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	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace							
Building Style: 1.75S		Trim & Decoration													
Yr Built 1970	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 4 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 792 S.F. Slab: 336 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													
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X Ord.	Min											
		No. of Elec. Outlets													
		Many	X Ave.	Few											
		(13) Plumbing													
		1	Average Fixture(s)												
		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:													
		Public Sewer													
		Water Well, 100 Feet													
		<<<<< 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.
ROBERTS LEONARD ETAL*	ROBERTS LEONARD M TRUST	0	06/28/2006	QC	21-NOT USED/OTHER	06-0/2644	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/03/2008					
Owner's Name/Address	MAP #:		2024 Est TCV 38,793			
ROBERTS LEONARD TRUST 9171 W OAK DR Lake City MI 49651						

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
			* Factors *					
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X	Dirt Road	25.00	115.00	1.0000	0.9698	1600	100	38,793
	Gravel Road	25 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =	38,793

Tax Description  
E 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.  
Comments/Influences  
02 SPLIT 1/2 TO 007-50 FOR 03 2 DOV  
REMAIN

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	19,400	0	19,400			12,446C
2023	14,700	0	14,700			11,854C
2022	11,900	0	11,900			11,290C
2021	11,900	0	11,900			10,930C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLAN ROBERT W JR TRUST	FREDRICKSON CHERYL K	0	11/02/2023	WD	09-FAMILY	2023-03033	PROPERTY TRANSFER	0.0
FREDRICKSON CHERYL K	FREDRICKSON CHERYL K	0	11/02/2023	WD	09-FAMILY	2023-03060	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9197 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/26/2012	2012-0338	100%

Owner's Name/Address	MAP #:
FREDRICKSON CHERYL K 5514 PRESERVE COURT BELMONT MI 49306	2024 Est TCV 348,182 TCV/TFA: 362.69

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A\$1600/FF 125.00 112.00 0.7953 0.9634 1600 100 153,237 125 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 153,237

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
LOTS 8 & 9 AND W 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value Dock: Light posts 42.92 312 0 0 D/W/P: 3.5 Concrete 6.58 192 0 0

Comments/Influences	X	Electric	Residential Local Cost Land Improvements
ADD SEWER FOR05 03 COMBO W/007-50 FOR 04		Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 95 2,375 Total Estimated Land Improvements True Cash Value = 2,375



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

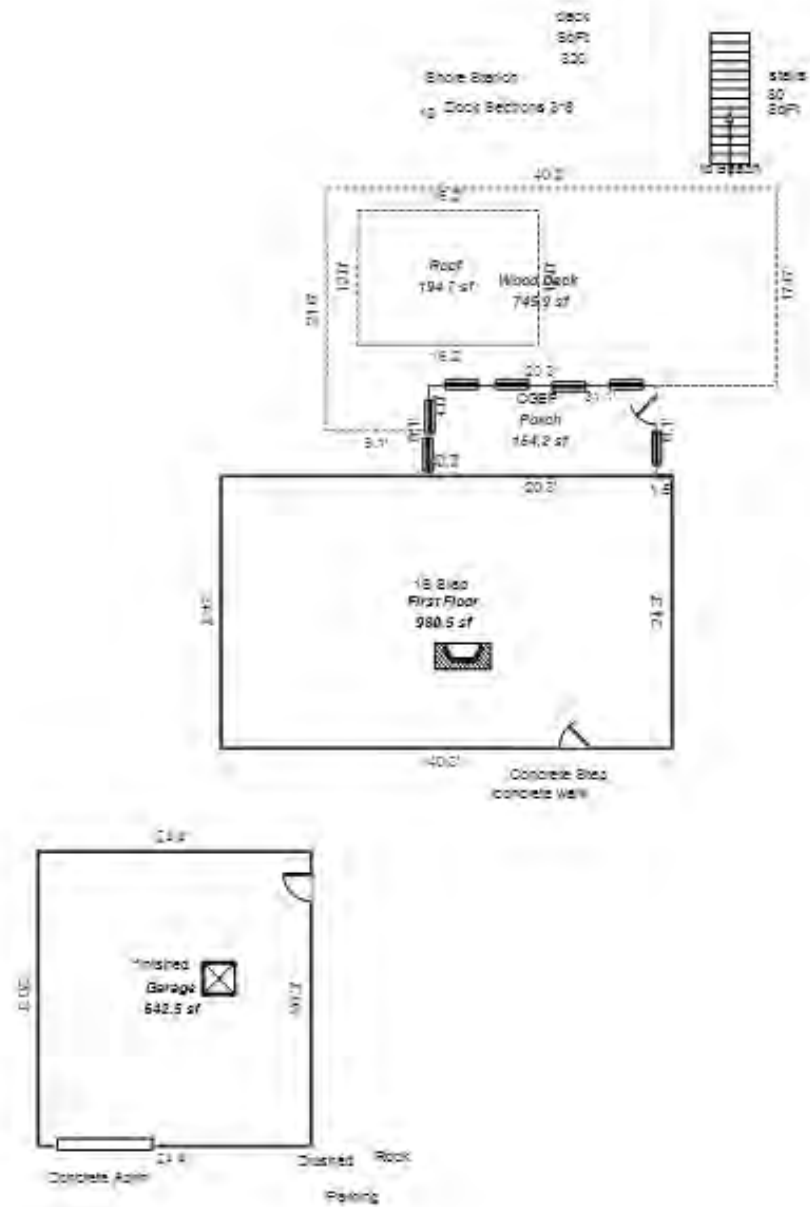
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	76,600	97,500	174,100			111,672C
		TPC 04/30/2021 INSPECTED	2023	58,300	78,500	136,800			106,355C
		TPC 12/27/2017 INSPECTED	2022	41,200	75,400	116,600			101,291C
		TPC 04/18/2016 INSPECTED	2021	41,200	74,600	115,800			98,056C

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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	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: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 642 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 35 Floor Area: 960 Total Base New : 202,930 Total Depr Cost: 131,897 Estimated T.C.V: 192,570				E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration				164 CGEP (1 Story) 745 Treated Wood 194 Roof Cover Onl 320 Treated Wood 80 Treated Wood				Roof:			
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	Size of Closets				Bsmnt Garage:						
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace				Carport Area:						
Room List		Doors		Solid	X	H.C.	(5) Floors				Roof:						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C -5 Blt 1958					
(1) Exterior		No./Qual. of Fixtures		200 Amps Service				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex. X Ord. Min		No. of Elec. Outlets				1 Story Brick Slab 960				Total: 124,782 81,100					
(2) Windows		Many X Large Avg. X Avg. Few Small		Many X Ave. Few				Other Additions/Adjustments				Plumbing					
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: 960 S.F. Height to Joists: 0.0		(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				Average Fixture(s) 2 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Treated Wood Treated Wood w/Roof (Roof portion)					
(3) Roof		(7) Excavation		(14) Water/Sewer				Garages				Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Base Cost Water/Sewer Public Sewer Water Well, 50 Feet				642 29,603 19,242					
X	Asphalt Shingle	(8) Basement		Lump Sum Items:				Built-Ins				1 2,766 1,798					
Chimney: Brick		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Fireplaces				1 5,338 3,470					
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well, 50 Feet				Interior 1 Story				1 5,338 3,470					
<<<<< 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.
ENGEL KENETH R & IDA ROSE	ENGEL TERRY GENE & LOIS L	0	12/16/2013	QC	21-NOT USED/OTHER	2014-01617	DEED	0.0
ENGEL TERRY GENE & LOIS L	ENGEL TRUST NO.1	1	12/16/2013	QC	21-NOT USED/OTHER	2014-01618	PROPERTY TRANSFER	0.0
ENGEL KENNETH R & IDA ROS	ENGEL KENNETH& IDA & ENGL	0	08/10/1970	QC	09-FAMILY	L175P375	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9207 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ENGEL TRUST NO 1 ENGEL TERRY G & LOIS LYNN TRUSTEES 7887 LAWNDALE RD FREELEND MI 48623	MAP #:					
	2024 Est TCV 183,107 TCV/TFA: 190.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. LOT 10 CROOKED LAKE SHORE PLAT.	X			GROUP A\$1600/FF	50.00	108.00	1.0000	0.9547	1600	100		76,377
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =				76,377

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
									Description	Rate	Size %	Good	Cash Value
	X								D/W/P: 3.5 Concrete	5.78	98	71	402
	X								Total Estimated Land Improvements True Cash Value = 402				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
	X	Low	2024	38,200	53,400	91,600			42,235C
	X	High	2023	29,200	50,900	80,100			40,224C
	X	Landscaped	2022	23,800	48,900	72,700			38,309C
	X	Swamp	2021	23,800	48,400	72,200			37,086C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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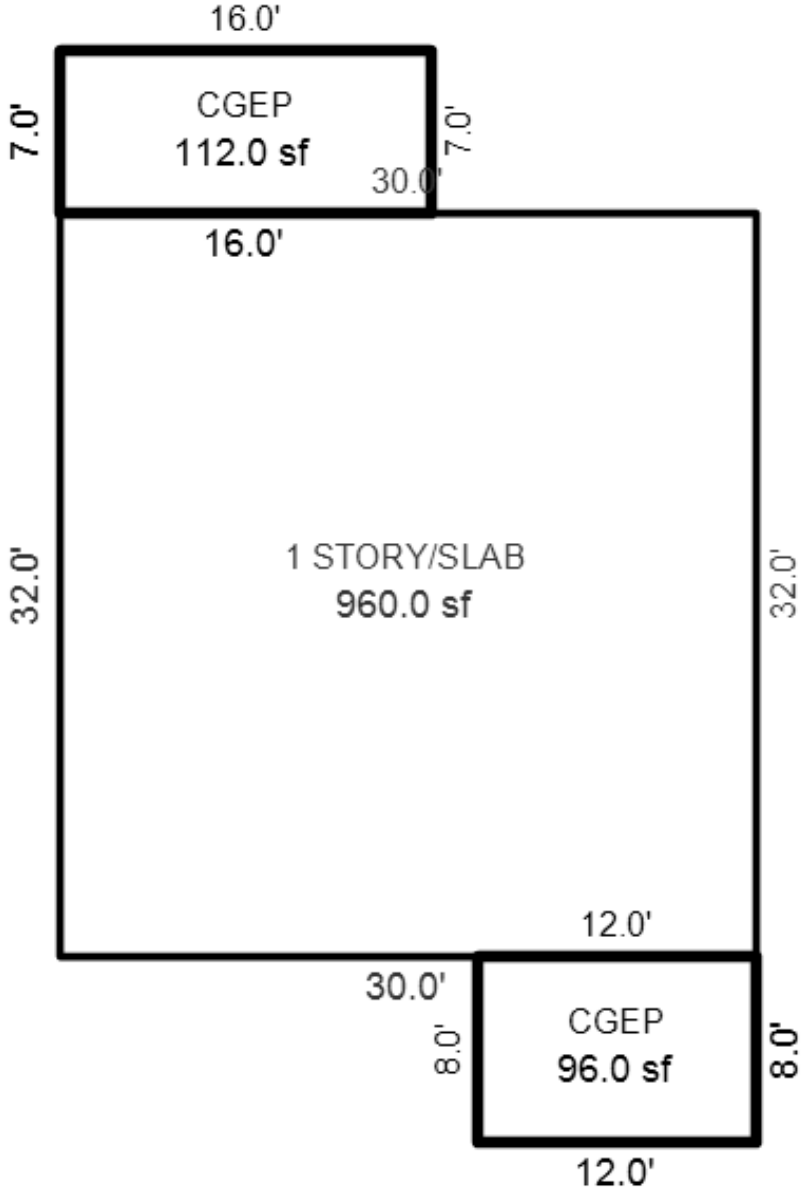
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	29,200	50,900	80,100			40,224C
TPC	04/18/2016	INSPECTED	2022	23,800	48,900	72,700			38,309C
TPC	04/27/2015	INSPECTED	2021	23,800	48,400	72,200			37,086C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 112	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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 1953		Remodeled 0		Trim & Decoration		Central Air Wood Furnace										
Condition: Average		Ex	X	Ord	Min	(12) Electric										
Room List		Lg	X	Ord	Small	150 Amps Service										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures		100										
		Kitchen: Other: Other:		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1953		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Avg. Age			Few				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		1		Average Fixture(s)		Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			
(2) Windows		Many Avg.	Large Avg.	Basement Finish		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	X	Small	(8) Basement		1		2 Fixture Bath		1 Story Siding Slab 960			Total:		99,599 59,758	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement		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		Other Additions/Adjustments						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Public Water		Plumbing							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		Public Sewer		Average Fixture(s)								
Chimney: Block		Lump Sum Items:		1		Water Well		Porches								
				1		1000 Gal Septic		CGEP (1 Story)								
				1		2000 Gal Septic		CGEP (1 Story)								
								Water/Sewer								
								Public Sewer								
								Water Well, 100 Feet								
								Built-Ins								
								Appliance Allow.								
								Local Cost Items								
								SANITARY SEWER								
								Notes:								
								ECF (4085 CROOKED LAKE) 1.460 => TCV:							106,328	
								Totals:							121,382 72,828	

\*\*\* 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.
SCOTT MICHELLE EVANS	SCOTT MICHELLE EVANS	0	04/22/2021	QC	09-FAMILY	2021-01509	DEED	0.0
SCOTT MICHELLE E	SCOTT J DOUGLAS & MICHELL	0	09/10/2008	QC	21-NOT USED/OTHER	2008/3098	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9217 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/30/2008	20080719	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	09/09/2008	20080538	Complete
SCOTT MICHELLE EVANS 1911 SPRUCE DRIVE WALLED LAKE MI 48390	MAP #:					
	2024 Est TCV 482,860 TCV/TFA: 339.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 11 & E 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT INCLUDING VACATED WALKWAY L201P588	X	Dirt Road		GROUP A	\$1600/FF	85.00	104.00	0.8758	0.9457	1600	100	112,642
Comments/Influences		Gravel Road		85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 112,642								
ADD SEWER FOR 05	X	Paved Road		Land Improvement Cost Estimates								
	X	Storm Sewer		Description					Rate	Size	% Good	Cash Value
	X	Sidewalk		Residential Local Cost Land Improvements								
	X	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 = 2,425								
	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	56,300	185,100	241,400			155,795C
Rolling	2023	43,200	180,900	224,100			148,377C
Low	2022	32,700	173,800	206,500			141,312C
High	2021	32,700	172,200	204,900			136,798C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
PRIVATE RD							

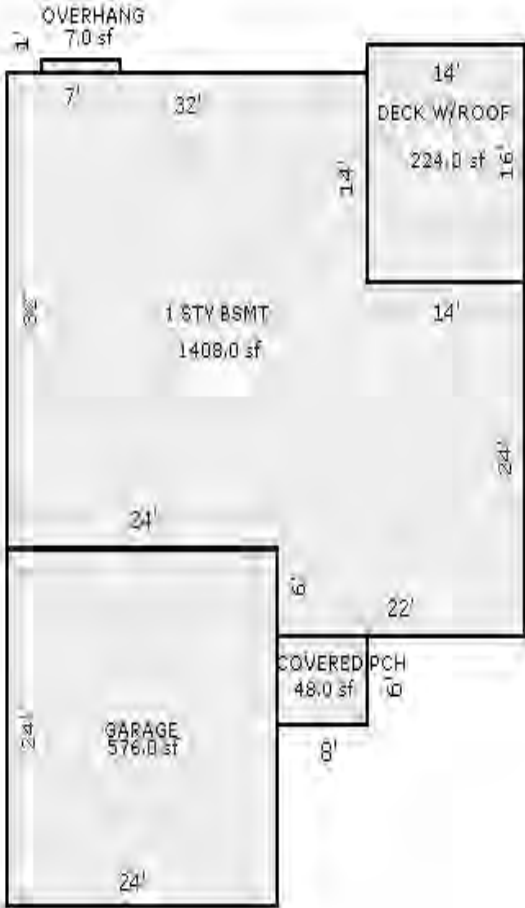


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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	Type			Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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						48 WCP (1 Story) 224 WCP (1 Story)						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1408 SF Floor Area = 1422 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Class: C +5 Effec. Age: 15 Floor Area: 1,422 Total Base New : 296,376 Total Depr Cost: 251,913 Estimated T.C.V: 367,793			E.C.F. X 1.460			Cls C 5 Blt 2008		
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			1 Story Siding Basement 1,408 14 Total: 215,714 183,350								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Recreation Room 1000 19,330 16,430 Basement, Outside Entrance, Below Grade 1 2,560 2,176					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1000 Gal Septic 1 4,864 4,134 Water Well, 200 Feet 1 10,743 9,132					
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Porches			WCP (1 Story) 48 3,013 2,561 WCP (1 Story) 224 8,595 7,306					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 21,087 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465					
(2) Windows		(9) Basement Finish		Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Appliance Allow. 1 2,766 2,351			Totals: 296,376 251,913					
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support			Notes:			Notes:			ECF (4085 CROOKED LAKE) 1.460 => TCv: 367,793						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		1000	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney: Vinyl																		

\*\*\* 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.
JONES FAMILY TRUST	BARTHEL ANDREAS & CHERYL	265,000	06/14/2019	WD	03-ARM'S LENGTH	2019-01929	PROPERTY TRANSFER	100.0
JONES RICHARD H & CAROL	JONES FAMILY TRUST	0	10/27/2000	QC	09-FAMILY	2018-03141	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9235 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 303,384 TCV/TFA: 218.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 13 & W 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT.	X	Dirt Road		GROUP A\$1600/FF	75.00	102.00	0.9036	0.9412	1600	100		102,052
Comments/Influences		Gravel Road		75 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			102,052

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 3.5 Concrete	6.16	72	0	0
X	Electric	D/W/P: 4in Concrete	6.49	750	0	0
	Gas	Metal Prefab	19.85	54	50	536
	Curb	Wood Frame	24.89	120	50	1,493
Residential Local Cost Land Improvements						
	Street Lights	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
	Underground Utils.	Total Estimated Land Improvements True Cash Value =				2,979



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	51,000	100,700	151,700			129,570C
	Rolling							
	Low							
X	High	2023	39,200	97,200	136,400			123,400C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2022	30,300	93,500	123,800			117,524C
	Ravine							
	Wetland							
	Flood Plain	2021	30,300	92,600	122,900			113,770C
X	PRIVATE RD							

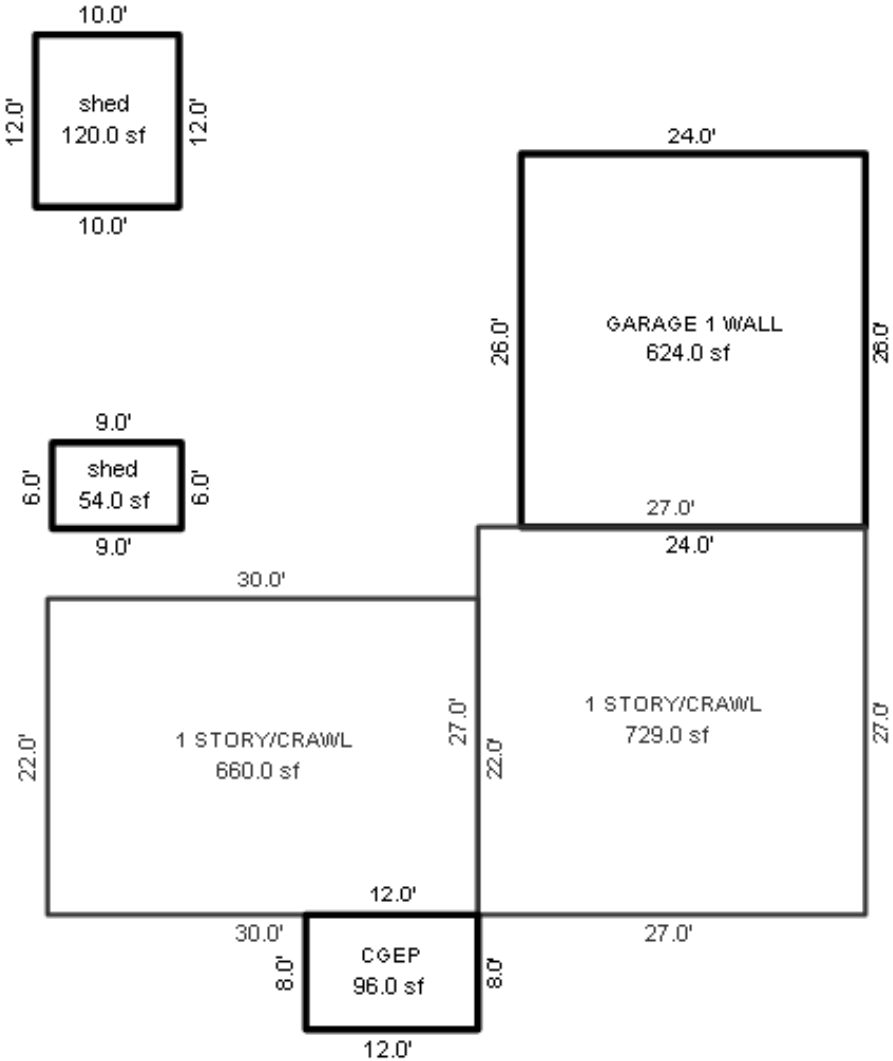
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Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 96 480	Type CGEP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace									(12) Electric		Class: CD Effec. Age: 35 Floor Area: 1,389 Total Base New : 209,012 Total Depr Cost: 135,858 Estimated T.C.V: 198,353		
		X Drywall X Paneled		Plaster Wood T&G		Trim & Decoration										100 Amps Service				
		Yr Built 1965 Remodeled 1998		Ex Ord X Min												Size of Closets				No./Qual. of Fixtures
		Condition: Average		Lg Ord X Small			(13) Plumbing									Ex.    X    Ord.    Min Many    X    Ave.    Few				
		Room List		Doors Solid X H.C.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									Stories    Exterior    Foundation    Size    Cost New    Depr. Cost 1 Story    Siding    Crawl Space    660 1 Story    Siding    Crawl Space    729 Total:    156,617    101,802				
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			(6) Ceilings			Other Additions/Adjustments Plumbing Average Fixture(s)    1    1,230    799 3 Fixture Bath        1    3,860    2,509 Porches CGEP (1 Story)        96    6,590    4,283 Deck Treated Wood         480    7,181    4,668			Kitchen: Other: Other:									
(1) Exterior		(7) Excavation			(8) Basement						Building Areas Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost                    624    22,271    14,476 Common Wall: 1 Wall        1    -2,338    -1,520									
X Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish			(10) Floor Support			Water/Sewer Public Sewer            1    1,326    862 Water Well, 100 Feet    1    5,640    3,666			Built-Ins Appliance Allow.       1    1,934    1,257 Fireplaces Interior 1 Story        1    4,700    3,055									
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:			Local Cost Items GENERATOR              1                            1                            1                            * <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
(2) Windows		Basement: 0 S.F. Crawl: 1389 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Lump Sum Items:												
X Many Avg. Few		X Large Avg. Small																		
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement																		
X Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
X Storms & Screens																				
(3) Roof																				
X Gable Hip Flat		Gambrel Mansard Shed																		
X Asphalt Shingle																				
Chimney: Brick																				

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



Wood Deck

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BREDEWEG ROBERT A & BARBA	BREDEWEG ROBERT A	0	09/07/2021	WD	09-FAMILY	2021-03202	OTHER	0.0
BREDEWEG BARBARA L TRUSTE	BREDEWEG ROBERT A & BARBA	1	09/17/2012	QC	21-NOT USED/OTHER	2012-03076	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9245 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BREDEWEG ROBERT A 12847 SAPPHIRE PARKWAY HOLLAND MI 49424	MAP #:					
	2024 Est TCV 190,906 TCV/TFA: 213.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
		Public Improvements		Description	Frontage	Depth	* Factors *	Value	
. LOT 14 CROOKED LAKE SHORE PLAT.				GROUP A\$1600/FF	50.00	103.00	1.0000 0.9435	1600 100	75,477
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	75,477
ADD SEWER FOR 05				Land Improvement Cost Estimates					
				Description			Rate	Size % Good	Cash Value
	X			Wood Frame			28.72	80 50	1,149
	X			Residential Local Cost Land Improvements					
				Description			Rate	Size % Good	Cash Value
	X			Gas	LAND IMPROVE 1000		1,000.00	1 95	950
				Total Estimated Land Improvements True Cash Value =					2,099



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level									
Rolling									
Low									
High	X								
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									
PRIVATE RD	X								
Who	When	What	2024	37,700	57,800	95,500			44,230C
TPC 12/27/2017	INSPECTED		2023	29,000	55,100	84,100			42,124C
TPC 04/18/2016	INSPECTED		2022	23,800	52,900	76,700			40,119C
TPC 04/27/2015	INSPECTED		2021	23,800	52,400	76,200			38,838C

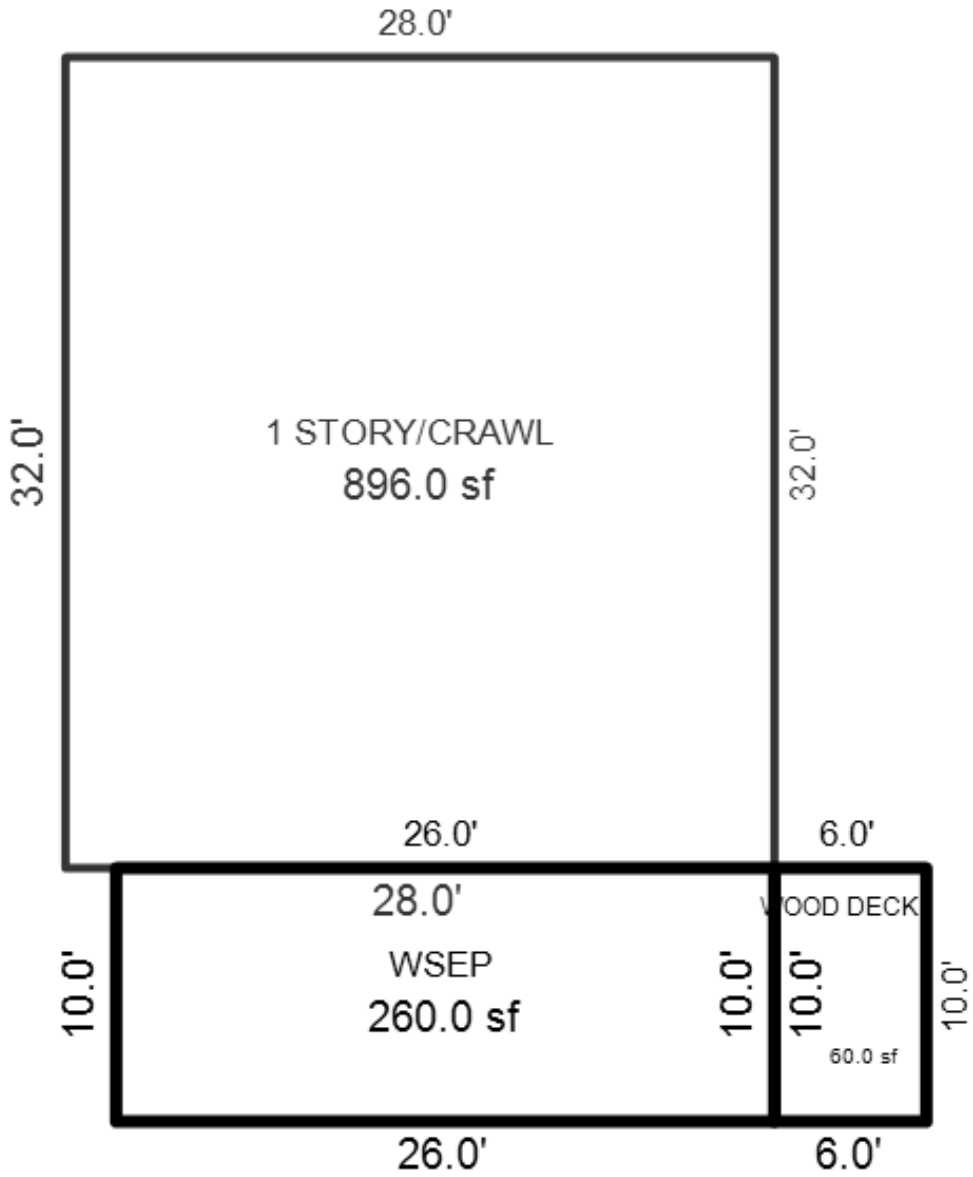
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 260	Type WSEP (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													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1962		Remodeled 0		Trim & Decoration		Central Air Wood Furnace												
Condition: Average		Ex	X	Ord	Min	(12) Electric												
Room List		Lg	X	Ord	Small	0 Amps Service												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1962						
(1) Exterior		(6) Ceilings		Ex.		X	Ord.	Min	(11) Heating System: Space Heater		Ground Area = 896 SF		Floor Area = 896 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many		X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior			
	Insulation	(8) Basement		1		Average Fixture(s)		Plumbing		Foundation		Size		Cost New		Depr. Cost		
(2) Windows		(9) Basement Finish		1		3 Fixture Bath		(13) Plumbing		Crawl Space		896		Total:		104,645		
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		2 Fixture Bath		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		
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		Softener, Auto 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		Plumbing		Porches		WSEP (1 Story)		260		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		1		Public Sewer		Water Well		Deck		Treated Wood		60		1,913	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		Water Well		1000 Gal Septic		Built-Ins		Water/Sewer		Public Sewer		1		
	Chimney: Metal	Lump Sum Items:		1		2000 Gal Septic		Notes:		Fireplaces		Interior 1 Story		1		4,700		
										Local Cost Items		SANITARY SEWER		1		0		
										Totals:		129,370		77,623				
										ECF (4085 CROOKED LAKE) 1.460 => TC		113,330						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VARNER KURT & VARNER KELL	VARNER KEVIN W & FORD KEL	0	05/17/2022	QC	09-FAMILY	2022-01876	DEED	0.0
VARNER WILLIAM O TRUST	VARNER KEVIN W &	0	02/04/2020	QC	09-FAMILY	2020-00745	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9263 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VARNER KEVIN W & FORD KELLY A FORD KELLY A 16641 NEARVIEW DR CANYON COUNTRY CA 91387	MAP #:					
	2024 Est TCV 352,963 TCV/TFA: 297.11					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. LOTS 15, 16, & 17 CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY L201P588	X	Dirt Road		GROUP A\$1600/FF	156.00	112.00	0.7524	0.9634	1600	100		180,936
Comments/Influences		Gravel Road		156 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			180,936

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	D/W/P: 3.5 Concrete	6.16	160 0	0
	X	Sewer	Metal Prefab	14.65	140 50	1,025
		Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			3,400
		Underground Utils.				



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

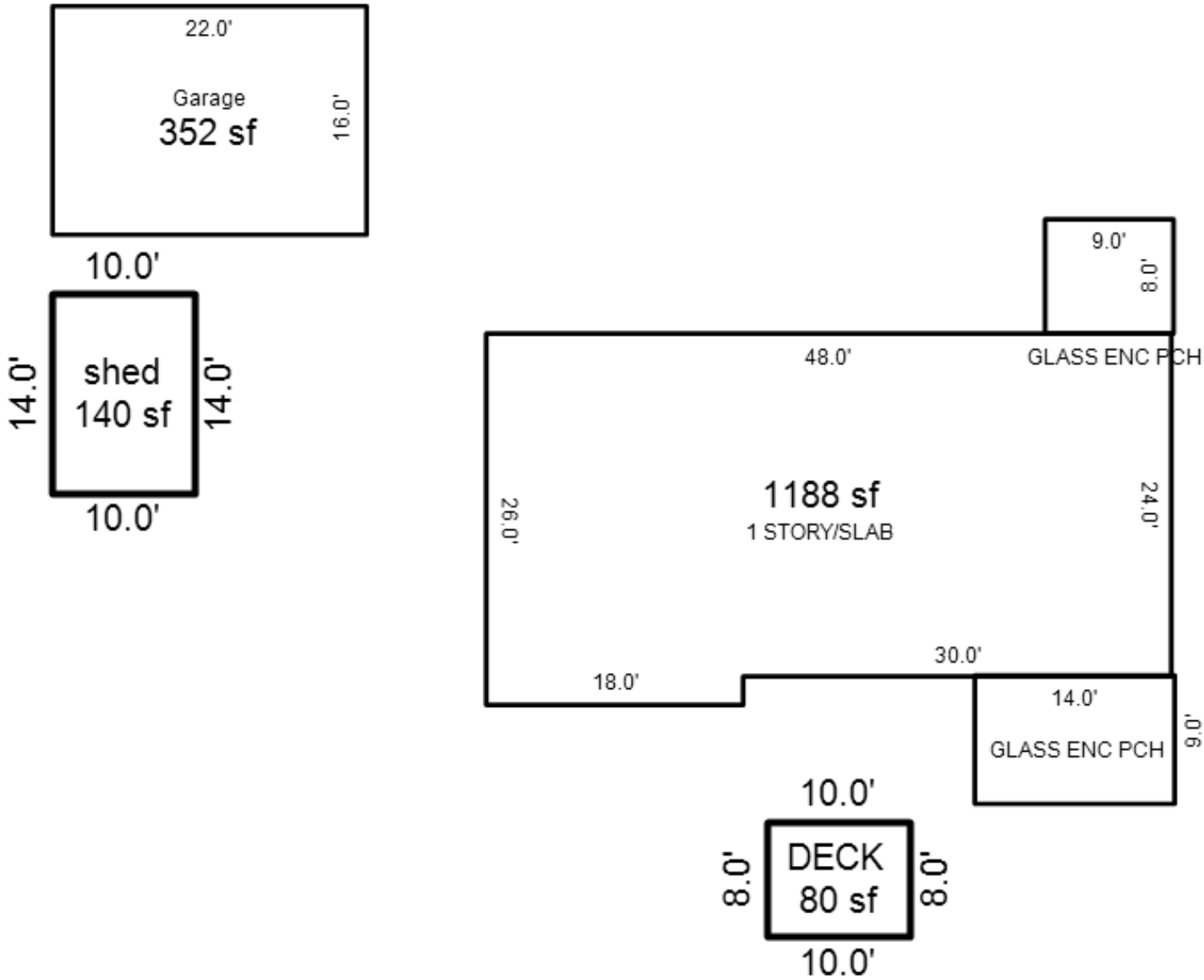
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,500	86,000	176,500			91,467C
2023	68,900	82,100	151,000			87,112C
2022	47,000	71,900	118,900			82,964C
2021	47,000	71,200	118,200			80,314C

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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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1967 Car Capacity: Class: 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
		0	Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							1		72 126 80	CGEP (1 Story) CGEP (1 Story) Treated Wood	
X	Wood Frame	(4) Interior			Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 1,188 Total Base New : 177,693 Total Depr Cost: 115,498 Estimated T.C.V: 168,627					Bsmnt Garage: Carport Area: Roof:
		X	Drywall Paneled		Kitchen: Other: Other:			100 Amps Service			E.C.F. X 1.460					
			Plaster Wood T&G		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 1956
	Building Style: 1S		Trim & Decoration		Ex. X Ord Min			Many Ave. X Few			Building Areas					
	Yr Built 1956		Ex X Ord Min		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost					
	Remodeled 0		Lg Ord X Small		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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Slab 1,188 Total: 132,526 86,141					
	Condition: Average		Size of Closets		(8) Basement			Lump Sum Items:			Other Additions/Adjustments					
	Room List		Doors Solid X H.C.		(9) Basement Finish			Public Sewer			Plumbing					
			(5) Floors		(10) Floor Support			Water Well, 50 Feet			Average Fixture(s)					
			Kitchen: Other: Other:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins			2 Fixture Bath					
	Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(10) Floor Support			Fireplaces			Porches					
			Ex. X Ord Min		Joists: Unsupported Len: Cntr.Sup:			Exterior 1 Story			CGEP (1 Story) CGEP (1 Story)					
	(1) Exterior		(7) Excavation		Chimney: Block			Local Cost Items			Deck					
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1188 S.F. Height to Joists: 0.0		Asphalt Shingle			SANITARY SEWER			Treated Wood					
			(8) Basement		Gable Hip Flat			Totals:			Garages					
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Gambrel Mansard Shed			177,693 115,498			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 14,179 9,216					
			(9) Basement Finish		Asphalt Shingle			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			Water/Sewer					
			(10) Floor Support		Asphalt Shingle						Public Sewer					
			Joists: Unsupported Len: Cntr.Sup:		Asphalt Shingle						Water Well, 50 Feet					

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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		
9283 W OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2024 Est TCV 214,649 TCV/TFA: 199.12								
BENSEL RICHARD A & MARIA E TRUSTEES 9283 W OAK DRIVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. LOT 18 & E'LY 1/2 OF VACATED WALKWAY LYING E'LY THOF. CROOKED LAKE SHORE PLAT. Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Sewer	GROUP A	\$1600/FF	55.00	123.00	0.9765	0.9863	1600	100	84,747
		X	Electric	55 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =				84,747	
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description	Rate	Size	% Good	Cash Value				
		X	Underground Utils.	LAND IMPROVE	1000	1,000.00	1	95	950		950	
				Total Estimated Land Improvements True Cash Value = 950								
		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		
		X	PRIVATE RD	2024	42,400	64,900	107,300			53,397C		
		TPC 12/27/2017 INSPECTED		2023	32,000	62,000	94,000			50,855C		
		TPC 04/18/2016 INSPECTED		2022	25,100	59,700	84,800			48,434C		
		TPC 04/27/2015 INSPECTED		2021	25,100	59,100	84,200			46,887C		

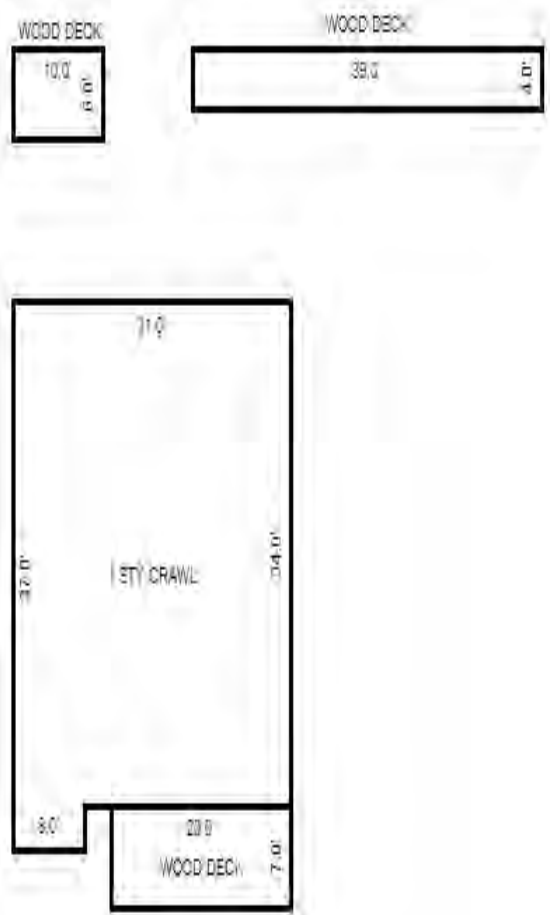


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							140 156 60	Treated Wood Treated Wood Treated Wood		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
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: 40 Floor Area: 1,078 Total Base New : 147,206 Total Depr Cost: 88,323 Estimated T.C.V: 128,952			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1078 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1962								
Condition: Average		Size of Closets		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	0 Amps Service			1 Story			Siding		Crawl Space		1,078		125,864		75,518		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		Average Fixture(s)		Deck		Treated Wood		Treated Wood		
(1) Exterior		Kitchen: Other: Other:		Many			Ave.			X			Few			1		1,230		738		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			
Insulation		(7) Excavation		1			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Public Sewer			
(2) Windows		Basement: 0 S.F. Crawl: 1078 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			
X	Many Avg. Few	X	Large Avg. Small	1			Extra Toilet			Extra Sink			Separate Shower			Public Sewer			Water Well, 50 Feet			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan						
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan						
(3) Roof		(9) Basement Finish		1			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)		1			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic		
X	Asphalt Shingle	(10) Floor Support		1			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
Notes:										Totals:		147,206		88,323		* ECF (4085 CROOKED LAKE) 1.460 => TCv: 128,952						

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



Sketch by Apeal 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.				
QUASARANO PAUL J	QUASARANO LEGACY PROPERTY	0	01/01/2023	QC	09-FAMILY	2022-03972	DEED	0.0				
QUASARANO PAUL & JANE	QUASARANO PAUL J	0	03/17/2022	QC	09-FAMILY		DEED	0.0				
AYOTTE WILLIAM B JR & JUD	QUASARANO PAUL & JANE	167,000	10/04/2013	WD	03-ARM'S LENGTH	2013-03477 WD	PROPERTY TRANSFER	100.0				
AYOTTE WILLIAM B JR	AYOTTE WILLIAM B JR & JUD	0	02/01/2007	QC	21-NOT USED/OTHER	2007/505	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9293 W OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
QUASARANO LEGACY PROPERTY TRUST 31033 FRANKLIN RD FRANKLIN MI 48025-1350		MAP #:		2024 Est TCV 257,099 TCV/TFA: 194.04								
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		* Factors *								
Tax Description		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 19 CROOKED LAKE SHORE PLAT.		X Gravel Road		GROUP A\$1600/FF	50.00	127.00	1.0000	0.9942	1600	100		79,534
Comments/Influences		X Paved Road		50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	79,534
		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	305	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.										
		Topography of Site										
		Level										
		Rolling										
		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	39,800	88,700	128,500			93,626C		
		TPC 04/30/2021 INSPECTED		2023	29,900	84,800	114,700			89,168C		
		TPC 12/27/2017 INSPECTED		2022	23,800	82,100	105,900			84,922C		
		TPC 04/18/2016 INSPECTED		2021	23,800	82,100	105,900			82,210C		

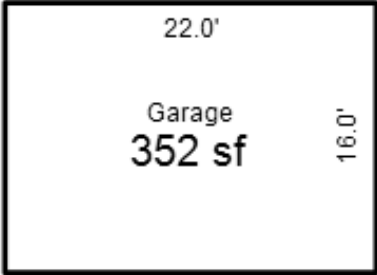
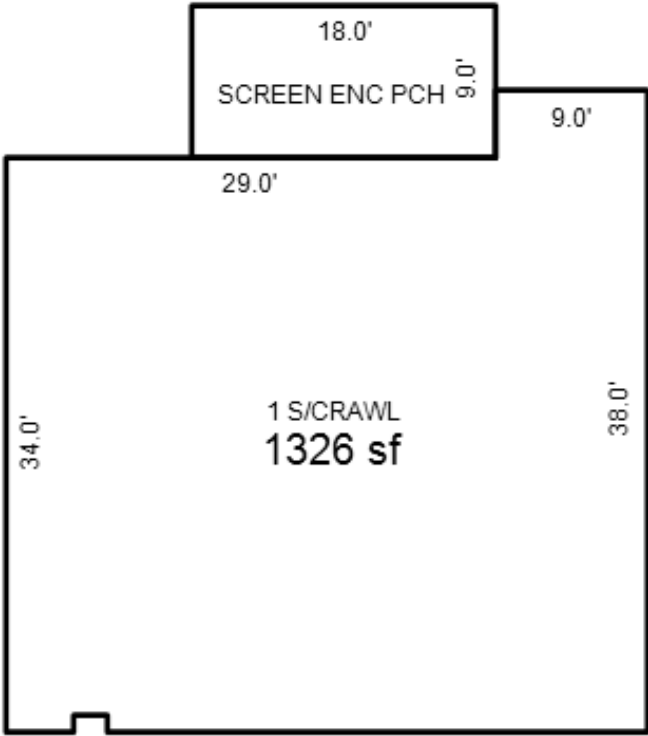
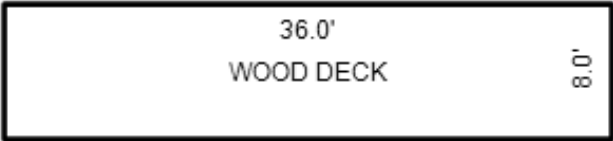
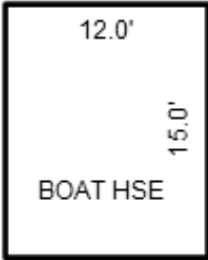


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 162 288	Type WSEP (1 Story) Treated Wood	Year Built: 1969 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 40 Floor Area: 1,325 Total Base New : 201,617 Total Depr Cost: 120,969 Estimated T.C.V: 176,615			E.C.F. X 1.460	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 201,617 Total Depr Cost: 120,969 Estimated T.C.V: 176,615			E.C.F. X 1.460	Roof:		
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1950		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1325 SF Floor Area = 1325 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total: 155,680		93,407		
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas			Total: 155,680		93,407		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			Plumbing			Total: 155,680		93,407			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments			Total: 155,680		93,407			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Plumbing			Total: 155,680		93,407				
(2) Windows		(8) Basement			Plumbing			Plumbing			Total: 155,680		93,407			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1325 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			Total: 155,680			93,407			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Plumbing			Plumbing			Total: 155,680		93,407			
(3) Roof		(10) Floor Support			Plumbing			Plumbing			Total: 155,680		93,407			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Plumbing			Total: 155,680		93,407		
X	Asphalt Shingle	(14) Water/Sewer			Plumbing			Plumbing			Total: 155,680		93,407			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Plumbing			Total: 155,680		93,407			
		Lump Sum Items:			Plumbing			Plumbing			Total: 155,680		93,407			
		Notes:			Plumbing			Plumbing			Total: 155,680		93,407			
		ECF (4085 CROOKED LAKE) 1.460 => TCV:			Plumbing			Plumbing			Total: 155,680		93,407			

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



\*\*\* 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
9303 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	12/05/2023	2023-0763	0%
Owner's Name/Address	P.R.E. 0%					
NIXON WILLIAM C & STEPHANIE L 1124 WAYCROFT COURT Rochester MI 48307	MAP #:					
	2024 Est TCV 203,136 TCV/TFA: 232.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOT 20 CROOKED LAKE SHORE PLAT.	X	Dirt Road		GROUP A\$1600/FF	50.00	127.00	1.0000	0.9942	1600	100	79,534
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	79,534	

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X	Sewer	Residential Local Cost Land Improvements			
X	Electric	LAND IMPROVE 1000	1,000.00	1 95	950
	Gas	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							
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
TPC	12/27/2017	INSPECTED	2024	39,800	61,800	101,600			61,714C
TPC	04/18/2016	INSPECTED	2023	29,900	59,000	88,900			58,776C
TPC	04/27/2015	INSPECTED	2022	23,800	56,700	80,500			55,978C
			2021	23,800	56,100	79,900			54,190C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 180	Type Treated Wood Treated Wood	Year Built: 1960 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: 384 % Good: 0 Storage Area: 384 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: 872 Total Base New : 139,133 Total Depr Cost: 84,008 Estimated T.C.V: 122,652		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 1960	
Yr Built 1960	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Ground Area = 872 SF Floor Area = 872 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			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 Story Siding Slab		872		Total: 101,506 60,904	
(1) Exterior		(6) Ceilings		No. of Fixtures			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. Ord. X Min			Average Fixture(s)			Average Fixture(s)		1		1,230 738	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 872 S.F. Height to Joists: 0.0		Many Ave. X 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			Deck		Treated Wood 84		2,277 1,366	
(2) Windows		(8) Basement		2			Public Water			Treated Wood 180		3,775		2,793 *	
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 872 S.F. Height to Joists: 0.0			Public Sewer			Garages		Class: CD Exterior: Pole (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well			Base Cost 384		11,244		6,746	
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)			1000 Gal Septic 2000 Gal Septic			Storage Over Garage 384		4,696		2,818	
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			Water/Sewer			Water/Sewer		Public Sewer 1		1,326 796	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water			Water Well			Public Sewer 1		2,585		1,551	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1		1,934		1,160	
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 1 Story 1		4,700 2,820	
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Local Cost Items 1		0		0 *	
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			SANITARY SEWER 1		0		0 *	
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Notes:		Totals: 139,133		84,008	
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			ECF (4085 CROOKED LAKE) 1.460 => TCV:		122,652			

\*\*\* 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.
BOLACH LAURIE	MPB CONSULTING LLC	1	11/21/2019	QC	09-FAMILY	2019-03766	DEED	100.0
TYLER JAMES G	BOLACH LAURIE	0	06/03/2019	AFF	09-FAMILY	2019-03765	PROPERTY TRANSFER	0.0
TYLER JAMES G	TYLER JAMES G	0	03/18/2019	QC	09-FAMILY	2019-01932	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9311 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	01/04/2022	2022-0005	100%

Owner's Name/Address	MAP #:
MPB CONSULTING LLC 106 CAMBRIDGE PLEASANT RIDGE MI 48069	2024 Est TCV 257,031 TCV/TFA: 391.82

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

X	Dirt Road		GROUP A\$1600/FF 50.00 133.00 1.0000 1.0057 1600 100 80,458
	Gravel Road		50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 80,458

Tax Description	X	Comments/Influences
. LOT 21 CROOKED LAKE SHORE PLAT.		

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Water	D/W/P: Brick on Sand	18.02	303	50	2,730
X	Sewer	D/W/P: 4in Concrete	6.97	84	50	292
X	Electric	D/W/P: Brick on Sand	18.02	51	50	459
	Gas	D/W/P: Patio Blocks	15.61	18	50	140
	Curb	Total Estimated Land Improvements True Cash Value =				3,621

Topography of Site	
	Level
	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	40,200	88,300	128,500			111,012C
2023	30,100	84,200	114,300			105,726C
2022	23,800	57,900	81,700			77,930C
2021	23,800	57,300	81,100			75,441C

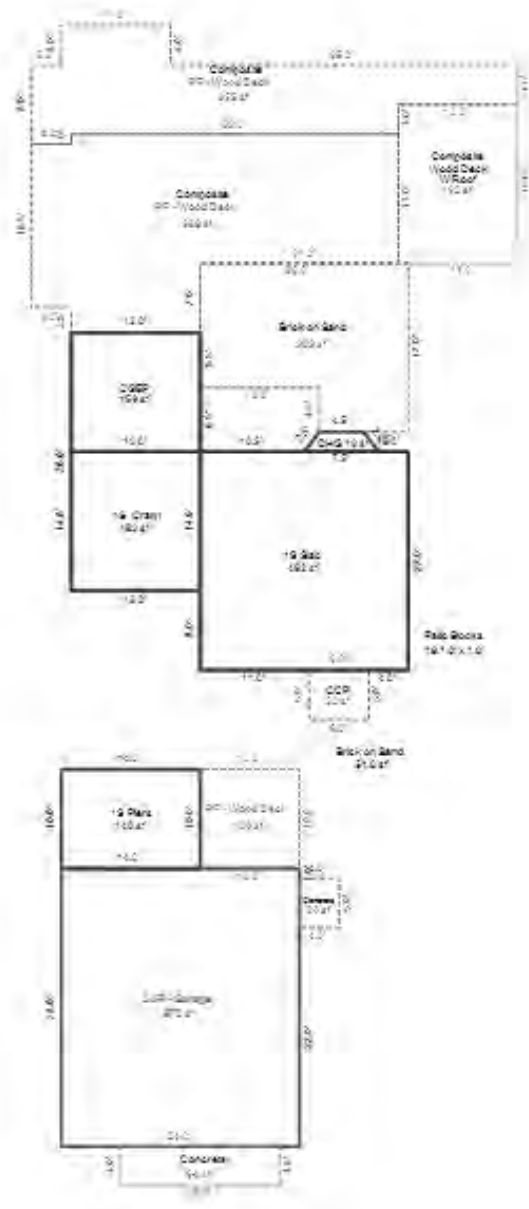
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 156 30 140 941 192 100	Type CGEP (1 Story) CCP (1 Story) WGEP (1 Story) Composite Composite Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 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: 35 Floor Area: 656 Total Base New : 182,256 Total Depr Cost: 118,460 Estimated T.C.V: 172,952		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 644 SF Floor Area = 656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1953					
Yr Built 1953	Remodeled 2022	Ex	X Ord	Min	100 Amps Service			No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Ex. X Ord. Min		Plumbing		Total:		93,156		60,545	
Room List		Doors	Solid	H.C.	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			(13) Plumbing		Other Additions/Adjustments		Plumbing				
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Many X Ave. Few			Average Fixture(s)		Average Fixture(s)		1 1,476		959	
(1) Exterior		(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 182 S.F. Slab: 462 S.F. Height to Joists: 0.0			(8) Basement		CGEP (1 Story)		156 10,421 6,774		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows		Many Avg. X Avg. Large Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		WGEP (1 Story)		140 12,022 7,814		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Foundation: Shallow		Foundation: Shallow		140 -1,103 -717		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer		Deck		Treated Wood		100 2,554 1,660	
X	Asphalt Shingle	Chimney: Block			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Composite w/Roof (Deck Portion)		Composite w/Roof (Roof portion)		192 4,057 2,637		
<p>Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 672 30,636 19,913 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746</p>																
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERRIS DEAN & ATTNETTE	FERRIS DEAN & ANNETTE TRU	1	05/22/2015	QC	21-NOT USED/OTHER	2015-01876	DEED	0.0
MCDONALD JEFFREY L ETAL	FERRIS DEAN & ATTNETTE	187,000	07/10/2013	WD	03-ARM'S LENGTH	2013-02343	PROPERTY TRANSFER	100.0
MCDONALD JEFFREY L ETAL J	MCDONALD JEFFREY L ETAL T	0	10/11/2006	WD	21-NOT USED/OTHER	06-0/3994	DEED	0.0
		155,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9321 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
FERRIS DEAN & ANNETTE TRUST 4478 BURTON FOREST CT GRAND RAPIDS MI 49546	2024 Est TCV 323,228 TCV/TFA: 207.73

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X		Dirt Road	105.00	140.00	0.8307	1.0187	1600	100		142,168	
		Gravel Road	105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	142,168

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
2013-02343 WD IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN LOTS 22 AND 23 IN THE PLAT OF CROOKED LAKE SHORES. & W'LY 1/2 OF VACATED WALKWAY L210P588	X		D/W/P: 4in Concrete	6.49	27	50	87
Comments/Influences	X		D/W/P: Brick on Sand	16.54	112	50	926
	X		Total Estimated Land Improvements True Cash Value =				1,013

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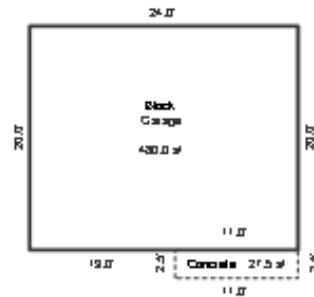
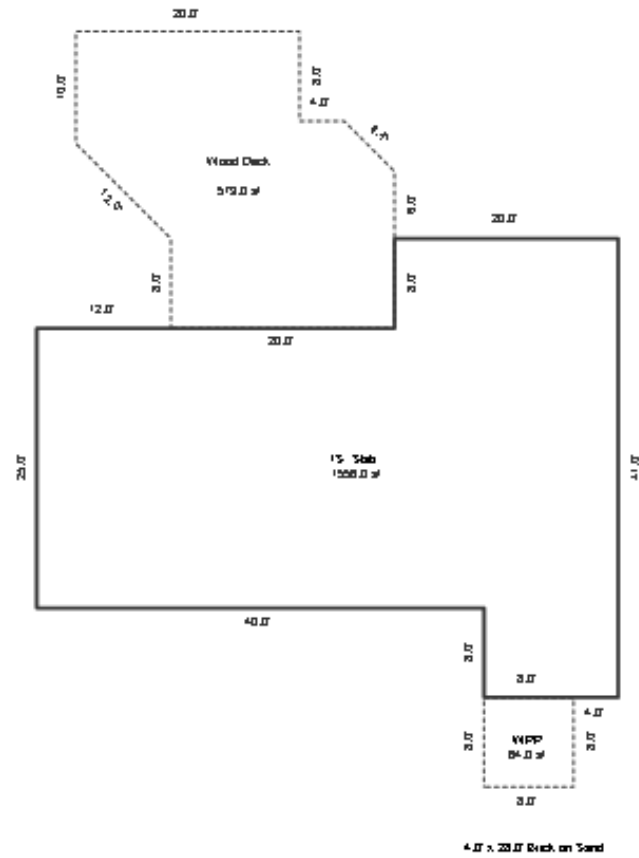


Level							
Rolling							
Low							
High	X						
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront	X						
Ravine							
Wetland							
Flood Plain							
Who	When	What	2024	71,100	90,500	161,600	106,641C
TPC 09/11/2018	INSPECTED		2023	52,900	86,400	139,300	101,563C
TPC 12/27/2017	INSPECTED		2022	37,100	83,000	120,100	96,727C
TPC 04/05/2016	INSPECTED		2021	37,100	82,100	119,200	93,637C

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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 64 573	Type WPP Treated Wood	Year Built: 1982 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		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,556 Total Base New : 205,532 Total Depr Cost: 123,320 Estimated T.C.V: 180,047			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		X	Drywall X Paneled		Plaster Wood T&G								
Yr Built 1951		Remodeled 1987		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 4 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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1556 SF Floor Area = 1556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,556 Total: 166,943 100,167			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few				
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1556 S.F. Height to Joists: 0.0	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Porches WPP Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 1 1 1 1 1 1	1,230 3,860 2,158 8,062 480 1,326 2,585 1,934 0 0	738 2,316 1,295 4,837 17,434 796 1,551 1,160 0 0	Totals: 205,532 123,320		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV: 180,047			
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support		Chimney: Block							
Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Joists: Unsupported Len: Cntr.Sup:							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FECHTER LARRY & EDITH TRU	MPB CONSULTING LLC	390,000	04/20/2022	WD	03-ARM'S LENGTH	2022-01458	PROPERTY TRANSFER	100.0									
FECHTER EDITH (WIDOW OF L	FECHTER EDITH (SURVIVING	0	04/14/2009	QC	21-NOT USED/OTHER	2009/1695	DEED	0.0									
FECHTER LARRY (DECEASED)	FECHTER EDITH (HIS WIDOW)	0	07/23/2006	OTH	21-NOT USED/OTHER	2009/1697	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
9359 W OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 425,186 TCV/TFA: 399.61									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE											
MPB CONSULTING LLC 106 CAMBRIDGE BLVD PLEASANT RIDGE MI 48069		Public Improvements		* Factors *		LOTS 24 & 25 & 1/2 WALKWAY											
Tax Description		X Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
. LOTS 24 & 25 CROOKED LAKE SHORE PLAT. & E'LY 1/2 VACATED WALKWAY L201P588		X Gravel Road		GROUP A\$1600/FF		105.00		143.00		0.8307		1.0241 1600 100					
Comments/Influences		X Paved Road		105 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		142,923									
ADD 5 FT TO FRONTAGE FOR VACATED WALKWAY		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		X Sidewalk		Wood Frame		32.30		80		82		2,119					
		X Sewer		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
		X Electric		LAND IMPROVE 2500		2,500.00		1		95		2,375					
		X Gas		Total Estimated Land Improvements True Cash Value =		4,494											
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Rolling		2024		71,500		141,100		212,600						206,115C	
		Low		2023		53,100		143,200		196,300						196,300S	
		X High		2022		37,100		145,800		182,900						115,798C	
		Landscaped		2021		37,100		144,400		181,500						112,099C	
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		X Flood Plain															
		X PRIVATE RD															
Who		When		What		2024		71,500		141,100		212,600				206,115C	
TPC 04/30/2021		INSPECTED				2023		53,100		143,200		196,300				196,300S	
TPC 12/27/2017		INSPECTED				2022		37,100		145,800		182,900				115,798C	
TPC 04/05/2016		INSPECTED				2021		37,100		144,400		181,500				112,099C	

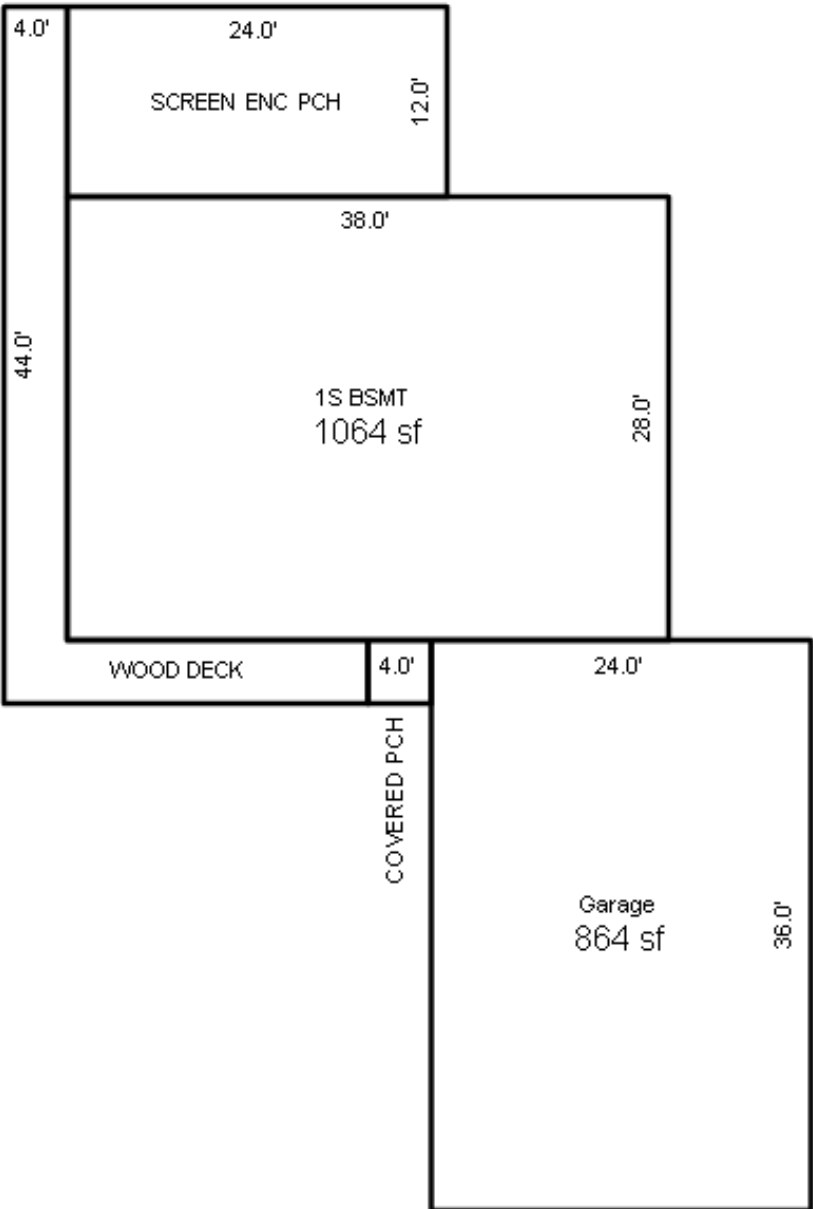


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 16 496	Type WSEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration								
	Building Style: 1S				Ex	X	Ord		Min								
	Yr Built 1999	Remodeled 0															
	Condition: Average																
	Room List	Doors															
	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														
X	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	709														
X	Asphalt Shingle	(9) Basement Finish															
	Chimney: Brick	(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
		(11) Heating/Cooling															
		(12) Electric															
		150 Amps Service															
		No./Qual. of Fixtures															
		Ex.	X	Ord.													
		No. of Elec. Outlets															
		Many	X	Ave.													
		(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:															
		(15) Fireplaces															
		Class: C +5 Effec. Age: 25 Floor Area: 1,064 Total Base New : 258,235 Total Depr Cost: 190,253 Estimated T.C.V: 277,769															
		(16) Porches/Decks															
		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 Air w/ Ducts Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,064 Total: 168,676 126,513 Other Additions/Adjustments Recreation Room 709 13,705 6,852 Basement, Outside Entrance, Below Grade 1 2,560 1,920 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,646 3,484 Porches WSEP (1 Story) 240 11,686 8,764 CCP (1 Story) 16 806 604 Deck Treated Wood 496 7,509 5,632 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,038 30,028 Common Wall: 1.5 Wall 1 -4,028 -3,021 Door Opener 2 1,093 820 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356 Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost 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.				
EVANS GERALD D & JOANE J	EVANS TYSON & TANYA CARY	1	06/13/2016	QC	09-FAMILY	2016-02128	DEED	0.0				
EVANS GERALD DALE	EVANS TYSON E	24,000	06/13/2016	QC	09-FAMILY	2016-02128	PROPERTY TRANSFER	0.0				
EVANS GERALD D JOANNE J H	EVANS GERALD D & JOANE J	1	10/16/2014	QC	21-NOT USED/OTHER	2014-03582	DEED	0.0				
EVANS CHARLES EVANS DEBTO	EVANS GERALD D	20,000	12/14/2012	OTH	09-FAMILY	2013-00198 TST	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
9367 W OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
EVANS TYSON E 2308 HETZNER SAGINAW MI 48603		2024 Est TCV 281,138 TCV/TFA: 266.23										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. LOTS 26 & 27 CROOKED LAKE SHORE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
ADD SEWER FOR 05 REMOVE CENTRAL HEAT FOR 2008 ADJ DEPRECIATION		Gravel Road		GROUP A	\$1600/FF	100.00	140.00	0.8409	1.0187	1600	100	137,059
		Paved Road		100 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =	137,059		
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
			Gas									
			Curb									
			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		
		X	PRIVATE RD	2024	68,500	72,100	140,600			82,271C		
		TPC 12/27/2017 INSPECTED		2023	51,000	68,800	119,800			78,354C		
		TPC 04/05/2016 INSPECTED		2022	35,000	66,100	101,100			74,623C		
		TPC 04/27/2015 INSPECTED		2021	35,000	65,400	100,400			72,240C		



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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 168	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1960			Ex	X	Ord		Min										
Remodeled 0			Trim & Decoration														
Condition: Average			Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.											
1	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								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 256 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0			(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												
(3) Roof		(8) Basement			(14) Water/Sewer												
X	Gable Hip Flat	X	Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:												
Chimney: Block		(10) Floor Support			Notes:												
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas												Cls D		Blt 1960			
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 800																	
1 Story Siding Basement 256																	
Total: 115,376 74,996																	
Other Additions/Adjustments																	
Basement, Outside Entrance, Below Grade 1 1,823 1,185																	
Plumbing																	
Average Fixture(s) 1 1,025 666																	
Porches																	
CGEP (1 Story) 168 8,702 5,656																	
Garages																	
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																	
Base Cost 432 15,453 10,044																	
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																	
Fireplaces																	
Interior 1 Story 1 4,129 2,684																	
Local Cost Items																	
SANITARY SEWER 1 0 0 *																	
Totals: 151,819 98,684																	
Notes:																	
ECF (4085 CROOKED LAKE) 1.460 => TCY: 144,079																	

\*\*\* 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.
EVANS GERALD DALE & JOANN	EVANS TYSON & CARY-EVANS	0	08/30/2016	AFF	09-FAMILY	2016-02920	DEED	0.0
EVANS GERALD D & JOANNE J	EVANS DAVID D & KATHLEEN	0	08/30/2016	QC	09-FAMILY	2016-02921	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W OAK 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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EVANS DAVID D & KATHLEEN A 313 SHERIDAN COURT BAY CITY MI 48708	2024 Est TCV 80,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
-------------	----------	-------	-------	-------	------------	--------	-------

GROUP A\$1600/FF	50.00	130.00	1.0000	1.0000	1600	100	80,000
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50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	80,000
--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road
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. LOT 28 CROOKED LAKE SHORE PLAT.	X	Gravel Road
-----------------------------------	---	-------------

Comments/Influences	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

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

	X	Rolling
--	---	---------

	X	Low
--	---	-----

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

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

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

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

		Pond
--	--	------

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

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

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

	X	Flood Plain
--	---	-------------

	X	PRIVATE RD
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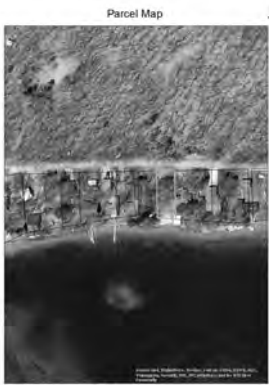
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2024	40,000	0	40,000			17,124C
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		TPC 12/27/2017 INSPECTED	2023	30,000	0	30,000			16,309C
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		TPC 04/18/2016 INSPECTED	2022	23,800	0	23,800			15,533C
--	--	--------------------------	------	--------	---	--------	--	--	---------

		TPC 04/27/2015 INSPECTED	2021	23,800	0	23,800			15,037C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DE NISE MARK & KATHRYN	HOWE PAUL & MELINDA	219,000	10/28/2020	WD	03-ARM'S LENGTH	2020-03240	PROPERTY TRANSFER	100.0
MC CULLIGH JEAN L	DE NISE MARK & KATHRYN (H	120,000	06/24/2005	WD	20-MULTI PARCEL SALE REF	05-0/2683	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9387 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 241,084 TCV/TFA: 223.23					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

X	Dirt Road		GROUP A\$1600/FF	55.00	126.00	0.9765	0.9922	1600	100	85,259	
	Gravel Road		55 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	85,259
	Paved Road		Land Improvement Cost Estimates								
	Storm Sewer		Description					Rate	Size % Good	Cash Value	
	Sidewalk		D/W/P: 3.5 Concrete					6.16	192 71	840	
	Water		Total Estimated Land Improvements True Cash Value =							840	

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							
X PRIVATE RD							



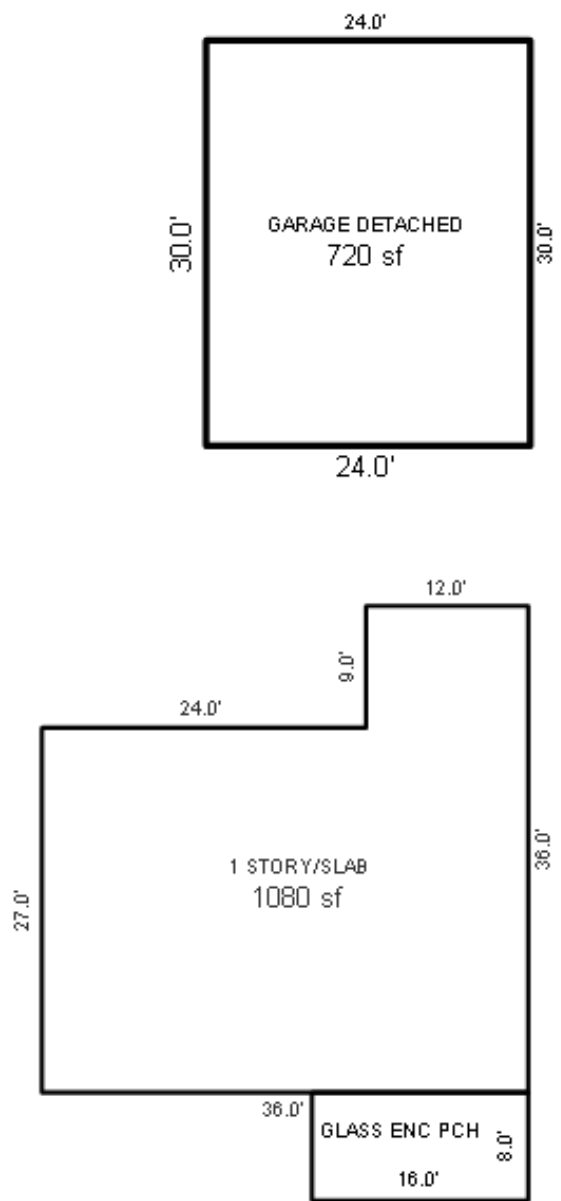
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Who	When	What	2024	42,600	77,900	120,500			107,163C
	TPC 05/06/2018	INSPECTED	2023	32,100	74,300	106,400			102,060C
	TPC 12/27/2017	INSPECTED	2022	25,100	72,100	97,200			97,200S
	TPC 04/18/2016	INSPECTED	2021	25,100	72,000	97,100			97,100S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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	Type CGEP (1 Story)	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
	Building Style: 1S		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Yr Built 1972	Remodeled 0	Ex X Ord Min		Central Air Wood Furnace											
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 60 Amps Service											
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures Ex. Ord. X Min											
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many Ave. X Few											
	(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1080 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Notes:											
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											
	(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.460 => TCY: 154,985											
X	Gable Hip Flat	Gambrel Mansard Shed			Totals: 163,315 106,154											
X	Asphalt Shingle				Totals: 163,315 106,154											

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



\*\*\* 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				
9395 W OAK DR		School: LAKE CITY AREA SCHOOL DIST		Garage		10/07/2003	20030383	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 228,477 TCV/TFA: 213.93							
VAN HULLE ROBERT J JR 30259 HATHAWAY LIVONIA MI 48150		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. LOT 30 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY L201P588		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	GROUP A\$1600/FF 55.00 124.00 0.9765 0.9883 1600 100 84,919								
		X	Paved Road	55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 84,919								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Residential Local Cost Land Improvements								
		X	Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Electric	LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X	Gas	Total Estimated Land Improvements True Cash Value = 2,375								
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	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		
		X	PRIVATE RD	2024	42,500	71,700	114,200			58,603C		
		TPC 12/27/2017 INSPECTED		2023	32,000	68,600	100,600			55,813C		
		TPC 04/18/2016 INSPECTED		2022	25,100	66,000	91,100			53,156C		
		TPC 04/27/2015 INSPECTED		2021	25,100	65,400	90,500			51,458C		



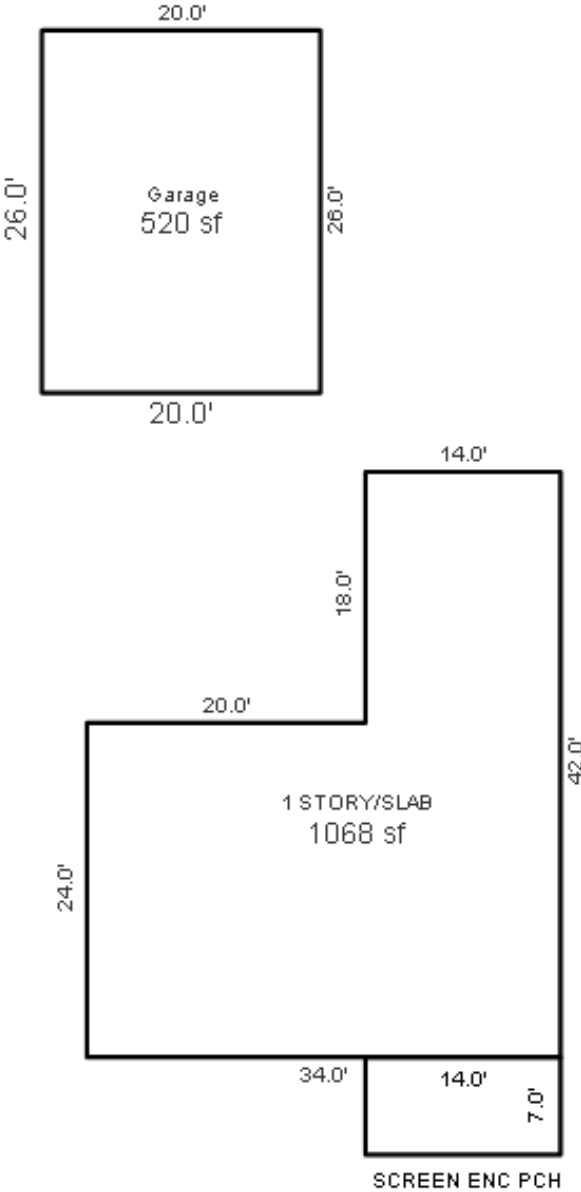
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 98	Type CSEP (1 Story)	Year Built: 2004 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,068 Total Base New : 161,168 Total Depr Cost: 96,701 Estimated T.C.V: 141,183		E.C.F. X 1.460		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 = 1068 SF Floor Area = 1068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1950								
Yr Built 1950	Remodeled 1978	Ex	X Ord	Min	100 Amps Service			No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Stories		Foundation		Total:								
Room List		Doors	Solid	X H.C.	Many			X Ave.		Few		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1068 S.F. Height to Joists: 0.0		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
(3) Roof		(8) Basement		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
Chimney: Block		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
Lump Sum Items:		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
Notes:		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
Totals:		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		
ECF (4085 CROOKED LAKE) 1.460 => TCY:		(10) Floor Support		No. of Elec. Outlets			(13) Plumbing		Ex. X Ord. Min		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Manual		

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		199,000	02/01/2002	WD	33-TO BE DETERMINED	02-0:0671	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9405 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 09/23/2003					
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Owner's Name/Address	MAP #:
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THOMAS CALVIN O JR & DANA K 9405 W OAK DRIVE LAKE CITY MI 49651	2024 Est TCV 321,955 TCV/TFA: 215.21
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A\$1600/FF	101.00	134.00	0.8388	1.0076	1600	100		136,582
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101 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value =	136,582
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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Description	D/W/P: 3.5 Concrete	6.16	54	94	313
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X Sewer	Metal Prefab	15.55	100	50	777
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X Electric	Wood Frame	22.22	192	50	2,133
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Total Estimated Land Improvements True Cash Value =					3,223
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Tax Description	X	Gas
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. LOT 31 & 32 CROOKED LAKE SHORE PLAT.		
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Comments/Influences
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Topography of Site
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Level	
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Rolling	
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Low	
-----	--

X High	
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Landscaped	
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Swamp	
-------	--

Wooded	
--------	--

Pond	
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X Waterfront	
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Ravine	
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Wetland	
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Flood Plain	
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X PRIVATE RD	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	68,300	92,700	161,000			107,002C
2023	51,100	88,400	139,500			101,907C
2022	36,200	84,900	121,100			97,055C
2021	36,200	84,000	120,200			93,955C

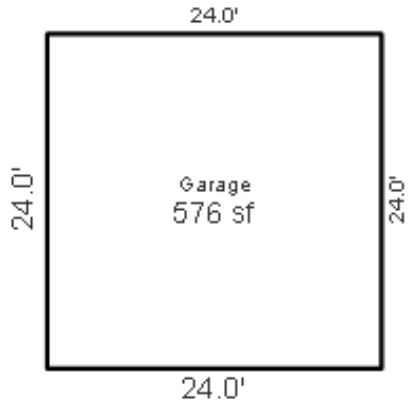
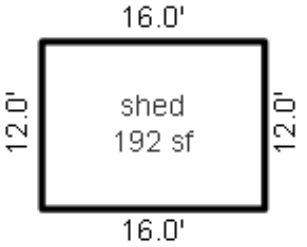
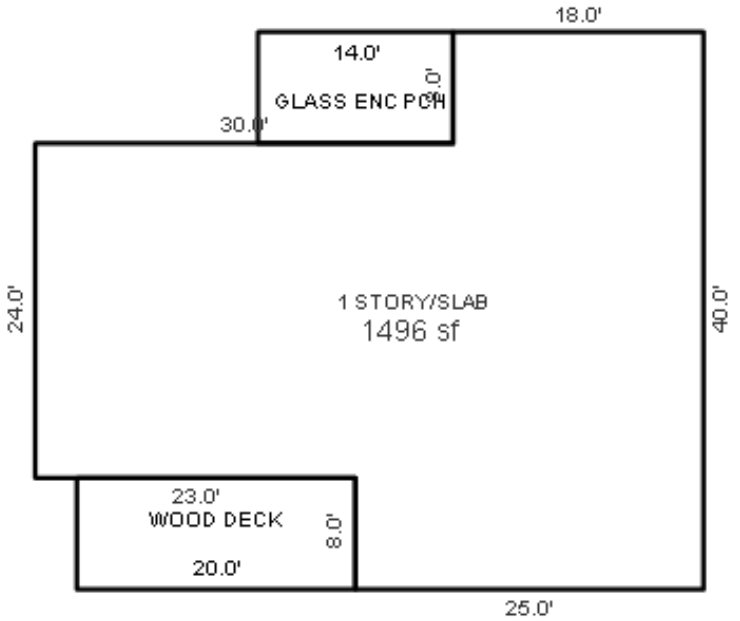
Who	When	What
TPC	05/06/2018	INS
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED

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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 160	Type CGEP (1 Story) 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: 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: 1,496 Total Base New : 207,932 Total Depr Cost: 124,760 Estimated T.C.V: 182,150		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1950		
Yr Built 1950	Remodeled 1989	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1496 SF Floor Area = 1496 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas				
Condition: Average		Size of Closets		Lg			Ord	X Small	Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1 Story Siding Slab		Total: 161,436		96,862			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s) 1 1,230 738				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s) 1 1,230 738				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1496 S.F. Height to Joists: 0.0			Average Fixture(s)			Porches		CGEP (1 Story) 112 7,370 4,422				
(2) Windows		Many	X Avg.	X Avg.	Large	Average Fixture(s)			Deck		Treated Wood 160 3,498 2,099					
X	Wood Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 11,875				
X	Metal Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water/Sewer		Public Sewer 1 1,326 796				
X	Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Water Well, 100 Feet		Water Well, 100 Feet 1 5,640 3,384				
X	Double Hung	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Built-Ins		Appliance Allow. 1 1,934 1,160				
X	Horiz. Slide	Lump Sum Items:					Average Fixture(s)			Fireplaces		Exterior 1 Story 1 5,707 3,424				
X	Casement						Average Fixture(s)			Local Cost Items		SANITARY SEWER 1 0 0 *				
X	Double Glass						Average Fixture(s)			Totals:		207,932 124,760				
X	Patio Doors						Average Fixture(s)			Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCY: 182,150				
X	Storms & Screens						Average Fixture(s)									
(3) Roof							Average Fixture(s)									
X	Gable						Average Fixture(s)									
X	Hip						Average Fixture(s)									
X	Flat						Average Fixture(s)									
X	Gambrel						Average Fixture(s)									
X	Mansard						Average Fixture(s)									
X	Shed						Average Fixture(s)									
X	Asphalt Shingle						Average Fixture(s)									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRAD RICHARD & CONNIE H	MONRAD CONNIE H	0	02/25/2023	OTH	07-DEATH CERTIFICATE	2023-03382	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9425 W OAK 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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MONRAD CONNIE H 14285 BALMORAL ST RIVERVIEW MI 48193-7901	2024 Est TCV 182,318 TCV/TFA: 271.31
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A\$1600/FF	50.00	142.00	1.0000	1.0223	1600	100		81,785	
50 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	81,785

Tax Description	X	Land Improvement Cost Estimates
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. LOT 33 CROOKED LAKE SHORE PLAT.	X	Dirt Road
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Comments/Influences	X	Gravel Road
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ADD SEWER FOR 05	X	Paved Road
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	X	Storm Sewer
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	X	Sidewalk
--	---	----------

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

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

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

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

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

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

	X	Standard Utilities
--	---	--------------------

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

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

	X	Landscaped
--	---	------------

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

	X	Wooded
--	---	--------

	X	Pond
--	---	------

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

	X	Ravine
--	---	--------

	X	Wetland
--	---	---------

	X	Flood Plain
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	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	40,900	50,300	91,200			41,636C
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2023	30,400	40,300	70,700			39,654C
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2022	23,800	39,000	62,800			37,766C
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2021	23,800	39,000	62,800			36,560C
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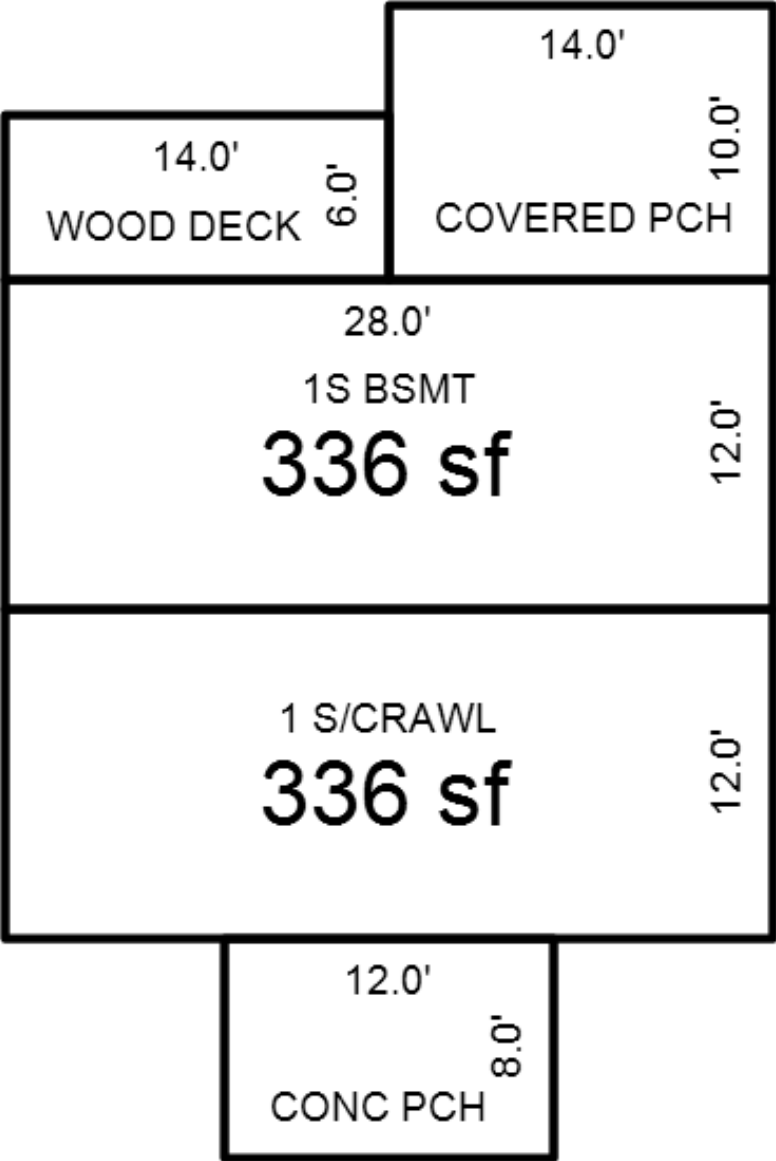


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
Wood Frame X Block		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 672 Total Base New : 113,681 Total Depr Cost: 68,208 Estimated T.C.V: 99,583			140 CCP (1 Story) 96 CPP 84 Treated Wood		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1965									
Yr Built 1965	Remodeled 0	Size of Closets		(12) Electric			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Lg X Ord Small		125 Amps Service			1 Story Block			1		336		336		91,475		54,885			
Room List		Doors Solid X H.C.		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing		Average Fixture(s)		Basement, Outside Entrance, Below Grade		1		2,120		1,272	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Ex. Ord. X Min			Plumbing			Average Fixture(s)		1		1,195		717					
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Other Additions/Adjustments			Porches		CCP (1 Story)		140		3,402		2,041			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. X Few			Plumbing			Deck		Treated Wood		84		2,213		1,328			
Insulation		(7) Excavation		(13) Plumbing			Plumbing			Water/Sewer		Public Sewer		1		1,326		796			
(2) Windows		Basement: 336 S.F. Crawl: 336 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water Well, 50 Feet		Water Well		1		2,585		1,551			
X	Many Avg. X Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Built-Ins		Appliance Allow.		1		1,934		1,160			
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Plumbing			Fireplaces		Exterior 1 Story		1		5,707		3,424			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Plumbing			Local Cost Items		SANITARY SEWER		1		0		0		*	
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			Plumbing			Totals:		113,681		68,208		99,583					
X	Gable Hip Flat	Gambrel Mansard Shed		E.C.F (4085 CROOKED LAKE) 1.460 => TCV:			Plumbing			Totals:		113,681		68,208		99,583					
X	Asphalt Shingle	(10) Floor Support		Notes:			Plumbing			Totals:		113,681		68,208		99,583					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Notes:			Plumbing			Totals:		113,681		68,208		99,583					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		140,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4720	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9435 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	06/04/2019	2019-0236	100%
Owner's Name/Address	P.R.E. 0%					
MCGEE GAIL I & WISNIEWSKI NANCY A 32313 ELMWOOD GARDEN CITY MI 48135	MAP #:					
	2024 Est TCV 364,222 TCV/TFA: 360.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOTS 34 & 35 CROOKED LAKE SHORE PLAT.	X	Dirt Road		GROUP A\$1600/FF	101.00	153.00	0.8388	1.0416	1600	100	141,186
Comments/Influences		Gravel Road		101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 141,186							
ADD SEWER FOR 05		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer		D/W/P: Patio Blocks				15.61	405	50	3,161
	X	Electric		D/W/P: 4in Concrete				6.97	1873	50	6,527
		Gas		D/W/P: Patio Blocks				15.61	240	50	1,873
		Curb		Total Estimated Land Improvements True Cash Value = 11,561							
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
				D/W/P: Patio Blocks	15.61	405	50	3,161
				D/W/P: 4in Concrete	6.97	1873	50	6,527
				D/W/P: Patio Blocks	15.61	240	50	1,873
				Total Estimated Land Improvements True Cash Value =				11,561

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	70,600	111,500	182,100			125,483C
				2023	52,100	106,300	158,400			119,508C
				2022	36,200	101,800	138,000			113,818C
				2021	36,200	100,600	136,800			110,182C

Level	Who	When	What
Rolling			
Low			
High	X		
Landscaped			
Swamp			
Wooded			
Pond			
Waterfront	X		
Ravine			
Wetland			
Flood Plain			
PRIVATE RD	X		



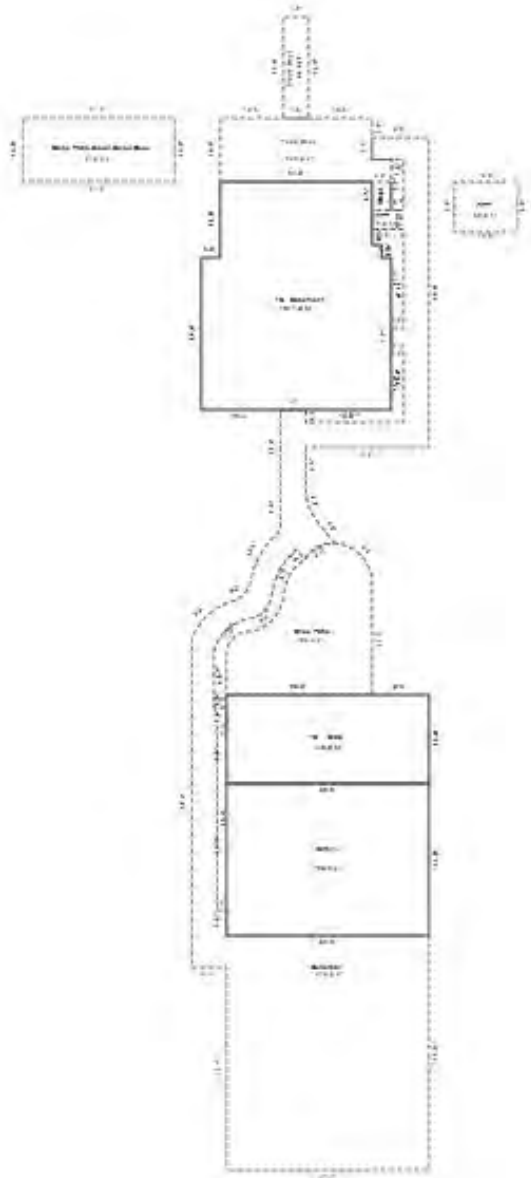
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	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 Type Year Built: 2019 Car Capacity: 3 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: 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																																																																																																																																																																
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric																																																																																																																																																																
Yr Built	Remodeled	Ex	X	Ord		Min	200 Amps Service																																																																																																																																																																
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures																																																																																																																																																														
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls	C																																																																																																																																																									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1011 SF Floor Area = 1011 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																																																																																																																																																													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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			Stories Exterior Foundation Size Cost New Depr. Cost																																																																																																																																																													
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments																																																																																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN ALLEN C & MARY A	ALTMAN KENNETH L & TONI L	209,000	03/25/2016	WD	03-ARM'S LENGTH	2016-00935	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7689 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ALTMAN KENNETH L & TONI L 13125 BLOCK RD BIRCH RUN MI 48415	MAP #:					
	2024 Est TCV 365,372 TCV/TFA: 456.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 1 CROW'S NEST.	X		A 67' @ 3400/	59.59	136.00	212,232
Comments/Influences			64 Actual Front Feet, 0.18 Total Acres			212,232

Public Improvements	* Factors *			
	Description	Rate	Size % Good	Cash Value
X Dirt Road	D/W/P: 3.5 Concrete	6.58	130 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				
X Standard Utilities				
X Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	106,100	76,600	182,700			124,259C
X Rolling	2023	66,200	73,100	139,300			118,342C
X Low	2022	59,600	65,900	125,500			112,707C
X High	2021	56,500	59,400	115,900			109,107C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



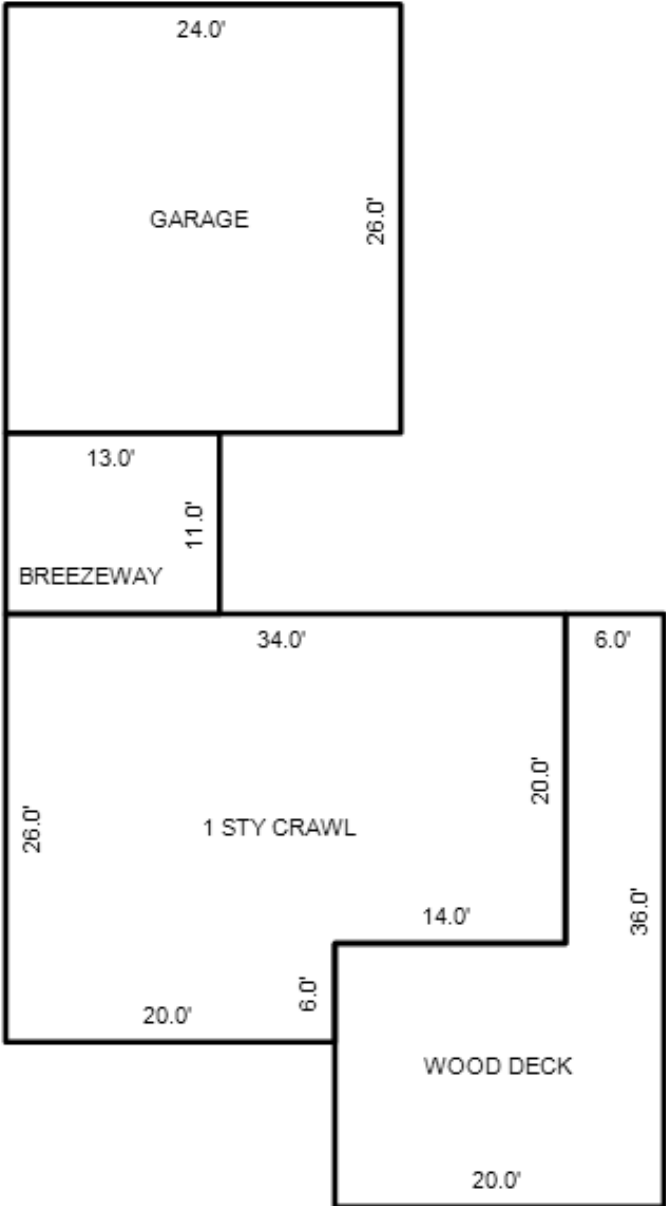
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	66,200	73,100	139,300			118,342C
TPC	04/08/2016	INSPECTED	2022	59,600	65,900	125,500			112,707C
TPC	02/20/2012	INSPECTED	2021	56,500	59,400	115,900			109,107C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 440 143	Type Treated Wood Brzwy, FW	Year Built: 1988 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																												
Yr Built 1965		Remodeled 0	Ex	X	Ord	Min																											
Condition: Average		Trim & Decoration			No./Qual. of Fixtures																												
Room List		Doors	Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric																												
(1) Exterior			Kitchen: Other: Other:		100 Amps Service																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																												
(2) Windows			(7) Excavation		Many			X	Ave.		Few																						
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing																								
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer				Deck																								
(3) Roof			(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Garages																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																								
X	Asphalt Shingle		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Base Cost Water/Sewer Public Sewer Water Well, 50 Feet																								
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:		Notes:				Built-Ins Appliance Allow. Fireplaces Interior 1 Story Breezeways Frame Wall Local Cost Items SANITARY SEWER																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 800 SF Floor Area = 800 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>800</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>112,321</b></td> <td><b>67,392</b></td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800						<b>Total:</b>	<b>112,321</b>	<b>67,392</b>	E.C.F. X 1.460		Cls C Blt 1965	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	800																														
			<b>Total:</b>	<b>112,321</b>	<b>67,392</b>																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788 Deck Treated Wood 440 6,943 4,166 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,220 15,732 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 Interior 1 Story 1 5,338 3,203 Breezeways Frame Wall 143 9,841 5,905 Local Cost Items SANITARY SEWER 1 0 0												Totals:		173,731 104,240																			
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 152,190																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITMER WALTER G & GRETCH	WHITMER WALTER G & GRETCH	100	05/12/2020	WD	09-FAMILY	2020-01378	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7699 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	05/24/2005	20050133	Complete
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
WHITMER WALTER G & GRETCHEN S 7699 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 495,729 TCV/TFA: 193.64

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 2 T22N R8W LOTS 2 & 52. CROW'S NEST.	X	Dirt Road	67'	3400'	60.00	119.00	0.8473	0.9839	3400	100	170,059	
Comments/Influences		Gravel Road	67'	800'	70.00	115.00	0.8473	0.9755	800	100	46,285	
		Paved Road	130 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value =	216,344

NEW PC GRG ON LOT 52 FOR 03 02 COMBO W/002-52 FOR 03	X	Water	Description	Rate	Size	% Good	Cash Value	
			D/W/P: Asphalt Paving	3.10	620	0	0	
	X	Sewer	Wood Frame	29.53	96	50	1,417	
	X	Electric	Residential Local Cost Land Improvements					
	X	Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1	100	2,500	
			Total Estimated Land Improvements True Cash Value =				3,917	

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

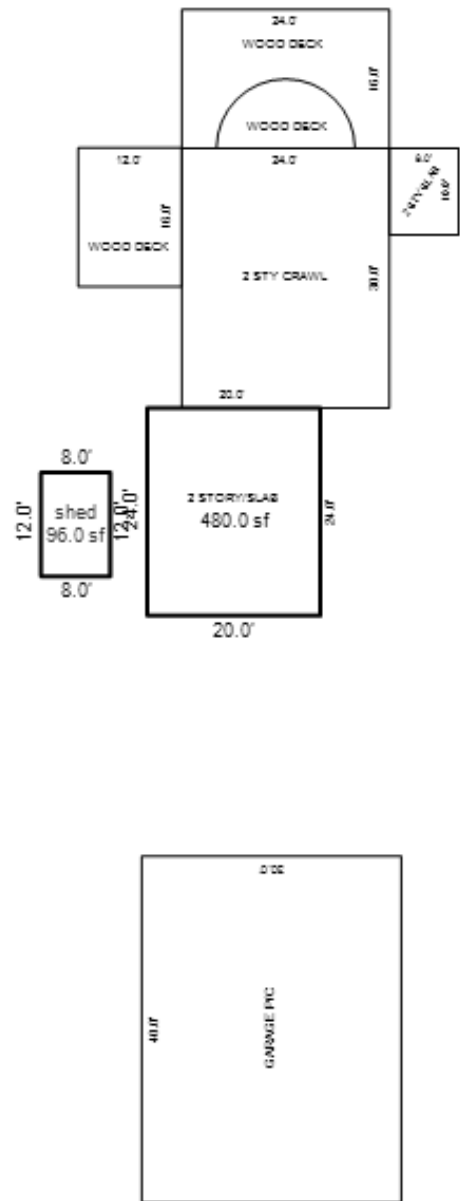
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	108,200	139,700	247,900			148,767C
2023	71,400	133,300	204,700			141,683C
2022	72,000	120,300	192,300			134,937C
2021	66,500	108,500	175,000			130,627C

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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 384 75 192	Type Treated Wood Treated Wood Treated Wood	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 40 Floor Area: 2,560 Total Base New : 314,454 Total Depr Cost: 188,677 Estimated T.C.V: 275,468				Bsmnt Garage: Carport Area: Roof:			
Building Style: TRI		X	Drywall		X	Plaster Wood T&G	Trim & Decoration		E.C.F. X 1.460							
Yr Built 1973	Remodeled 0	Ex	X		Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service										
(1) Exterior		No./Qual. of Fixtures		X Ex.		Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family TRI				Cls C -5 Blt 1973				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		X	Many	Ave.	Few	Ground Area = 1280 SF Floor Area = 2560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 560 S.F. Height to Joists: 0.0		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Story Siding 2 Story Siding 2 Story Siding		2	Siding	Crawl Space	720		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Deck		3	Fixture Bath			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath		Treated Wood Treated Wood Treated Wood		1		384	6,355	3,813	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		1	Public Sewer	1,494	896	
Chimney: Brick								Water Well, 50 Feet		Built-Ins		1	Water Well, 50 Feet	2,686	1,612	
								Appliance Allow.		Garages		1	Appliance Allow.	2,766	1,660	
								Class: C Exterior: Pole (Unfinished)		Local Cost Items		1200	Base Cost	28,956	17,374	
								SANITARY SEWER		Totals:		1		0	0	*
								Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC		1		0	0	*
										Totals:		314,454		188,677		
										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC		275,468				

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



\*\*\* 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

7709 W WHITE BIRCH AVE      School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%      MAP #:

Owner's Name/Address      2024 Est TCV 432,609 TCV/TFA: 294.29

MCDONALD VAN & JUDY  
8009 55TH STREET E  
PALMETTO FL 34221

X Improved      Vacant      Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Taxpayer's Name/Address      Public Improvements      \* Factors \*

MCDONALD VAN & JUDY  
8009 55TH STREET E  
PALMETTO FL 34221

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

Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

A 67' @ 3400/      61.33      115.00      1.0223      0.9755      3400      100           207,967

62 Actual Front Feet, 0.16 Total Acres      Total Est. Land Value =      207,967

Tax Description      Land Improvement Cost Estimates      Rate      Size % Good      Cash Value

. SEC 2 T22N R8W LOT 3 CROW'S NEST.

X Sewer      D/W/P: 3.5 Concrete      6.58      452      78      2,320

X Electric      Total Estimated Land Improvements True Cash Value =      2,320

Comments/Influences      Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	104,000	112,300	216,300			113,475C
2023	61,600	107,200	168,800			108,072C
2022	58,300	96,600	154,900			102,926C
2021	55,300	87,000	142,300			99,638C

Who      When      What

TPC 12/27/2017 INSPECTED

TPC 11/05/2013 INSPECTED

TPC 02/20/2012 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 416	Type Treated Wood Treated Wood	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: 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 Effec. Age: 30 Floor Area: 1,470 Total Base New : 217,537 Total Depr Cost: 152,275 Estimated T.C.V: 222,322		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C		Blt 1974	
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 840 SF Floor Area = 1470 SF.					
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.75 Story Siding Crawl Space		Total: 170,317 119,222			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments					
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,476 1,033	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Deck		Treated Wood		56 1,882 1,317	
	Insulation			Many			X	Ave.		Few	Treated Wood		416 6,693 4,685		
(2) Windows		(7) Excavation		(14) Water/Sewer			Separate Shower			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Base Cost		352 15,942 11,159			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No Plumbing			Public Sewer			Water/Sewer		Public Sewer		1 1,494 1,046	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink			Water Well			Public Sewer		Water Well, 100 Feet		1 5,808 4,066	
(3) Roof		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 2,766 1,936	
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well			Fireplaces		Exterior 1 Story		1 6,513 4,559	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			SANITARY SEWER			Local Cost Items		1 0 0		* 0	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Notes:			Totals:		217,537 152,275		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 222,322	

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



Sketch by Peter WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOWER JOYCE M TRUST	BARR KEITH	0	06/29/2015	WD	03-ARM'S LENGTH	2015-02253	PROPERTY TRANSFER	100.0
TOWER JOYCE M (WIDOW OF R	TOWER JOYCE M TRUST	1	12/14/2004	QC	21-NOT USED/OTHER	05-0/4013	DEED	0.0

Property Address: W WHITE BIRCH 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: BARR KEITH  
 4635 BLOOD RD  
 METAMORA MI 48455  
 2024 Est TCV 203,989

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.67	110.00	1.0251	0.9647	3400	100		203,989
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								203,989

Tax Description: . SEC 2 T22N R8W LOT 4 CROW'S NEST.  
 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	102,000	0	102,000			62,182C
		TPC 04/30/2021 INSPECTED	2023	60,100	0	60,100			59,221C
		TPC 12/27/2017 INSPECTED	2022	57,700	0	57,700			56,401C
		TPC 02/20/2012 INSPECTED	2021	54,600	0	54,600			54,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOWER JOYCE M TRUST	BARR KEITH	335,000	06/29/2015	WD	03-ARM'S LENGTH	2015-02253	PROPERTY TRANSFER	100.0
TOWER JOYCE M TRUST	TOWER JOYCE M TRUST	0	07/26/2014	AFF	07-DEATH CERTIFICATE	SOC SEC RECORD	DEED	100.0
TOWER JOYCE M (WIDOW OF R	TOWER JOYCE M TRUST	1	12/14/2004	QC	21-NOT USED/OTHER	05-0/4012	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7729 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BARR KEITH 4635 BLOOD RD METAMORA MI 48455	MAP #:					
	2024 Est TCV 440,538 TCV/TFA: 306.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 5 CROW'S NEST.	X		A 67' @ 3400/	60.00	115.00	204,567
Comments/Influences			60 Actual Front Feet, 0.16 Total Acres			204,567

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	D/W/P: 3.5 Concrete	6.58	568 71	2,653
				Total Estimated Land Improvements True Cash Value =			2,653

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



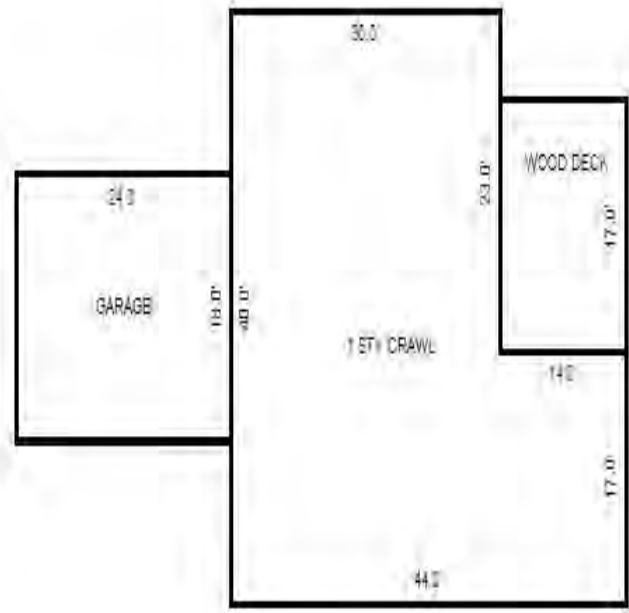
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	60,200	112,600	172,800			141,752C
TPC	05/11/2015	INSPECTED	2022	57,000	101,400	158,400			135,002C
TPC	02/20/2012	INSPECTED	2021	54,000	91,400	145,400			130,690C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		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 238	Type Treated Wood	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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		Class: C Effec. Age: 30 Floor Area: 1,438 Total Base New : 228,297 Total Depr Cost: 159,807 Estimated T.C.V: 233,318		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X Drywall	Plaster		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1438 SF Floor Area = 1438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1973				
Yr Built 1973	Remodeled 0	X Paneled	Wood T&G		No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Ex	X Ord	Min	200 Amps Service		Stories Exterior Foundation		1,438		183,187		128,230		
Room List		Lg	X Ord	Small	(12) Electric		1 Story Siding Crawl Space		Total:		4,646		3,252		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck Treated Wood		238		4,646		3,252	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets		Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		14,313	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few		(14) Water/Sewer		Water/Sewer		Common Wall: 1 Wall		1		-2,686	
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		1		1,494		1,046	
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Lump Sum Items:		Water Well, 100 Feet		1		5,808		4,066	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens		(8) Basement		3 Fixture Bath		(15) Fireplaces		Built-Ins		Appliance Allow.		1		2,766	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		1000 Gal Septic 2000 Gal Septic		Fireplaces		Exterior 1 Story		1		6,513	
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish		1		SANITARY SEWER		Local Cost Items		1		0		0	
X	Asphalt Shingle	(10) Floor Support		1		Notes:		Totals:		228,297		159,807		233,318	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:									

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
7739 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		10/10/2013	2013-0506	100%			
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 380,874 TCV/TFA: 383.17						
MOOLENAAR ROBERT J & LAURA M TRUST MOOLENAAR JOHN 10201 E CROSSROADS #24 CALEDONIA MI 49316		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *							
. SEC 2 T22N R8W LOT 6 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 3400/		60.00	122.00	1.0280	0.9900	3400 100	207,611
		Paved Road		60 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =			207,611
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.		8.18	730	0	0		
		X Sewer		D/W/P: 4in Concrete		6.97	165	0	0		
		X Electric		Residential Local Cost Land Improvements							
		X Gas		Description		Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 1000		1,000.00	2	95	1,900		
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,900							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		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	103,800	86,600	190,400			89,428C
		TPC 04/01/2021	INSPECTED		2023	61,300	82,700	144,000			85,170C
		TPC 12/27/2017	INSPECTED		2022	57,000	74,600	131,600			81,115C
		TPC 09/08/2014	INSPECTED		2021	54,000	67,300	121,300			78,524C



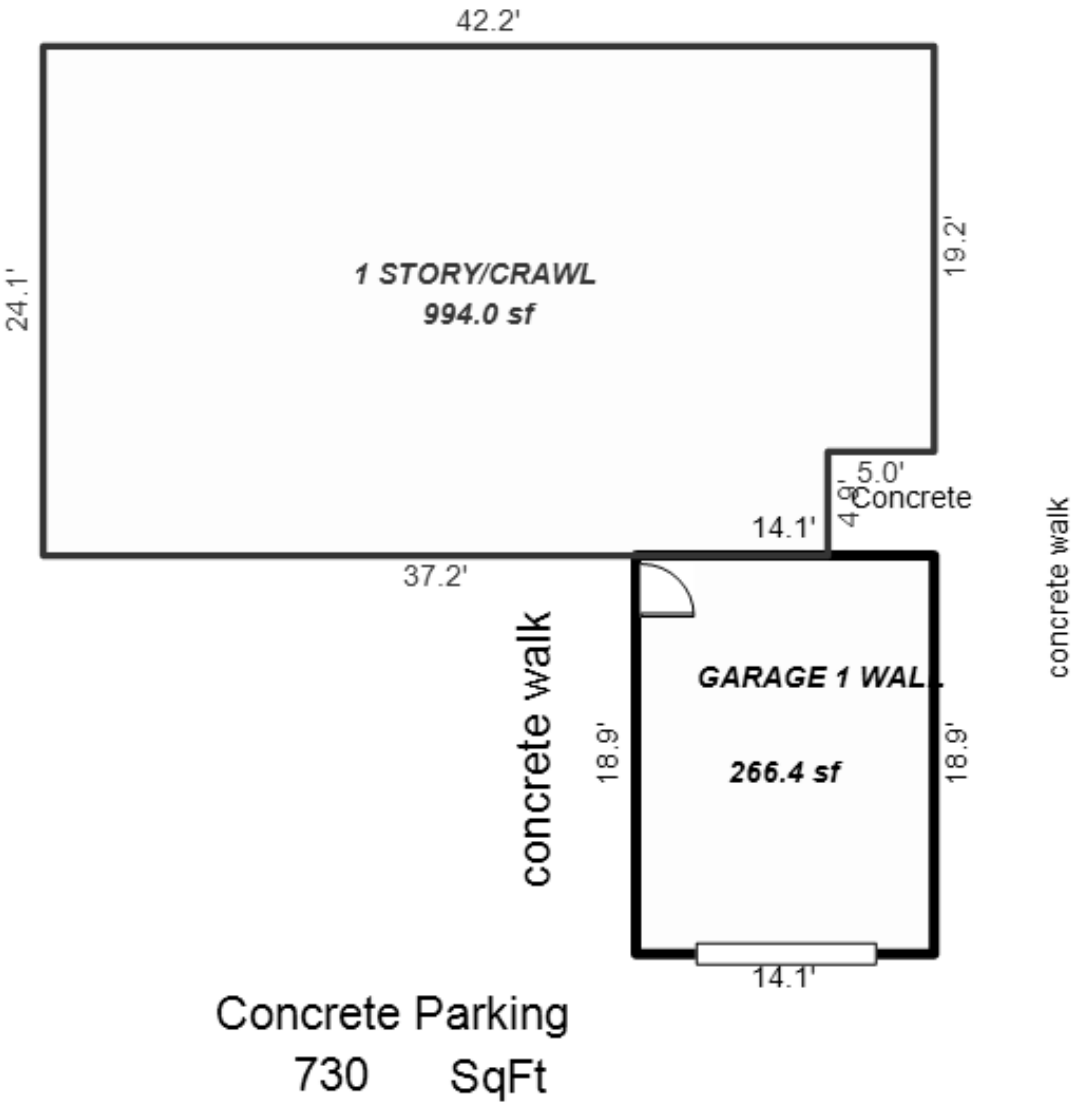
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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: 2013 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: 266 % 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									20	CCP (1 Story)			
	Building Style: 1S		Drywall Paneled															
	Yr Built 1967		Plaster Wood T&G															
	Remodeled 2013		Trim & Decoration															
	Condition: Average		Ex	X	Ord													
	Room List		Min															
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets															
	(1) Exterior		Lg	X	Ord													
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Small															
	(2) Windows		Doors		Solid	X	H.C.											
	Many Avg. Few		(5) Floors															
	Large Avg. Small		Kitchen: Other: Other:															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings															
	(3) Roof		(7) Excavation															
	X Gable Hip Flat		Basement: 0 S.F. Crawl: 994 S.F. Slab: 0 S.F. Height to Joists: 0.0															
	Gambrel Mansard Shed		(8) Basement															
	X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
	Chimney: Metal		(9) Basement Finish															
			(10) Floor Support															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			Joists: Unsupported Len: Cntr.Sup:															
			(11) Electric															
			200 Amps Service															
			No./Qual. of Fixtures															
			Ex.	X	Ord.													
			(12) 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															
			(13) Water/Sewer															
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
			Lump Sum Items:															
			(14) Fireplaces															
			Class: C +5 Effec. Age: 30 Floor Area: 994 Total Base New : 167,652 Total Depr Cost: 117,372 Estimated T.C.V: 171,363															
			(15) Porches/Decks															
			Area															
			20															
			(16) Garage															
			Year Built: 2013 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: 266 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 994 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 994 Total: 139,453 97,632 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 266 15,101 10,571 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 Porches CCP (1 Story) 20 1,007 705 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 167,652 117,372 Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 171,363															

\*\*\* 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.
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	0	01/14/2016	QC	09-FAMILY	2016-0189	PROPERTY TRANSFER	0.0
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	0	01/14/2016	QC	09-FAMILY	2016-00191	PROPERTY TRANSFER	0.0
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	1	03/20/2012	QC	21-NOT USED/OTHER	2012-000899 QD	DEED	0.0
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	1	03/01/2011	QC	21-NOT USED/OTHER	2011-00588	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7749 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	04/28/2004	20040090	Complete
	P.R.E. 100% 07/25/1994		Demolition/Removal	04/15/2004	20040061	Complete

Owner's Name/Address	MAP #:
VERBERKMOES DANIEL & DAWN TRUST 7749 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 609,912 TCV/TFA: 270.11

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value

		A 67' @ 3400/ 60.00 128.00 1.0280 1.0020 3400 100 210,118
		60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 210,118

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 2 T22N R8W LOT 7 CROW'S NEST.		Dirt Road	Description Rate Size % Good Cash Value

Comments/Influences		Gravel Road	D/W/P: 3.5 Concrete 6.58 464 71 2,168
231-839-5866		Paved Road	Residential Local Cost Land Improvements

		Storm Sewer	Description Rate Size % Good Cash Value
		Sidewalk	LAND IMPROVE 2500 2,500.00 1 100 2,500

		Water	Total Estimated Land Improvements True Cash Value = 4,668
		Sewer	

		Electric	
		Gas	

		Curb	
		Street Lights	

		Standard Utilities	
		Underground Utils.	

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	105,100	199,900	305,000			200,376C

		Low	2023	62,200	202,600	264,800			190,835C
		High	2022	57,000	182,600	239,600			181,748C

		Landscaped	2021	54,000	174,300	228,300			175,942C
		Swamp							

		Wooded							
		Pond							

		Waterfront							
		Ravine							

		Wetland							
		Flood Plain							

		Who	When	What	2024	105,100	199,900	305,000			200,376C
--	--	-----	------	------	------	---------	---------	---------	--	--	----------

		TPC 12/27/2017 INSPECTED	2023	62,200	202,600	264,800					190,835C
--	--	--------------------------	------	--------	---------	---------	--	--	--	--	----------

		TPC 02/20/2012 INSPECTED	2022	57,000	182,600	239,600					181,748C
--	--	--------------------------	------	--------	---------	---------	--	--	--	--	----------

			2021	54,000	174,300	228,300					175,942C
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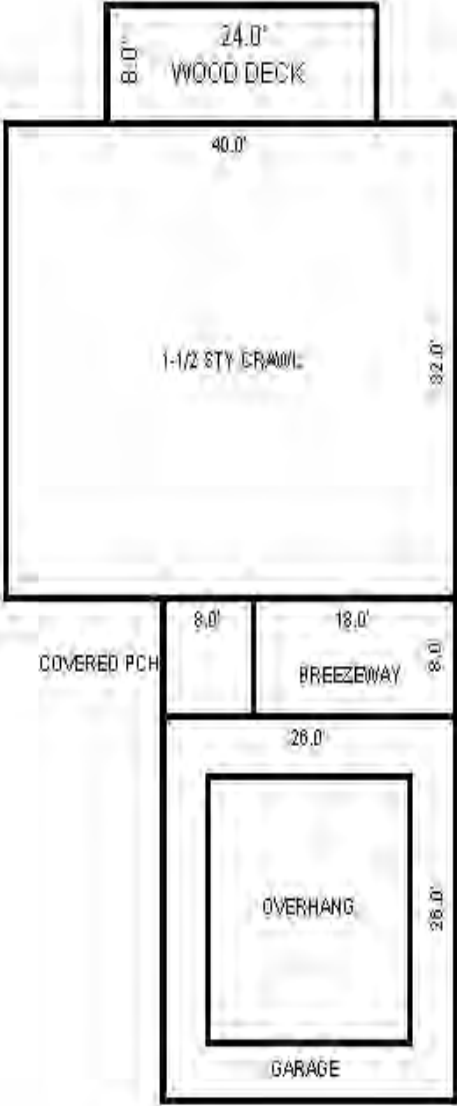
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 64 192 144	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2004 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: 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 +10 Effec. Age: 20 Floor Area: 2,258 Total Base New : 338,282 Total Depr Cost: 270,634 Estimated T.C.V: 395,126			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 10		Blt 2004		
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1280 SF Floor Area = 2258 SF.							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Basement 1st Floor 2nd Floor 3 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		No. of Elec. Outlets			X			1.5 Story Siding Crawl Space 1,280 1 Story Siding Overhang 338							
(2) Windows		(7) Excavation		Average Fixture(s)			X			Total: 276,189 220,960							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1280 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			X			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath			X			Plumbing							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Porches							
(3) Roof		(9) Basement Finish		3 Fixture Bath			X			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2			X			Treated Wood						
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s)			X			Garages							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			X			Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
				1			X			Base Cost							
				1			X			Common Wall: 1 Wall							
				1			X			Door Opener							
				1			X			Water/Sewer							
				1			X			Public Sewer							
				1			X			Water Well, 50 Feet							
				1			X			Built-Ins							
				1			X			Appliance Allow.							
				1			X			Breezeways							
				1			X			Frame Wall							
				1			X			Local Cost Items							
				1			X			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



Sketch by Apex A/TM

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JUERGENS LARRY & MARCENE	WILLIAMS TERRY L & LORENE	0	03/13/2020	WD	16-LC PAYOFF	2020-00802	DEED	0.0
JUERGENS LARRY & MARCENE	WILLIAMS TERRY L & LORENE	330,000	06/24/2019	LC	03-ARM'S LENGTH	2019-02009	PROPERTY TRANSFER	100.0
LESHOK GREGORY P & SARA L	JUERGENS LARRY & MARCENE	255,000	01/28/2013	WD	03-ARM'S LENGTH	2013-00247	PROPERTY TRANSFER	100.0
BARKS GENE E	LESHOK GREGORY P & SARA L	285,000	04/15/2005	WD	03-ARM'S LENGTH	05-0/1354	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7759 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
WILLIAMS TERRY L & LORENE F 5542 VANDERBUILT RD OLD HICKORY TN 37138	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 455,157 TCV/TFA: 259.79					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			A 67' @ 3400/	60.00	132.00	1.0280	1.0097	3400	100	211,740	
			60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	211,740

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
. SEC 2 T22N R8W LOT 8 CROW'S NEST.				Description	Rate	Size	% Good	Cash Value			
Comments/Influences				D/W/P: 4in Concrete	6.97	400	0	0			
2018-00979JMISC NO SORT TERM RENTALS	X			D/W/P: 4in Concrete	6.97	56	0	0			
2018-00979 JMISC NO SORT TERM RENTALS	X			D/W/P: 4in Concrete	6.97	100	0	0			
	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 =							2,375

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



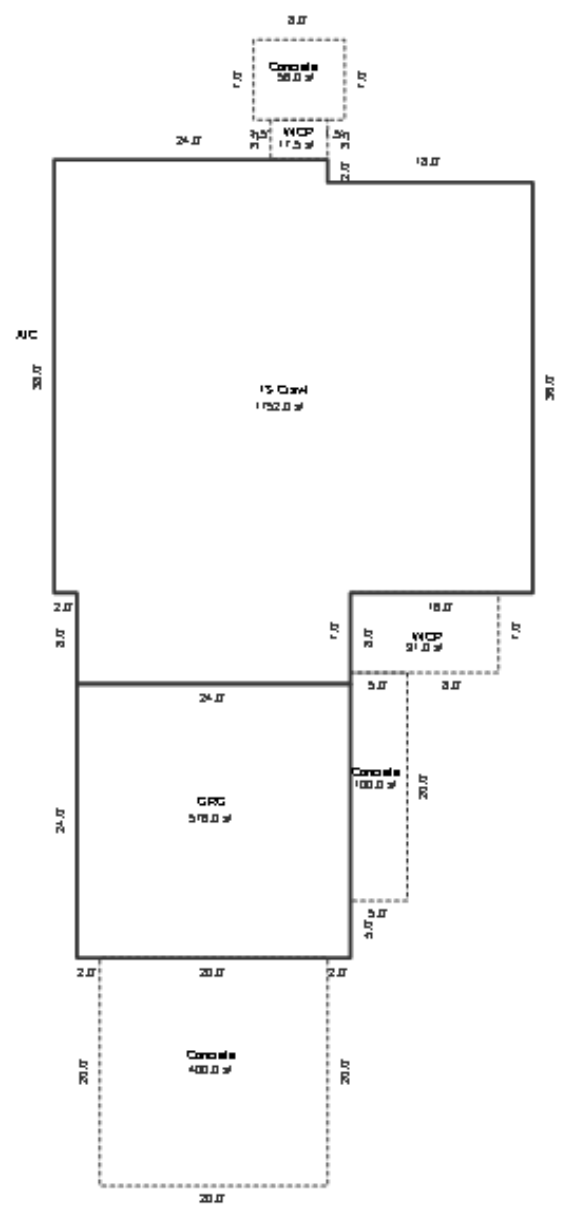
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,900	121,700	227,600			164,099C
2023	62,700	116,300	179,000			156,285C
2022	57,000	104,800	161,800			148,843C
2021	54,000	94,600	148,600			144,089C

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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 17 WCP (1 Story) 91 WCP (1 Story)	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1962	Remodeled 1995		Trim & Decoration		Ex	X	Ord											
Condition: Average			Size of Closets															
Room List			Lg		Ord	X	Small											
	Basement 1st Floor 2nd Floor 3 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 Many X Ave. Few													
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 1752 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:													
X	Gable Hip Flat		(9) Basement Finish		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 241,042													
X	Asphalt Shingle		(10) Floor Support		Totals: 275,161 165,097													
Chimney: Metal			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESHOK SARA & GREGORY	ANSON RONALD F	120,000	08/12/2013	WD	03-ARM'S LENGTH	2013-02766 WD	DEED	100.0
COX LINDA TRUSTEE	LESHOK SARA & GREGORY (PR	105,000	12/06/2005	QC	03-ARM'S LENGTH	06-0/569	DEED	100.0
BARKS GENE E	COX LINDA TRUSTEE	105,000	05/12/2005	WD	21-NOT USED/OTHER	05-0/1919	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7769 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	05/09/2019	2019-0154	100%
Owner's Name/Address	P.R.E. 0%		Deck/Porch	08/11/2017	2017-0378	100%
ANSON RONALD F 2255 E NEWBURG RD FARMINGTON HILLS MI 48117	MAP #:		New House	06/07/2016	2016-0221	100%
	2024 Est TCV 459,866 TCV/TFA: 336.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 2 T22N R8W LOT 9 CROW'S NEST.	X	Dirt Road		A 67' @ 3400/	62.16	131.00	1.0189 1.0078	3400 100	217,010
Comments/Influences		Gravel Road		71 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	217,010

Comments/Influences	X	Description	Land Improvement Cost Estimates			Cash Value	
			Rate	Size	% Good		
	X	Water	Fencing: Wd, Split, 2 Rail	15.53	200	0	0
	X	Sewer	D/W/P: Patio Blocks	14.27	24	0	0
	X	Electric	D/W/P: 3.5 Concrete	6.16	186	50	573
	X	Gas	D/W/P: 4in Concrete	6.49	560	50	1,817
		Curb	Total Estimated Land Improvements True Cash Value =				2,390

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2024	108,500	121,400	229,900			168,506C
		High	2023	70,400	120,900	191,300			160,482C
		Landscaped	2022	64,100	108,900	173,000			152,840C
		Swamp	2021	60,800	98,100	158,900			147,958C
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



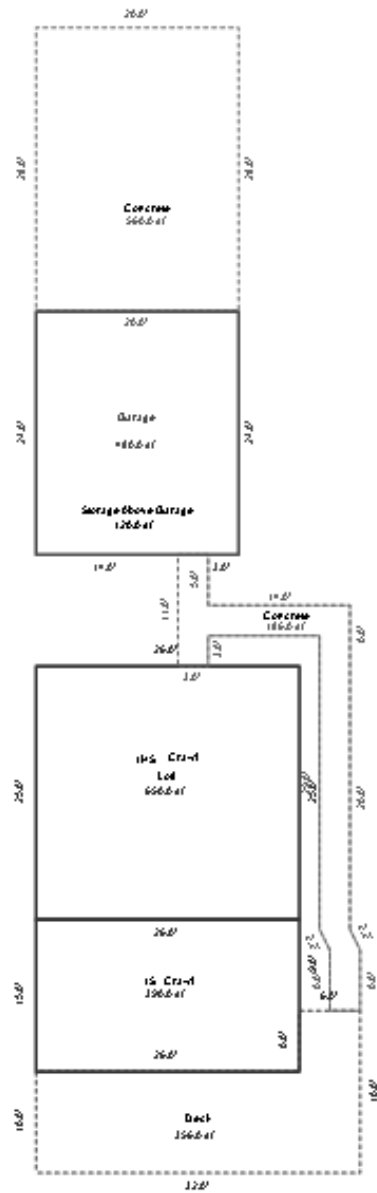
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/06/2019	INSPECTED	2024	108,500	121,400	229,900			168,506C
JWV	08/28/2017	INSPECTED	2023	70,400	120,900	191,300			160,482C
JWV	12/03/2016	INSPECTED	2022	64,100	108,900	173,000			152,840C
			2021	60,800	98,100	158,900			147,958C

\*\*\* Information herein deemed reliable 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 356	Type Treated Wood	Year Built: 2019 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: 480 % Good: 0 Storage Area: 120 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
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1365 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Cls CD		Blt 2016			
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
A-Frame		Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			1.5 Story Siding Crawl Space 650 1 Story Siding Crawl Space 390		Total: 144,937 133,343			
Wood Frame		Ex Ord Min		Size of Closets Lg Ord 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			Deck Treated Wood 356 5,906 5,434		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 19,637 18,066 Storage Over Garage 120 1,468 1,351			
Building Style: 1.25S		Doors Solid H.C.		(5) Floors			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,326 1,220 Water Well, 50 Feet 1 2,585 2,378		Built-Ins Appliance Allow. 1 1,934 1,779			
Yr Built Remodeled 2016 0		(6) Ceilings		(12) Electric 0 Amps Service			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 240,466			Totals: 179,023 164,703					
Condition: Average		(7) Excavation		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Room List		(8) Basement		Basement Finish											
Basement 1st Floor 2nd Floor 2 Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(1) Exterior		(9) Basement Finish													
Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Insulation		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(2) Windows		Many Avg. Few Large Avg. Small		Lump Sum Items:											
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\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAW ADA M TRUSTEE	HOLMES ROBERT P & KIMBERL	204,150	09/13/2012	WD	03-ARM'S LENGTH	2012-03038	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7789 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 374,328 TCV/TFA: 399.92					

Owner's Name/Address	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
HOLMES ROBERT P & KIMBERLY J 9476 BARBER LAKE CT SE ALTO MI 49302	

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 2 T22N R8W LOT 11 CROW'S NEST.	X	Dirt Road	61.33	144.00	1.0223	1.0319	3400	100	219,993
Comments/Influences	X	Gravel Road	67 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =				219,993

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Metal Prefab	18.89	96 45	816
Total Estimated Land Improvements True Cash Value =				816

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	110,000	77,200	187,200			120,299C
Rolling							
Low							
X High	2023	69,600	73,600	143,200			114,571C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	61,600	66,300	127,900			109,116C
Ravine							
Wetland							
Flood Plain	2021	58,300	59,800	118,100			105,631C

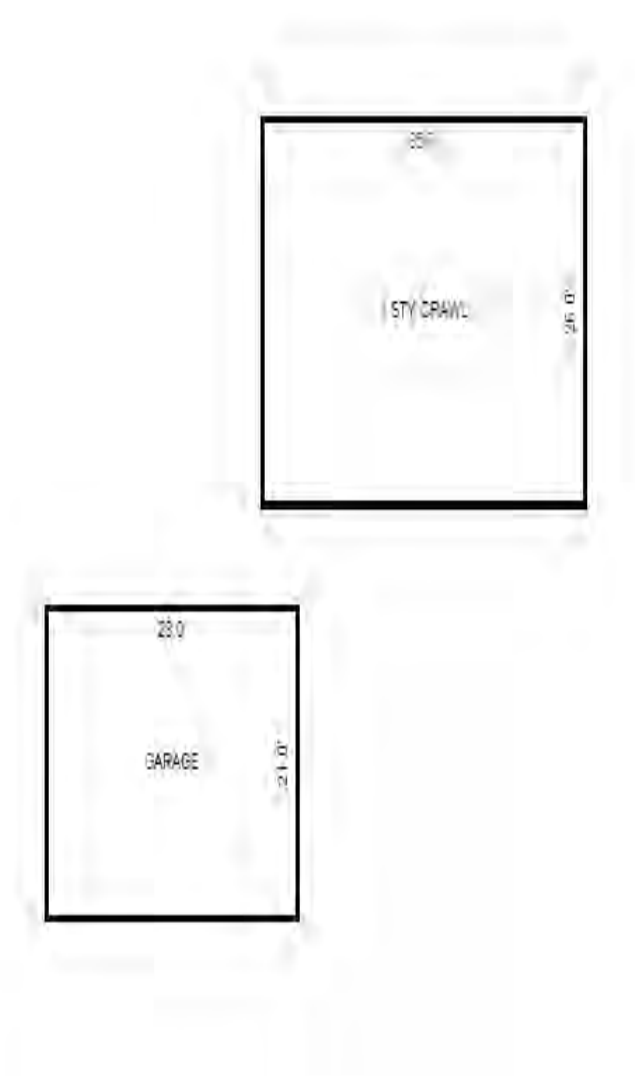


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 588 % Good: 90 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X									
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: C -10 Effec. Age: 30 Floor Area: 936 Total Base New : 143,774 Total Depr Cost: 105,150 Estimated T.C.V: 153,519		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1968	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C-10 Blt 1968		
Condition: Average		Lg	Ord	X	Small	200 Amps Service		Ground Area = 936 SF Floor Area = 936 SF.						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		X Many		Building Areas						
(1) Exterior		Kitchen: Other: Other:		200		Ave.		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Few		1 Story Siding Crawl Space 936						
(2) Windows		(7) Excavation		(13) Plumbing		1		Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		1		3 Fixture Bath		Average Fixture(s)						
X	Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages						
X	Storms & Screens	(9) Basement Finish		1		1		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Base Cost						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Public Water		Water/Sewer					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		Public Sewer		Public Sewer						
Chimney: Metal				1		Water Well		Water Well, 50 Feet						
				1		1000 Gal Septic		Built-Ins						
				1		2000 Gal Septic		Appliance Allow.						
				Lump Sum Items:				Local Cost Items						
								SANITARY SEWER						
								Totals:		143,774		105,150		
								Notes:						
								ECF (4082 LAKE MISSAUKEE NORTH SHORE )		1.460 => TCV:		153,519		

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



Sketch by Peter W. T.

\*\*\* 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				
7799 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
CUNNINGHAM RUSSELL J 14670 W COLONY RTE 1 PEWAMO MI 48873		2024 Est TCV 339,819 TCV/TFA: 363.05										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
CHEMICAL BANK WEST P O BOX 100 BAY CITY MI 48707		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 12 CROW'S NEST.		Gravel Road		A 67' @ 3400/	61.33	140.00	1.0223	1.0247	3400	100		218,450
Comments/Influences		Paved Road		67 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	218,450		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Sewer						6.16	364	71	1,592	
		Electric		Total Estimated Land Improvements True Cash Value = 1,592								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X 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	109,200	60,700	169,900	91,387C				
TPC 12/27/2017 INSPECTED		2023	69,000	57,900	126,900			87,036C				
TPC 02/20/2012 INSPECTED		2022	61,600	52,100	113,700			82,892C				
		2021	58,300	47,100	105,400			80,244C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1960 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 224 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior		Trim & Decoration		Size of Closets		Condition: Average		
Building Style: 1S		Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	Lg		X	Ord	Small	Room List		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		Central Air Wood Furnace		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 936 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	
X	Many Avg.	X	Large Avg.	Basement		1		Public Water		1		Public Sewer		1	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Water Well		1		1000 Gal Septic		2000 Gal Septic	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		119,777			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Local Cost Items		SANITARY SEWER		1		0	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Totals:		136,730		82,039		*	
X	Asphalt Shingle	Chimney: Block													

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





Sketch by Alex 1/17

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7809 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ORMSBY H ROBERT II 7809 W WHITE BIRCH LAKE CITY MI 49651	P.R.E. 100% 07/25/1994					
	MAP #:					
	2024 Est TCV 681,874 TCV/TFA: 266.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 2 T22N R8W LOT 13 CROW'S NEST.	X		Dirt Road	A 67' @ 3400/	60.67	135.00	1.0251	1.0154	3400	100	214,705
Comments/Influences			Gravel Road	66 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	214,705

Public Improvements

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	107,400	233,500	340,900			173,464C
		TPC 12/27/2017 INSPECTED	2023	67,500	223,000	290,500			165,204C
		TPC 02/20/2012 INSPECTED	2022	60,900	200,900	261,800			157,338C
		TPC 10/11/2011 INSPECTED	2021	57,700	181,000	238,700			152,312C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1993 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G			1		35 WCP (1 Story) 480 Treated Wood 128 Treated Wood							
Building Style: 2S		Trim & Decoration		Size of Closets		Central Air Wood Furnace				Class: BC Effec. Age: 25 Floor Area: 2,560 Total Base New : 426,641 Total Depr Cost: 319,979 Estimated T.C.V: 467,169		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1993	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2S		Cls BC		Blt 1993							
Condition: Average		Doors		Solid		X H.C.		(12) Electric		200 Amps Service									
Room List		(5) Floors		Kitchen:		Other:		No. of Elec. Outlets		Ground Area = 1280 SF		Floor Area = 2560 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
	Basement 1st Floor 2nd Floor Bedrooms			Other:				Many		X Ave.		Few							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s)		2 Story		Exterior Siding		Foundation Crawl Space					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall						2 3 Fixture Bath		Other Additions/Adjustments		Plumbing		Average Fixture(s)					
(2) Windows		(7) Excavation		Basement: 0 S.F.		Crawl: 1280 S.F.		2 2 Fixture Bath		Average Fixture(s)		1		2,172					
X	Many Avg. Few	X	Large Avg. Small	Slab: 0 S.F.		Height to Joists: 0.0		Softener, Auto		3 Fixture Bath		1		6,832					
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		Solar Water Heat		No Plumbing		Porches		WCP (1 Story)					
X				Treated Wood		Concrete Floor		No Plumbing		Extra Toilet		Deck		Treated Wood					
X				Concrete Floor		Vent Fan		Extra Sink		Separate Shower		Garages		Treated Wood					
(3) Roof		(9) Basement Finish		(14) Water/Sewer				1 Public Water		Class: BC Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost					
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF		Living SF		1 Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.					
X	Asphalt Shingle	(10) Floor Support		Walkout Doors (B)		No Floor SF		1 Water Well		1000 Gal Septic		Fireplaces		Exterior 2 Story					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Walkout Doors (A)		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0					
														0		0		*	
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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



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.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7819 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/01/2001								
Owner's Name/Address		MAP #:		2024 Est TCV 352,892 TCV/TFA: 332.92								
DENNO WILLIAM L ETAL 8952 N BROOKSHIRE SAGINAW MI 48609		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 14 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 3400/		65.33	120.00	1.0063	0.9859	3400	100	220,391
		Paved Road		73 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		220,391		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Split, 2 Rail	15.53	30	0	0				
		X	Sewer	D/W/P: Asphalt Paving	2.89	160	0	0				
		X	Electric	Metal Prefab	16.49	90	45	668				
		X	Gas	Wood Frame	34.59	42	35	509				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVE 1000	1,000.00	1	95	950				
		Underground Utils.		Total Estimated Land Improvements		True Cash Value =		2,127				
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2024	110,200	66,200	176,400			103,864C		
		Who When What		2023	69,900	63,300	133,200			98,919C		
		TPC 12/27/2017 INSPECTED		2022	65,400	57,000	122,400			94,209C		
		TPC 02/20/2012 INSPECTED		2021	61,900	51,500	113,400			91,200C		
		TPC 10/11/2011 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 12 453	Type CPP 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: 1,060 Total Base New : 148,827 Total Depr Cost: 89,297 Estimated T.C.V: 130,374		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1970				
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service		Ground Area = 1060 SF		Floor Area = 1060 SF.						
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas						
Room List		Doors	Solid	X	H.C.	(12) Electric			Average Fixture(s)		Stories		Exterior		Foundation	Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1		1 Story		Siding		Basement	436		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			1		1 Story		Siding		Crawl Space	624		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.	Few	1		1 Story		Siding		Crawl Space	624		
(2) Windows		(8) Basement		Basement: 436 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1		1 Story		Siding		Crawl Space	624		
X	Many Avg. X Few	X	Large Avg. Small	Basement: 436 S.F. Crawl: 624 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			1		1 Story		Siding		Crawl Space	624		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing			1		1 Story		Siding		Crawl Space	624		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1		1 Story		Siding		Crawl Space	624		
X	Gable Hip Flat	Gambrel Mansard Shed	Joints: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1 Story		Siding		Crawl Space	624			
X	Asphalt Shingle	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		1 Story		Siding		Crawl Space	624		
Chimney: Metal		(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		1 Story		Siding		Crawl Space	624		
Notes:												Totals:		148,827		89,297		130,374	
ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:																			

\*\*\* 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.											
PAPKE RONALD ROY & KNAK M	PAPKE KNAK FAMILIES TRUST	0	04/27/2018	QC	09-FAMILY	2018-01506	PROPERTY TRANSFER	0.0											
GOODENOW LORI A	GOODENOW LORI A TRUST	0	03/13/2016	QC	09-FAMILY	2016-00962	PROPERTY TRANSFER	0.0											
PAPKE DOROTHY L	PAPKE RONALD ROY & GOODEN	0	11/02/2015	AFF	07-DEATH CERTIFICATE	2015-03771	PROPERTY TRANSFER	0.0											
PAPKE DOROTHY (WIDOW)	PAPKE DOROTHY (LE) ETAL*	0	02/23/2007	QC	21-NOT USED/OTHER	2007/1096	DEED	0.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 202,661											
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
GOODENOW LORI TRUST & PAPKE KNAK FAMILIES TRUST 450 N LAFAYETTE DEARBORN MI 48128		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		X Dirt Road		A 67' @ 3400/		60.00 108.00 1.0280 0.9603		3400 100		201,380									
. SEC 2 T22N R8W LOT 15 CROW'S NEST.		X Gravel Road		60 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =				201,380									
Comments/Influences		X Storm Sewer		Land Improvement Cost Estimates															
BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.		X Sidewalk		Description		Rate		Size % Good		Cash Value									
		X Water		Wood Frame		25.63		100 50		1,281									
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,281															
		X Electric																	
		X Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
Topography of Site		X Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X Private Road																	
Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
						2024		100,700		600		101,300						40,674C	
				TPC 04/30/2021 INSPECTED		2023		59,100		600		59,700						38,738C	
				TPC 12/27/2017 INSPECTED		2022		57,000		500		57,500						36,894C	
				TPC 02/20/2012 INSPECTED		2021		54,000		500		54,500						35,716C	



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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.			
PAPKE RONALD ROY & KNAK M	PAPKE KNAK FAMILIES TRUST	0	04/27/2018	QC	09-FAMILY	2018-01506	PROPERTY TRANSFER	0.0			
GOODENOW LORI A	GOODENOW LORI A TRUST	0	03/13/2016	QC	09-FAMILY	2016-00962	PROPERTY TRANSFER	0.0			
PAPKE DOROTHY L	PAPKE RONALD ROY & GOODEN	0	11/02/2015	AFF	07-DEATH CERTIFICATE	2015-03771	PROPERTY TRANSFER	0.0			
PAPKE DOROTHY (WIDOW)	PAPKE DOROTHY (LE) ETAL	0	02/23/2007	QC	21-NOT USED/OTHER	2007/1096	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
7839 W PINE DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
GOODENOW LORI TRUST & PAPKE KNAK FAMILIES TRUST 450 N LAFAYETTE DEARBORN MI 48128		MAP #:									
		2024 Est TCV 363,285 TCV/TFA: 363.65									
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *							
. SEC 2 T22N R8W LOT 16 CROW'S NEST.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 67' @ 3400/	65.00	119.00	1.0076	0.9839	3400	100	219,088
BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.		X Paved Road		70 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	219,088	
		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	360	71	1,575		
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,575							
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	109,500	72,100	181,600		94,865C	
		TPC 12/27/2017 INSPECTED			2023	67,800	68,800	136,600		90,348C	
		TPC 02/20/2012 INSPECTED			2022	63,500	62,500	126,000		86,046C	
		TPC 12/21/2010 INSPECTED			2021	60,200	56,800	117,000		83,298C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 200	Type CCP (1 Story)	Year Built: 1967 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																													
X	Wood Frame Block	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior		Central Air Wood Furnace		(5) Floors		Kitchen: Other: Other:																																																																																																														
Building Style: 1S		Trim & Decoration		Ex		X	Ord	Min	Size of Closets		Lg	X	Ord	Small																																																																																																													
Yr Built 1967	Remodeled 0	Condition: Average		Doors		Solid	X	H.C.	No./Qual. of Fixtures		Ex.	X	Ord.	Min																																																																																																													
Room List		Basement 1st Floor 2nd Floor Bedrooms		(12) Electric		200		Amps Service		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 Block Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 999 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																											
(2) Windows		Many Avg. Few		X		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:																																																																																																											
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		X		Asphalt Shingle		Chimney: Block		<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 999 SF Floor Area = 999 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story Block</td> <td></td> <td></td> <td>Crawl Space</td> <td>999</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>117,954</td> <td>76,669</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td colspan="2">Average Fixture(s)</td> <td>1</td> <td>1,195</td> <td>777</td> <td></td> </tr> <tr> <td>Porches</td> <td colspan="2">CCP (1 Story)</td> <td>200</td> <td>4,662</td> <td>3,030</td> <td></td> </tr> <tr> <td>Garages</td> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td colspan="5">Base Cost</td> <td>400</td> <td>14,924</td> <td>9,701</td> </tr> <tr> <td>Water/Sewer</td> <td colspan="2">Public Sewer</td> <td>1</td> <td>1,326</td> <td>862</td> <td></td> </tr> <tr> <td colspan="2">Water Well, 50 Feet</td> <td>1</td> <td>2,585</td> <td>1,680</td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td colspan="2">Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,257</td> <td></td> </tr> <tr> <td>Fireplaces</td> <td colspan="2">Exterior 1 Story</td> <td>1</td> <td>5,707</td> <td>3,710</td> <td></td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td colspan="2">SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> <td></td> <td>*</td> </tr> <tr> <td colspan="5">Totals:</td> <td>150,287</td> <td>97,686</td> </tr> </tbody> </table> <p>ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 142,622</p>		Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story Block			Crawl Space	999			Total:					117,954	76,669	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1	1,195	777		Porches	CCP (1 Story)		200	4,662	3,030		Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost					400	14,924	9,701	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:					150,287	97,686
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																					
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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.				
VANDEPOL MEGAN MARIE FKA	VANDEPOL MATTHEW D & MEGA	0	07/26/2021	QC	09-FAMILY	2021-02574	DEED	0.0				
POWERS MARY L TRUST	TOMSHACK MEGAN MARIE	225,000	11/01/2012	WD	03-ARM'S LENGTH	2012-03517	PROPERTY TRANSFER	100.0				
POWERS MARY & MICHAEL (H/	POWERS MARY L TRUST	0	01/18/2006	WD	21-NOT USED/OTHER	06-0/377	DEED	0.0				
POWERS MARY LOUISE & MICH	POWERS MARY (TRUST) & MIC	0	11/16/2005	PTA	21-NOT USED/OTHER	-/	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
7849 W PINE DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
VANDEPOL MATTHEW D & MEGAN M 8733 23 MILE RD MARION MI 49665-8010		MAP #:		2024 Est TCV 487,132 TCV/TFA: 328.48								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 17 CROW'S NEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
21100404 \$259,900 2/2011 DOM 299		Gravel Road		A 67' @ 3400/	62.33	141.00	1.0182	1.0265	3400	100		221,509
		Paved Road		66 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		221,509	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.10	288	0	0				
		X Sewer		D/W/P: 4in Concrete	6.97	40	0	0				
		X Electric		D/W/P: 4in Concrete	6.97	196	0	0				
		X Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					1,900			
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	110,800	132,800	243,600		134,341C		
		JWV	06/18/2018	INSPECTED	2023	68,400	126,800	195,200		127,944C		
		TPC	12/27/2017	INSPECTED	2022	60,900	114,400	175,300		121,852C		
		TPC	12/03/2012	INSPECTED	2021	57,700	103,100	160,800		117,960C		

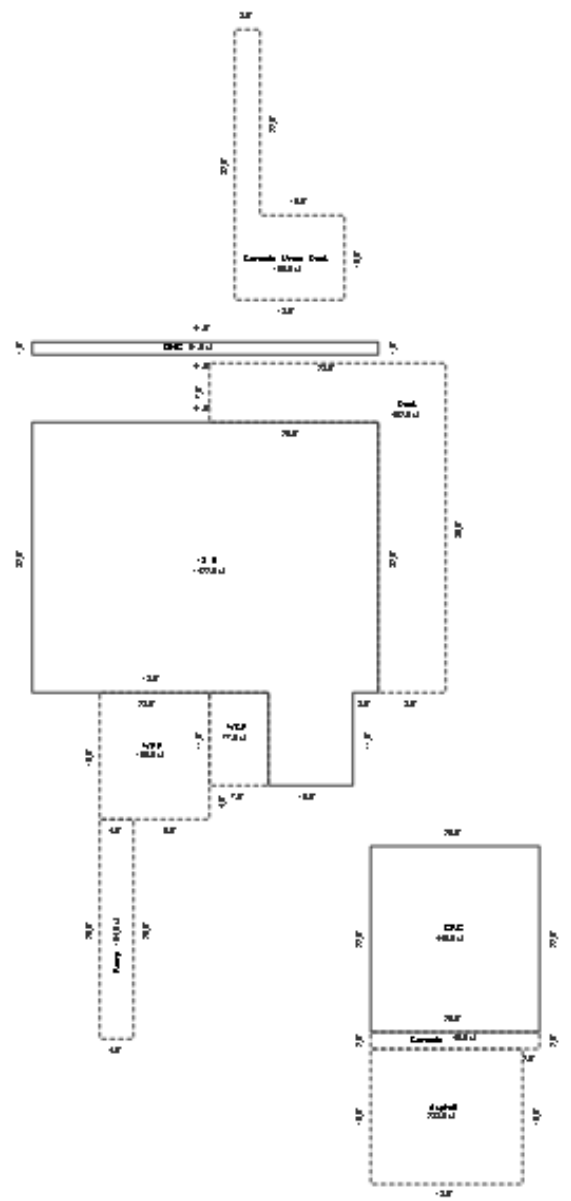


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																										
X	Single Family Mobile 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	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: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																													
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 40 Floor Area: 1,483 Total Base New : 301,053 Total Depr Cost: 180,632 Estimated T.C.V: 263,723	77 195 452 104	WCP (1 Story) WPP Treated Wood Treated Wood	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																																																																																																													
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace	(12) Electric			E.C.F. X 1.460			Bsmnt Garage:																																																																																																												
Yr Built 1966	Remodeled 0	Ex	X Ord	Min	Size of Closets			200 Amps Service			No. /Qual. of Fixtures			No. of Elec. Outlets																																																																																																												
Condition: Average		Lg	X Ord	Small	X			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																												
Room List		Doors	Solid	X H.C.	X			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
(1) Exterior		(6) Ceilings		X Drywall			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1422 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
X	Many Avg. X Avg. Few Small	(9) Basement Finish		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
(3) Roof		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																														
X	Asphalt Shingle	Chimney: Brick			Lump Sum Items:			No. /Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966</p> <p>(11) Heating System: Electric Baseboard, Air Conditioning</p> <p>Ground Area = 1422 SF Floor Area = 1483 SF.</p> <p>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>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,422</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>61</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>222,576</td> <td>133,545</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>900</td> <td>17,397</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,560</td> </tr> <tr> <td>1,536</td> <td></td> <td></td> </tr> </tbody> </table> <p>Plumbing</p> <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,476</td> <td>886</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> </tr> <tr> <td>1,865</td> <td></td> <td></td> </tr> </tbody> </table> <p>Porches</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>WCP (1 Story)</td> <td>77</td> <td>4,151</td> </tr> <tr> <td>WPP</td> <td>195</td> <td>4,495</td> </tr> <tr> <td>2,697</td> <td></td> <td></td> </tr> </tbody> </table> <p>Deck</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>452</td> <td>7,065</td> </tr> <tr> <td>Treated Wood</td> <td>104</td> <td>2,635</td> </tr> <tr> <td>1,581</td> <td></td> <td></td> </tr> </tbody> </table> <p>Garages</p> <p>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>440</td> <td>18,462</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>547</td> </tr> <tr> <td>328</td> <td></td> <td></td> </tr> </tbody> </table> <p>Water/Sewer</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> </tr> <tr> <td>896</td> <td></td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> </tr> <tr> <td>3,485</td> <td></td> <td></td> </tr> </tbody> </table> <p>Built-Ins</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> </tr> <tr> <td>1,660</td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,422			1 Story	Siding	Overhang	61			Total:				222,576	133,545	Area	Cost New	Depr. Cost	Recreation Room	900	17,397	Basement, Outside Entrance, Below Grade	1	2,560	1,536			Average Fixture(s)	Cost New	Depr. Cost	1	1,476	886	2 Fixture Bath	1	3,108	1,865			Area	Cost New	Depr. Cost	WCP (1 Story)	77	4,151	WPP	195	4,495	2,697			Area	Cost New	Depr. Cost	Treated Wood	452	7,065	Treated Wood	104	2,635	1,581			Area	Cost New	Depr. Cost	Base Cost	440	18,462	Door Opener	1	547	328			Area	Cost New	Depr. Cost	Public Sewer	1	1,494	896			Water Well, 100 Feet	1	5,808	3,485			Area	Cost New	Depr. Cost	Appliance Allow.	1	2,766	1,660		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STECKROTH ROBERT & JERI A	STECKROTH FAMILY TRUST	1	06/07/2013	QC	21-NOT USED/OTHER	2013-0296	PROPERTY TRANSFER	0.0
		86,000	05/01/1997	WD	33-TO BE DETERMINED	310:1231	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7859 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/27/2022	2022-0405	100%
Owner's Name/Address	P.R.E. 0%		Addition	06/26/2020	2020-0272	100%
STECKROTH FAMILY TRUST 608 N HACKER ROAD HOWELL MI 48843	MAP #:		Addition	06/25/2009	20090282	80%
	2024 Est TCV 498,653 TCV/TFA: 337.38					

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X Dirt Road			A 67' @ 3400/	62.33	160.00	1.0182 1.0594	3400 100	228,621
X Gravel Road			70 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	228,621

Tax Description		Land Improvement Cost Estimates				
. SEC 2 T22N R8W LOT 18 CROW'S NEST.		Description	Rate	Size % Good	Cash Value	
Comments/Influences		X Sewer	D/W/P: Brick on Sand	18.02	1019 50	9,181
		X Electric	D/W/P: Brick on Sand	18.02	144 50	1,297
		X Gas	Total Estimated Land Improvements True Cash Value =			10,478

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	114,300	135,000	249,300			150,252C
Rolling		2023	74,000	126,800	200,800			143,098C
Low		2022	63,500	109,300	172,800			130,856C
High		2021	60,200	95,100	155,300			122,804C
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X Private Road								



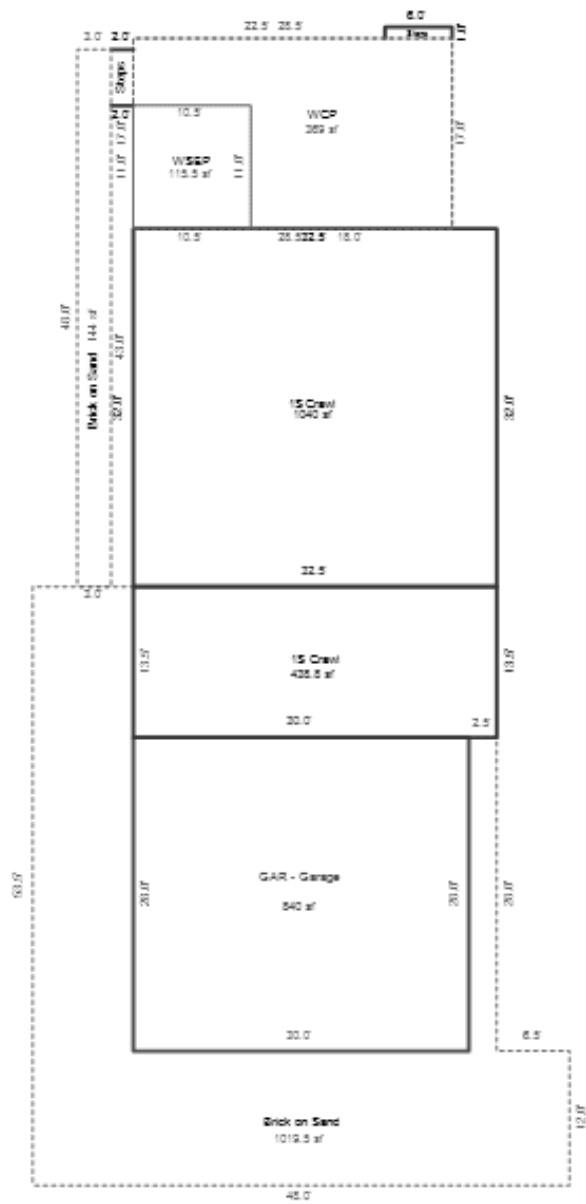
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 369 115 469	Type WCP (1 Story) WSEP (1 Story) Brzwy, FW	Year Built: 2009 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		X									
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration							
Yr Built 1965	Remodeled 2021		Ex		Ord	X	Min						
Condition: Average		Size of Closets											
Room List			Lg		Ord	X	Small						
	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		X	Drywall										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1478 S.F. Slab: 0 S.F. Height to Joists: 0.0									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement											
X			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:											
		(12) Electric											
		200 Amps Service											
		No./Qual. of Fixtures											
		Ex.	X	Ord.		Min							
		No. of Elec. Outlets											
		Many	X	Ave.		Few							
		(13) Plumbing											
		1	Average Fixture(s)										
		1	3 Fixture Bath										
			2 Fixture Bath										
			Softener, Auto										
			Softener, Manual										
			Solar Water Heat										
			No Plumbing										
			Extra Toilet										
			Extra Sink										
			Separate Shower										
			Ceramic Tile Floor										
			Ceramic Tile Wains										
			Ceramic Tub Alcove										
			Vent Fan										
		(14) Water/Sewer											
		1	Public Water										
		1	Public Sewer										
			Water Well										
			1000 Gal Septic										
			2000 Gal Septic										
		Lump Sum Items:											
		Notes:											
		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:											
		Cost Est. for Res. Bldg: 1 Single Family 1S											
		(11) Heating System: Forced Heat & Cool											
		Ground Area = 1478 SF Floor Area = 1478 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	1,040								
		1 Story	Siding	Crawl Space	438								
		Total:				194,182	126,219						
		Other Additions/Adjustments											
		Plumbing											
		Average Fixture(s)											
			1			1,476	959						
		Porches											
		WCP (1 Story)											
			369			12,074	7,848						
		WSEP (1 Story)											
			115			6,692	4,350						
		Garages											
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)											
		Base Cost											
			840			29,064	18,892						
		Common Wall: 1 Wall											
			1			-2,512	-1,633						
		Door Opener											
			1			485	315						
		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						
		Breezeways											
		Frame Wall											
			469			25,096	16,312						
		Totals:											
			273,503			177,777							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLIER BETTY TRUST	COLECCHIO BRETT & SARA	349,900	09/21/2018	WD	06-COURT JUDGEMENT	2018-03105	PROPERTY TRANSFER	100.0
COLLIER DONALD M	COLLIER BETTY TRUST	0	01/16/2013	QC	21-NOT USED/OTHER	2013-00189	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7869 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/02/2021	2021-0765	100%

Owner's Name/Address	MAP #:
COLECCHIO BRETT & SARA 7869 W PINE DR LAKE CITY MI 49651	2024 Est TCV 760,572 TCV/TFA: 265.01

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 19 CROW'S NEST.	X	Dirt Road	B 67' @ 3000/FF	63.00	172.00	1.0155	1.0788	3000	100		207,051	
Comments/Influences		Gravel Road	71 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	207,051

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Ren. Conc.	8.18	1609	50	6,581
X	Electric	D/W/P: 4in Concrete	6.97	299	50	1,042
X	Gas	Total Estimated Land Improvements True Cash Value =				7,623

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	103,500	276,800	380,300			313,927C
	Rolling	2023	76,400	190,700	267,100			238,121C
	Low	2022	64,100	11,800	75,900			57,544C
	High	2021	60,800	96,100	156,900			151,372C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/25/2023	INSPECTED	2023	76,400	190,700	267,100			238,121C
JWV	10/26/2022	INSPECTED	2022	64,100	11,800	75,900			57,544C
JWV	09/12/2022	INSPECTED	2021	60,800	96,100	156,900			151,372C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	280 WCP (1 Story) 72 CCP (1 Story)	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home			(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 1 Floor Area: 2,870 Total Base New : 377,681 Total Depr Cost: 373,903 Estimated T.C.V: 545,898																	
	Town Home															Drywall Paneled	Plaster Wood T&G						
	Duplex	Trim & Decoration			X	Central Air Wood Furnace				(12) Electric	0 Amps Service					No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few
	A-Frame	Ex	Ord	Min																			
	Wood Frame	Size of Closets			No. of Elec. Outlets	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
	Building Style: 1.75S	Lg	Ord	Small						(14) Water/Sewer	Lump Sum Items:												
	Yr Built 2023	Remodeled 0	Condition: Average			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																	
	Room List	Doors	Solid	H.C.	(15) Fireplaces					Garages													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1692 SF Floor Area = 2870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas					Stories Exterior Foundation Size Cost New Depr. Cost												
(1) Exterior	Kitchen: Other: Other:			1.5 Story Siding Crawl Space 1,500 1.25 Story Siding Crawl Space 192 1 Story Siding Overhang 380 Total: 302,224 299,203																			
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Other Additions/Adjustments	Exterior																	
Insulation	(7) Excavation			Brick Veneer 300 5,157 5,105 Plumbing																			
(2) Windows	Basement: 0 S.F. Crawl: 1692 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 1 1,476 1,461 3 Fixture Bath 2 9,291 9,198 Water/Sewer																		
Many Avg. Few Large Avg. Small	(8) Basement			2000 Gal Septic 1 9,667 9,570 Water Well, 100 Feet 1 5,808 5,750																			
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				Porches																		
(3) Roof	(9) Basement Finish			WCP (1 Story) 280 9,590 9,494 CCP (1 Story) 72 2,098 2,077																			
Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Garages																		
Asphalt Shingle	(10) Floor Support			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 29,555 Common Wall: 1/2 Wall 1 -1,343 -1,330 Door Opener 2 1,093 1,082																			
Chimney:	Joists: Unsupported Len: Cntr.Sup:				Built-Ins																		
						Appliance Allow. 1 2,766 2,738																	
					Totals: 377,681 373,903																		

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT DAVID & KRUYMAS	HUNT DAVID H & KRUYMAS	0	08/08/2012	QC	21-NOT USED/OTHER	2012-02848	PROPERTY TRANSFER	0.0
		85,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2844	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7879 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/23/2010	20100554	100%

Owner's Name/Address	MAP #:
HUNT DAVID H & KRUYMAS 2101 HIDDEN LAKE TRAIL ORTONVILLE MI 48462	2024 Est TCV 594,386 TCV/TFA: 308.13

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 20 CROW'S NEST.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	B 67' @ 3000/FF	59.20	165.00	1.0314	1.0676	3000	100		195,578
X Gravel Road	66 Actual Front Feet, 0.21 Total Acres								195,578
X Paved Road	Total Est. Land Value =								195,578

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
X	D/W/P: 4in Concrete	6.97	600	94	3,931
X	Residential Local Cost Land Improvements				
X	Gas	1,000.00	1	95	950
X	LAND IMPROVE 1000				
	Total Estimated Land Improvements True Cash Value =				4,881

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



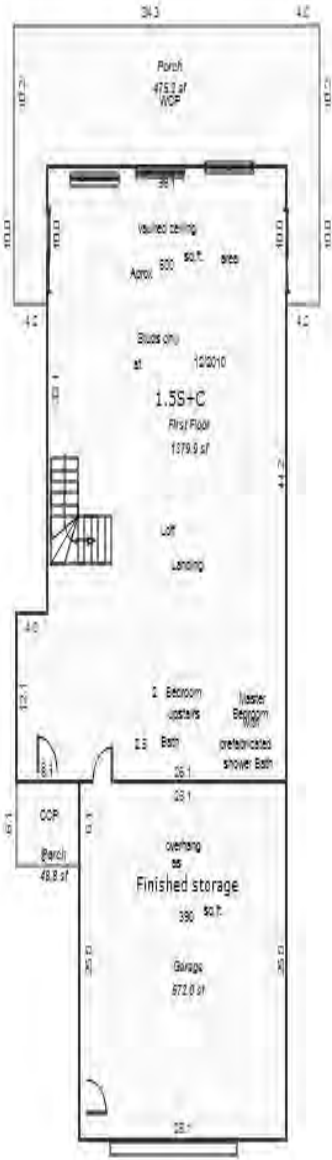
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	97,800	199,400	297,200			187,799C
2023	53,800	207,600	261,400			178,857C
2022	60,900	175,700	236,600			170,340C
2021	57,700	158,400	216,100			164,899C

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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 475 48	Type WCP (1 Story) CCP (1 Story)	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 390 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										
	Yr Built 2011	Remodeled 0	Trim & Decoration										
	Condition: Average	Ex	X	Ord									
	Room List	Lg	X	Ord									
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.							
	(1) Exterior	(5) Floors											
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:											
	Insulation	(6) Ceilings											
	(2) Windows	(7) Excavation											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1379 S.F. Slab: 0 S.F. Height to Joists: 0.0									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement											
	(3) Roof	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)											
	Chimney:	(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:											
		(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 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 +10 Effec. Age: 13 Floor Area: 1,929 Total Base New : 310,136 Total Depr Cost: 269,813 Estimated T.C.V: 393,927											
		E.C.F. X 1.460											
		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1379 SF Floor Area = 1929 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87 Building Areas											
		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,379 1 Story Siding Overhang 550 Total: 242,999 211,405											
		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											
		Porches WCP (1 Story) 475 15,504 13,488 CCP (1 Story) 48 1,455 1,266											
		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 24,064 Storage Over Garage 390 5,359 4,662 Common Wall: 1 Wall 1 -2,686 -2,337 Door Opener 1 547 476											
		Water/Sewer Public Sewer 1 1,494 1,300 Water Well, 100 Feet 1 5,808 5,053											
		Built-Ins Appliance Allow. 1 2,766 2,406											
		Totals: 310,136 269,813											
		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 393,927											

\*\*\* 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.
STECKROTH HELEN TRUST	ANTON ROBERT A & KATHLEEN	1	06/20/2016	QC	09-FAMILY	2016-02123	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7889 W PINE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANTON ROBERT A & KATHLEEN M 5392 PLEASANT HILL DR FENTON MI 48430	MAP #:					
	2024 Est TCV 354,972 TCV/TFA: 323.29					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 21 CROW'S NEST.				B 67' @ 3000/FF	62.50	147.00	1.0175	1.0372	3000	100	197,892
Comments/Influences				66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =					197,892		

Comments/Influences	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: 3.5 Concrete	6.16	100	71	437
	X	Sewer	Total Estimated Land Improvements True Cash Value =				437
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	98,900	78,600	177,500			100,143C
2023	52,000	74,900	126,900			95,375C
2022	44,900	69,100	114,000			90,834C
2021	38,500	62,800	101,300			87,933C

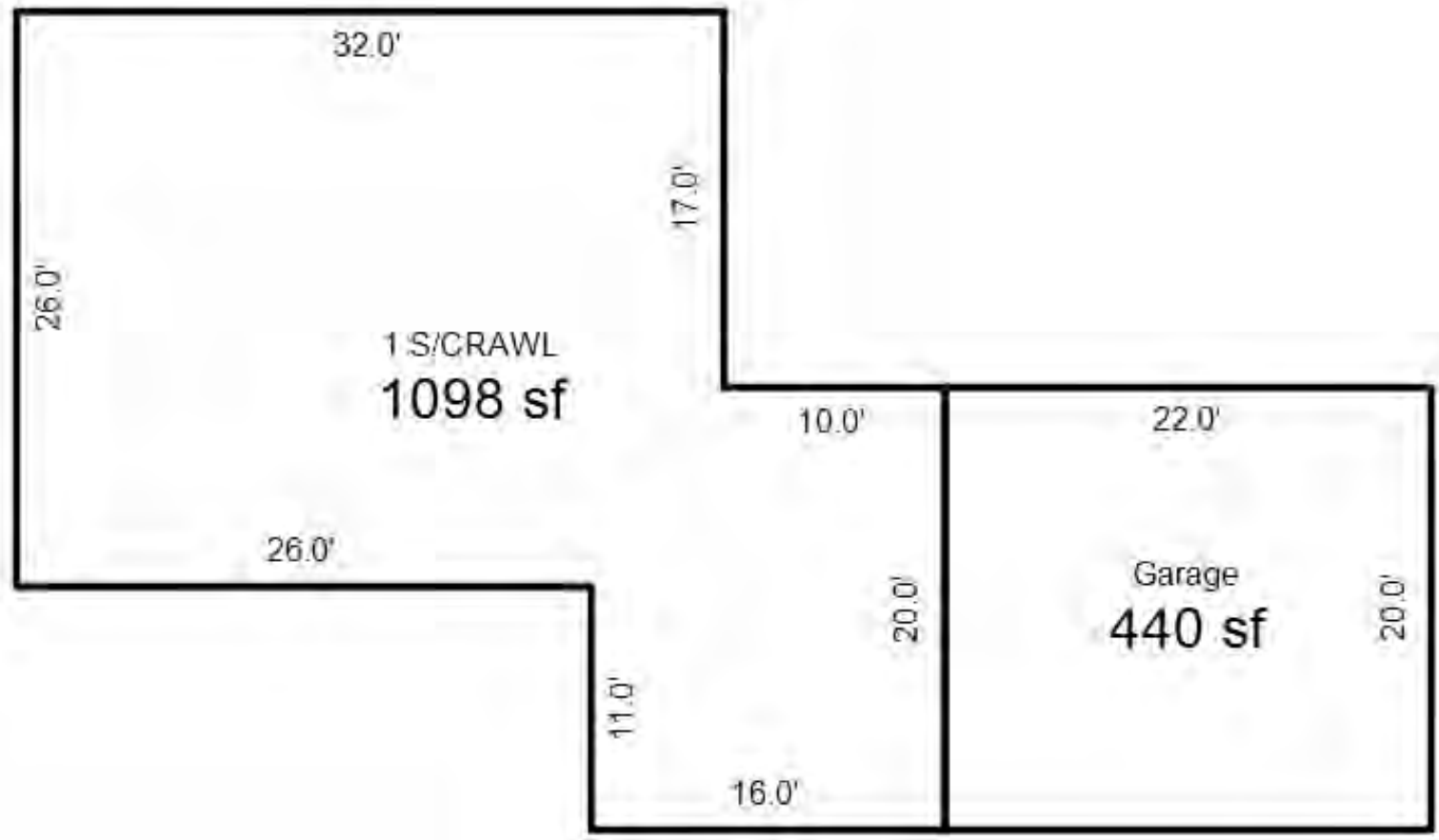
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1967 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,098 Total Base New : 153,274 Total Depr Cost: 107,290 Estimated T.C.V: 156,643		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1967	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 = 1098 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 1967			
Condition: Average		Lg	X Ord	Small	200 Amps Service			Building Areas			Total:		128,533		89,973	
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Story Block Crawl Space 1,098									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing									
X	(2) Windows	X Drywall			Many	X Ave.	Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1098 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath			Plumbing									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages									
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Height to Joists: 0.0		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Local Cost Items								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			SANITARY SEWER									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:									
										Totals:		153,274		107,290		
										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =>		TCV:		156,643		

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



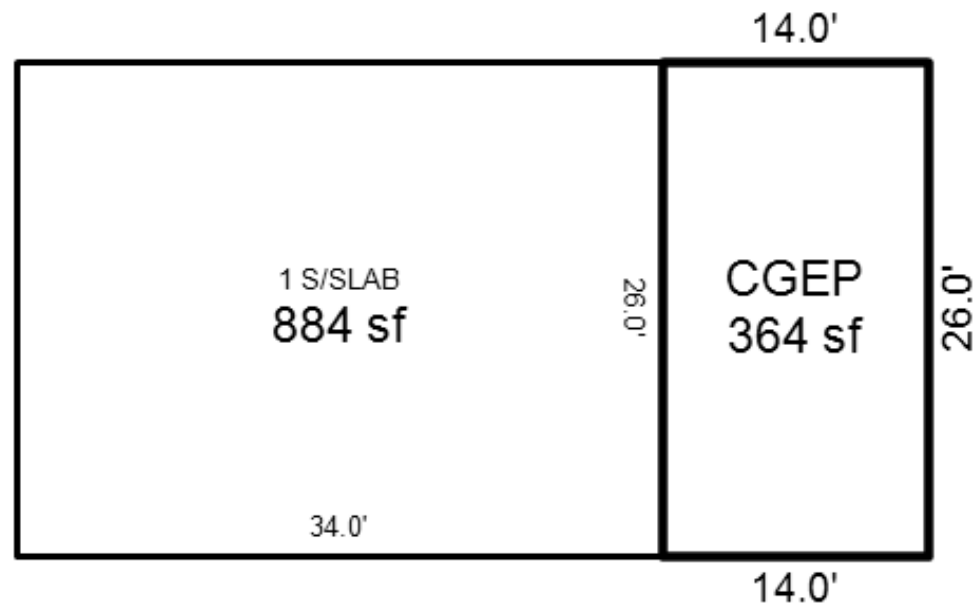
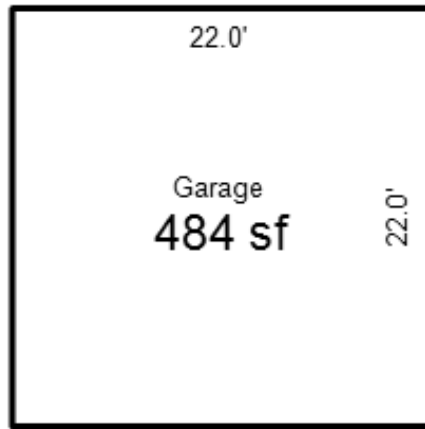
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		
7899 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/13/2012								
Owner's Name/Address		MAP #:		2024 Est TCV 357,087 TCV/TFA: 403.94								
ANTON DOUGLAS A & MILTON R & ANTON IRENE D PO BOX 366 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 22 CROW'S NEST.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		B 67' @ 3000/FF 63.17 131.00 1.0148 1.0078 3000 100 193,809								
		X Paved Road		67 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 193,809								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description								
		X Water		D/W/P: 3.5 Concrete								
		X Sewer		Rate								
		X Electric		6.16								
		X Gas		Size % Good								
		X Curb		792 71								
		X Street Lights		Cash Value								
		X Standard Utilities		3,464								
		X Underground Utils.		Total Estimated Land Improvements True Cash Value = 3,464								
Topography of Site		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain										
		X Private Road										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		2024	96,900	81,600	178,500			100,267C				
		2023	50,700	77,900	128,600			95,493C				
		2022	45,400	63,300	108,700			90,946C				
		2021	38,900	57,100	96,000			88,041C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 364	Type CGEP (1 Story)	Year Built: 1968 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 30 Floor Area: 884 Total Base New : 156,375 Total Depr Cost: 109,462 Estimated T.C.V: 159,814		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Yr Built 1968		Remodeled 0		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1968	
Room List		Doors		Solid		X H.C.		(5) Floors		(12) Electric		Ground Area = 884 SF Floor Area = 884 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		200		Amps Service		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
(1) Exterior		(6) Ceilings		Many		X Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 884 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		CGEP (1 Story)		364 17,621 12,335	
(2) Windows		(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Notes:		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost	
Many Avg. Few		Large Avg. Small		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		1 Average Fixture(s) 1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Public Sewer		1 1,326 928	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Floor Support		Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER		Built-Ins		Appliance Allow.		1 1,934 1,354		Fireplaces	
Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Interior 1 Story		Local Cost Items		SANITARY SEWER		1 0 0		Totals:	
Asphalt Shingle		Chimney:		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Lump Sum Items:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		156,375		109,462		159,814	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CHILES EARLE W & VILMINOT	CHILES GAYLE M & EARLE W	0	01/07/2021	QC	09-FAMILY	2021-00191	PROPERTY TRANSFER	0.0						
CHILES EARLE W	CHILES EARLE W & VILMINOT	0	11/14/2018	QC	09-FAMILY	2018-03745	DEED	0.0						
CRANER JERRY & KAREN S	CHILES EARLE W	407,500	10/22/2018	WD	03-ARM'S LENGTH	2018-03416	PROPERTY TRANSFER	100.0						
CRANER KAREN S FKA THORP	CRANER JERRY & KAREN S	0	12/18/2017	QC	09-FAMILY	2017-03997	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
7909 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/09/2005		20050166	100%					
Owner's Name/Address		P.R.E. 100% 10/22/2018		MAP #:		2024 Est TCV 579,158 TCV/TFA: 226.23								
CHILES GAYLE M & EARLE W 7909 W PINE DR LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 2 T22N R8W LOT 23 CROW'S NEST. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-165		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		B 67' @ 3000/FF 63.83 106.00 1.0122 0.9558 3000 100 185,268 68 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 185,268								
Comments/Influences		X Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value								
		X Electric		D/W/P: 4in Ren. Conc.		8.18 716 0 0								
		X Gas		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value								
		X Curb		LAND IMPROVE 1000		1,000.00 2 95 1,900								
		Street Lights		Total Estimated Land Improvements True Cash Value =		1,900								
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		X PRIVATE RD												
		Who		When		What		2024	92,600	197,000	289,600			197,578C
		JWV		10/31/2018		INSPECTED		2023	49,300	188,000	237,300			188,170C
		TPC		12/27/2017		INSPECTED		2022	40,000	169,400	209,400			179,210C
		TPC		07/19/2016		INSPECTED		2021	35,000	152,800	187,800			173,485C

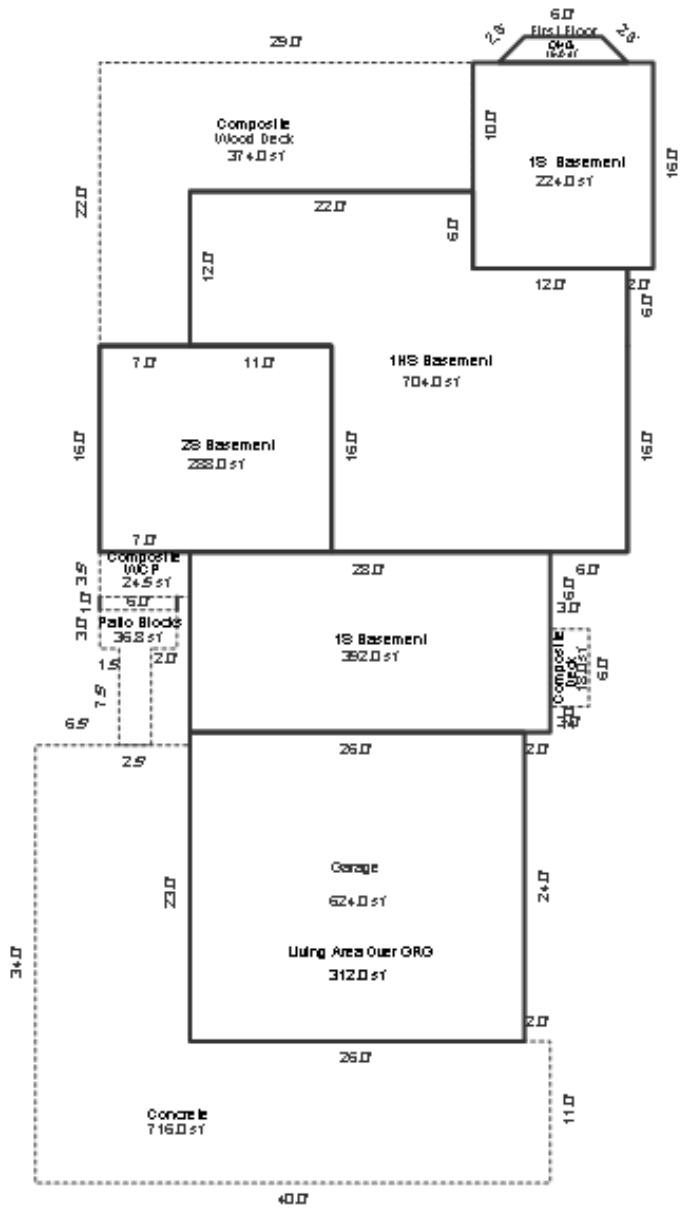


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % 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.																																										
Building Style: 1.25S		Yr Built Remodeled 1974 2018		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows		Many X Large Avg. Avg. Few Small																																										
X		X		(6) Ceilings		X Drywall		(7) Excavation		Basement: 1608 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																										
X		X		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																																										
X	Asphalt Shingle			Chimney:																																																						
(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1608 SF Floor Area = 2560 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>Basement</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>704</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>392</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>312</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>332,843</td> <td>233,015</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 2 9,291 6,504 Deck Treated Wood 374 6,246 4,372 Treated Wood 18 822 575 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, 50 Feet 1 2,686 1,880 Built-Ins Appliance Allow. 1 2,766 1,936 Porches <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	224			1.5 Story	Siding	Basement	704			2 Story	Siding	Basement	288			1 Story	Siding	Basement	392			1 Story	Siding	Overhang	312			Total:				332,843	233,015
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																					
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1 Story	Siding	Overhang	312																																																							
Total:				332,843	233,015																																																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		149,900	09/01/1999	WD	33-TO BE DETERMINED	331:148	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7919 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/01/2005								
Owner's Name/Address		MAP #:		2024 Est TCV 402,123 TCV/TFA: 269.52								
WOODCOCK DALE R & JANET A 7919 W PINE DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 24 CROW'S NEST.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		B 67' @ 3000/FF 63.83 100.00 1.0122 0.9420 3000 100 182,589								
21102989\$210,000 9/19/11DOM90		X Paved Road		68 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 182,589								
Grand Ledge is office address. PRE ok.		X Storm Sewer		Land Improvement Cost Estimates								
Registered voter in Lake Township.		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 3.5 Concrete 6.58 644 71 3,009								
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,009								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	91,300	109,800	201,100			103,330C		
		TPC 12/27/2017 INSPECTED		2023	47,300	104,700	152,000			98,410C		
		TPC 12/21/2010 INSPECTED		2022	40,000	94,300	134,300			93,724C		
				2021	35,000	85,000	120,000			90,730C		

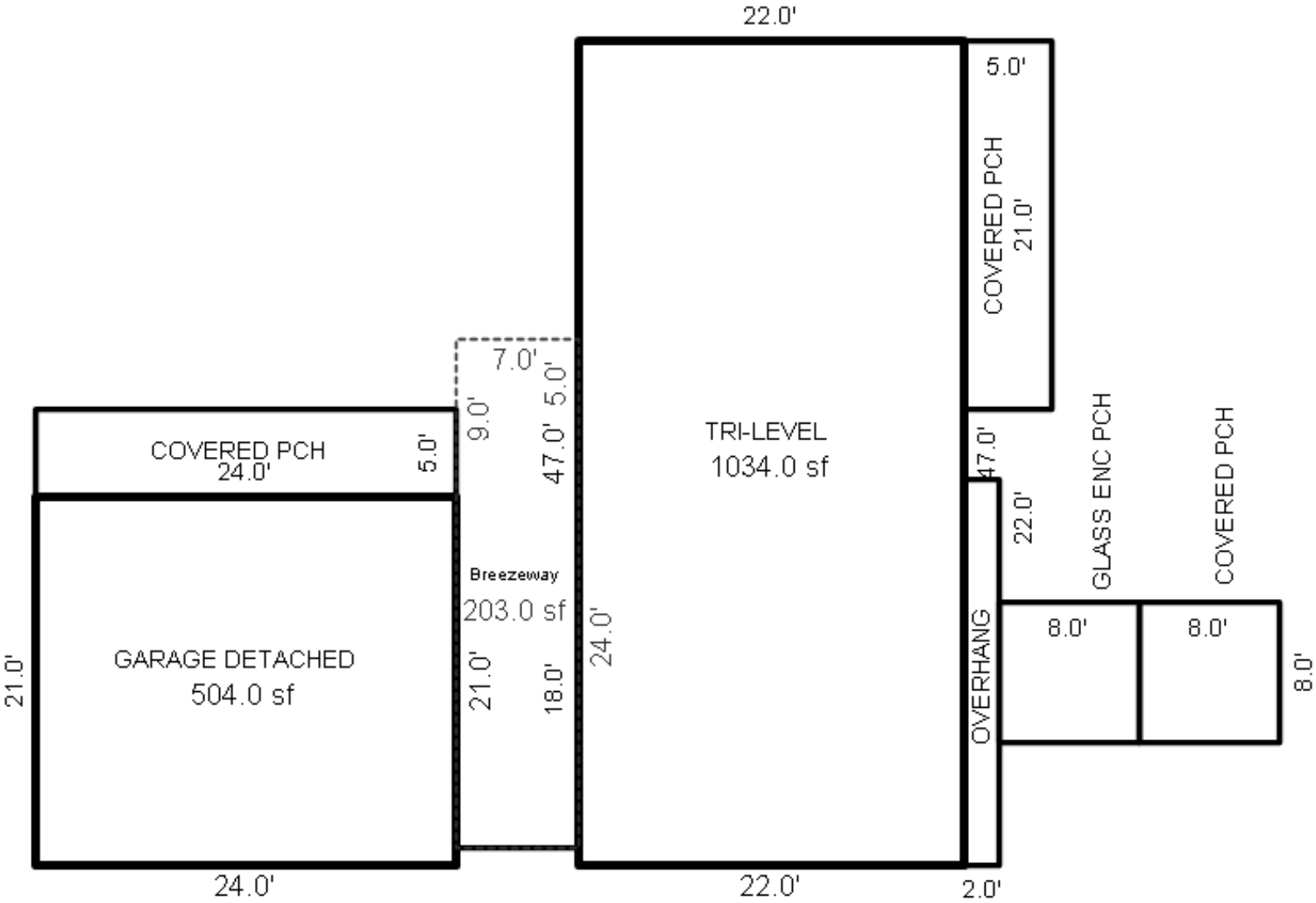


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 64 CGEP (1 Story) 64 CCP (1 Story) 105 CCP (1 Story) 120 CCP (1 Story) 400 Treated Wood 203 Brzwy, FW	Year Built: 1969 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: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 40 Floor Area: 1,492 Total Base New : 247,187 Total Depr Cost: 148,305 Estimated T.C.V: 216,525				Bsmnt Garage: Carport Area: Roof:																														
Building Style: BI		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																					
Yr Built 1969	Remodeled 0	Ex	X	Ord	Min	Size of Closets																																				
Condition: Average		Lg	X	Ord	Small	Doors																																				
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric																																				
(1) Exterior		200		Amps Service		No./Qual. of Fixtures																																				
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Ex.		X	Ord.	Min																																
Insulation						Many		X	Ave.	Few																																
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 517 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																				
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 517 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)																																		
X	Few Small	(8) Basement		8		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		1		(14) Water/Sewer																																				
X	Storms & Screens	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																				
(3) Roof		(10) Floor Support		Lump Sum Items:																																						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																																							
X	Asphalt Shingle	Chimney: Brick																																								
Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Heat & Cool Ground Area = 1034 SF Floor Area = 1492 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>Bi-Level</td> <td>Siding</td> <td>Bi-Lev. 80%</td> <td>517</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>517</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>44</td> <td></td> <td></td> </tr> <tr> <td colspan="4"><b>Total:</b></td> <td>170,627</td> <td>102,369</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 1,536 Plumbing Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788 Porches CGEP (1 Story) 64 5,607 3,364 CCP (1 Story) 64 1,885 1,131 CCP (1 Story) 105 2,937 1,762 CCP (1 Story) 120 3,324 1,994 Deck Treated Wood 400 6,520 3,912 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 22,685 13,611 Common Wall: 1 Wall 1 -2,686 -1,612 Door Opener 1 547 328 Water/Sewer Public Sewer 1 1,494 896 Water Well, 100 Feet 1 5,808 3,485													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Bi-Level	Siding	Bi-Lev. 80%	517			1 Story	Siding	Crawl Space	517			1 Story	Siding	Overhang	44			<b>Total:</b>				170,627	102,369
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
Bi-Level	Siding	Bi-Lev. 80%	517																																							
1 Story	Siding	Crawl Space	517																																							
1 Story	Siding	Overhang	44																																							
<b>Total:</b>				170,627	102,369																																					
<<<<< 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.
HUCKL KATHRYN	EDDS DANIEL L & REBECCA L	295,000	04/17/2020	WD	03-ARM'S LENGTH	2020-01196	PROPERTY TRANSFER	100.0
BRUNINK RONALD J & KARRIE	HUCKLE CHRISTOPHER & HUCK	232,000	08/07/2015	WD	03-ARM'S LENGTH	2015-02676	PROPERTY TRANSFER	100.0
BRUNINK 1031 LLC	BRUNINK RONALD J & KARRIE	0	10/23/2007	QC	21-NOT USED/OTHER	2007/3857	DEED	0.0
		105,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:4254	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7929 W PINE DR						

Owner's Name/Address	MAP #:
EDDS DANIEL L & REBECCA L 4355 WILD FLOWER PATH KALAMAZOO MI 49009	2024 Est TCV 427,303 TCV/TFA: 299.23

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 25 CROW'S NEST.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value B 67' @ 3000/FF 64.33 75.00 1.0102 0.8766 3000 100 170,915 66 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 170,915

Comments/Influences	Land Improvement Cost Estimates
NEW HOUSE FOR 03	Description Rate Size % Good Cash Value Wood Frame 32.30 80 93 2,403 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 = 4,753

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level X Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X Private Road	2024	85,500	128,200	213,700			167,187C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/17/2020	INSPECTED	2023	42,500	137,300	179,800			159,226C
TPC	12/27/2017	INSPECTED	2022	40,000	123,900	163,900			151,644C
TPC	08/17/2015	INSPECTED	2021	35,000	111,800	146,800			146,800S

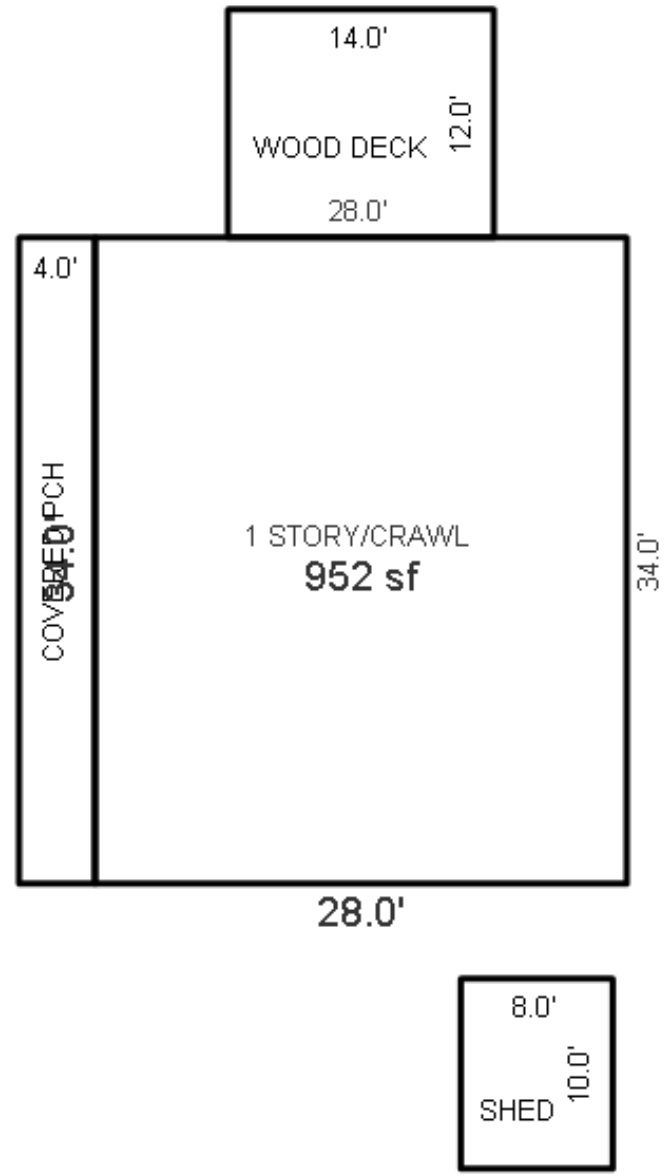


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 136 168	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															
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,428 Total Base New : 215,427 Total Depr Cost: 172,353 Estimated T.C.V: 251,635			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 215,427 Total Depr Cost: 172,353 Estimated T.C.V: 251,635			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 952 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 2003					
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1.5 Story Siding Crawl Space			952 Total: 189,446 151,569							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				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			Average Fixture(s) 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,476 1,181 1 4,646 3,717 136 6,098 4,878 168 3,693 2,954 1 1,494 1,195 1 5,808 4,646 1 2,766 2,213 1 0 0		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			Totals: 215,427 172,353							
X	Many Avg. X Few	Large Avg. X Small	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			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:			251,635								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:													
(3) Roof		(9) Basement Finish																		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																	
X	Asphalt Shingle	(10) Floor Support																		

\*\*\* 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.
		132,500	09/01/1999	WD	03-ARM'S LENGTH	331:576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7939 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/19/2007	20070368	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 431,243 TCV/TFA: 193.56
HINDY GERARD T & MOLLIE M 7939 W PINE DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 26 CROW'S NEST ALSO DESC IN BOOK OF SURVEYS S-6 PP55.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	B 67' @ 3000/FF	58.75	107.72	1.0334	0.9597	3000	100		174,800	
X Gravel Road	78 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	174,800

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
	X	X	X	X					D/W/P: 4in Concrete	6.97	155	76	821
									D/W/P: 4in Concrete	6.97	161	94	1,055
									Wood Frame	29.53	96	50	1,417
									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 =				4,243

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	87,400	128,200	215,600			112,584C
JWV	06/18/2018	INSPECTED	2023	50,300	122,400	172,700			107,223C
TPC	12/27/2017	INSPECTED	2022	40,000	109,700	149,700		149,700A	102,118C
			2021	35,000	98,900	133,900			98,856C

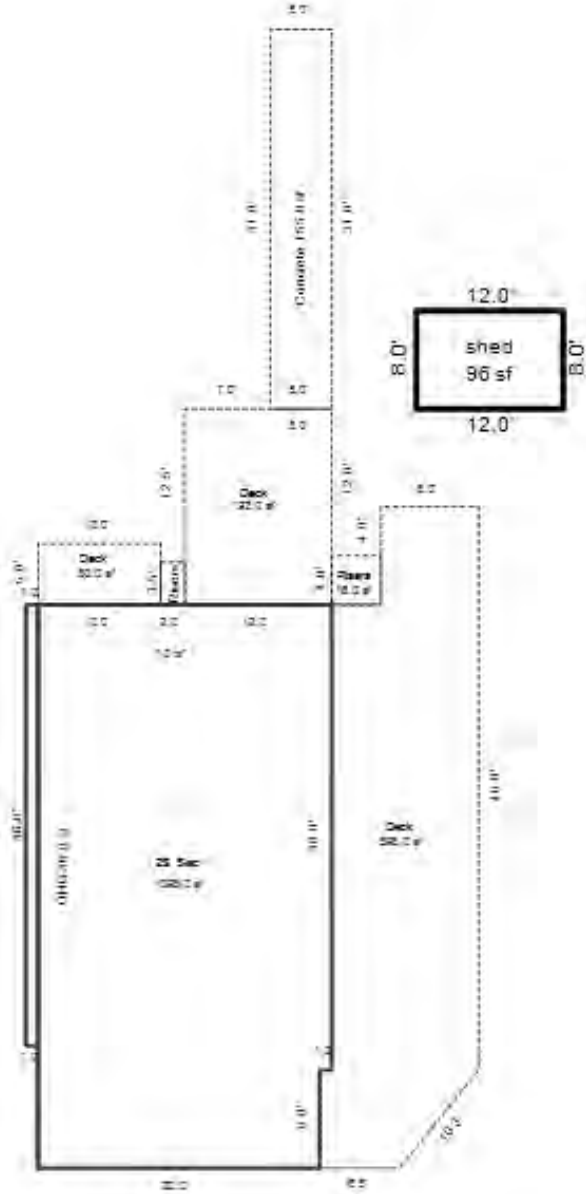
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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	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:								
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							598	Treated Wood	Class:	Exterior:								
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 2,228 Total Base New : 265,796 Total Depr Cost: 172,740 Estimated T.C.V: 252,200		E.C.F. X 1.460		Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C -5 Blt 1986									
1986	0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1096 SF Floor Area = 2228 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																
Condition: Average		Lg		X	Ord		Building Areas																
Room List		Doors		Solid	X	H.C.	(13) Plumbing																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.		Few													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1096 S.F. Height to Joists: 0.0			2			1 Average Fixture(s) 3 Fixture Bath													
X	Many Avg. Few	X	Large Avg. Small	(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													
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													
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1													
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Exterior 2 Story Local Cost Items SANITARY SEWER														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:															
Chimney: Brick								ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:															
												Totals:		265,796		172,740		0		0		*	
												230,210		149,609									
												1,476		959									
												4,646		3,020									
												598		8,492		5,520							
												208		4,249		2,762							
												50		1,753		1,139							
												1		1,494		971							
												1		2,686		1,746							
												1		2,766		1,798							
												1		8,024		5,216							
												1		0		0							
												265,796		172,740		252,200							

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GLASHOWER THOMAS J & KIMB	GLASHOWER THOMAS J & KIMB	0	11/25/2015	WD	18-LIFE ESTATE	2015-03928	PROPERTY TRANSFER	0.0					
BLEVINS BRUCE & PAM TRUST	GLASHOWER THOMAS J & KIMB	390,000	03/31/2011	WD	03-ARM'S LENGTH	2011-00879	PROPERTY TRANSFER	100.0					
BLEVINS BRUCE & PAMIE (H/	BLEVINS BRUCE & PAM TRUST	0	03/03/2006	WD	21-NOT USED/OTHER	06-0/699	DEED	0.0					
BUCKLIN GARY & LINDA ETAL	BLEVINS BRUCE & PAMIE	0	06/10/2005	OTH	21-NOT USED/OTHER	05-0/2420	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
260 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		New House		10/08/2004		20040401	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:									
GLASHOWER THOMAS J & KIMBERLY A 2144 EDSON DR HUDSONVILLE MI 49426		2024 Est TCV 729,832 TCV/TFA: 377.76											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		* Factors *									
				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 67' @ 2800/FF		52.00	238.00	1.0654	1.1700	2800	100		181,498
				52 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =						181,498	
LOT 27 EXC BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27 TH N 85 DEG 04' 37"W 22.24 FT, N 13 DEG 18'19"E 4.17 FT,N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W .92 FT TO POB. CROW'S NEST.		X	Dirt Road		Land Improvement Cost Estimates								
Comments/Influences		X	Gravel Road		Description		Rate	Size	% Good	Cash Value			
2008MLS\$499,900DOM369EXPIRED		X	Paved Road		D/W/P: 4in Concrete		8.15	378	0	0			
		X	Storm Sewer		Metal Prefab		34.45	48	45	744			
		X	Sidewalk		Residential Local Cost Land Improvements								
		X	Water		Description		Rate	Size	% Good	Cash Value			
		X	Sewer		LAND IMPROVE 5000		5,000.00	2	95	9,500			
		X	Electric		Total Estimated Land Improvements True Cash Value = 10,244								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	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			
		Who	When	What	2024	90,700	274,200	364,900		228,386C			
		TPC 12/27/2017	INSPECTED		2023	47,400	277,200	324,600		217,511C			
		TPC 10/11/2011	INSPECTED		2022	36,000	250,100	286,100		207,154C			
		TPC 12/21/2010	INSPECTED		2021	33,000	225,900	258,900		200,537C			

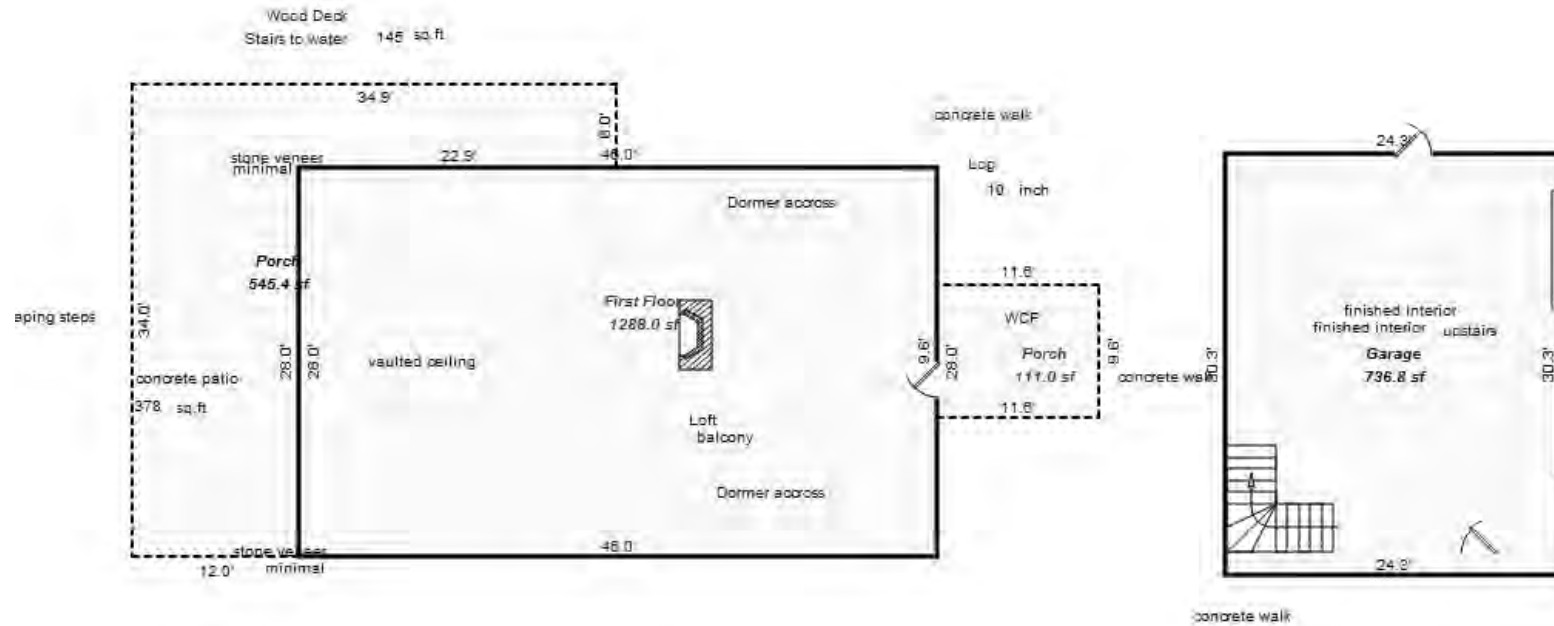


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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							Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 736 % Good: 0 Storage Area: 442 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: BC Effec. Age: 20 Floor Area: 1,932 Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Area Type 111 WCP (1 Story) 145 WPP 545 WPP			Bsmnt Garage: Carport Area: Roof:																																																																											
Building Style: LOG			Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.460			Bsmt Garage: Carport Area: Roof:																																																																												
Yr Built 2004	Remodeled 0		Ex	X	Ord	Min	Size of Closets			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Condition: Average			Lg	X	Ord	Small	No Heating/Cooling			Total Depr Cost: 368,555			No Conc. Floor: 0																																																																													
Room List			Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																												
Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
(1) Exterior			Kitchen: Other:				0 Amps Service			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No./Qual. of Fixtures			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Insulation			Ex.	X	Ord.	Min	No. of Elec. Outlets			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
(2) Windows			Many	X	Large		Many	X	Ave.	Few	Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 1 2 2			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				Plumbing			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Many Avg. Few			X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 2 2			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																											
(3) Roof			(9) Basement Finish				Other Additions/Adjustments			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
1288 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	1	(10) Floor Support				(14) Water/Sewer			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																												
Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Chimney:			Lump Sum Items:				Lump Sum Items:			Total Base New : 473,896 Total Depr Cost: 368,555 Estimated T.C.V: 538,090			Storage Area: 442																																																																													
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1288 SF Floor Area = 1932 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>318,168</td> <td>254,535</td> </tr> </table> Other Additions/Adjustments <table> <tr> <td>Recreation Room</td> <td>1288</td> <td>35,201</td> <td>17,600</td> </tr> <tr> <td>Exterior Brick Veneer</td> <td>28</td> <td>574</td> <td>459</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,593</td> <td>2,874</td> </tr> </table> Plumbing <table> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,172</td> <td>1,738</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,832</td> <td>5,466</td> </tr> <tr> <td>2 Fixture Bath</td> <td>2</td> <td>9,154</td> <td>7,323</td> </tr> </table> Porches <table> <tr> <td>WCP (1 Story)</td> <td>111</td> <td>6,633</td> <td>5,306</td> </tr> <tr> <td>WPP</td> <td>145</td> <td>4,720</td> <td>3,776</td> </tr> <tr> <td>WPP</td> <td>545</td> <td>11,745</td> <td>9,396</td> </tr> </table> Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) <table> <tr> <td>Base Cost</td> <td>736</td> <td>45,168</td> <td>36,134</td> </tr> <tr> <td>Storage Over Garage</td> <td>442</td> <td>7,943</td> <td>6,354</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,366</td> <td>1,093</td> </tr> </table> Water/Sewer <table> <tr> <td>Public Sewer</td> <td>1</td> <td>1,914</td> <td>1,531</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,244</td> <td>4,995</td> </tr> </table> Built-Ins <<<< Calculations too long. See Valuation printout for complete pricing. >>>>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,288			Total:				318,168	254,535	Recreation Room	1288	35,201	17,600	Exterior Brick Veneer	28	574	459	Basement, Outside Entrance, Below Grade	1	3,593	2,874	Average Fixture(s)	1	2,172	1,738	3 Fixture Bath	1	6,832	5,466	2 Fixture Bath	2	9,154	7,323	WCP (1 Story)	111	6,633	5,306	WPP	145	4,720	3,776	WPP	545	11,745	9,396	Base Cost	736	45,168	36,134	Storage Over Garage	442	7,943	6,354	Door Opener	2	1,366	1,093	Public Sewer	1	1,914	1,531	Water Well, 100 Feet	1	6,244	4,995
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																					
1.5 Story	Pine Logs	Basement	1,288																																																																																							
Total:				318,168	254,535																																																																																					
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
268 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
	MAP #:					
	2024 Est TCV 442,323 TCV/TFA: 317.76					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C 67' @ 2800/FF	52.00	165.00	1.0654 1.0676	2800 100	165,615
			52 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	165,615

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
LOT 28 & BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27, TH N 85 DEG 04'37" W 22.24 FT, N 13 DEG 18'19"E 4.17 FT, N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W .92 FT TO POB. CROW'S NEST.	X			Dirt Road			
	X			Gravel Road			
	X			Paved Road			
	X			Storm Sewer			
	X			Sidewalk			
	X			Water	6.58	112 0	0
	X			Sewer	8.18	550 0	0
	X			Electric	24.20	48 45	523
	X			Gas			
	X			Curb			
	X			Street Lights			
	X			Standard Utilities			
	X			Underground Utils.			

Comments/Influences	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
ADD 24X16 ADD'N FOR 01 @ 50% COMP FOR 03	X			Residential Local Cost Land Improvements			
ADD 2 FT TO FRONTAGE FOR 05	X			Description			
				LAND IMPROVE 2500	2,500.00	1 94	2,350
				Total Estimated Land Improvements True Cash Value =			2,873

Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2024	82,800	138,400	221,200			113,457C
Rolling				2023	42,500	132,100	174,600	0M		0
Low				2022	33,400	119,100	152,500	0M		0
High	X			2021	30,600	107,500	138,100	0M		0
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront	X									
Ravine										
Wetland										
Flood Plain										



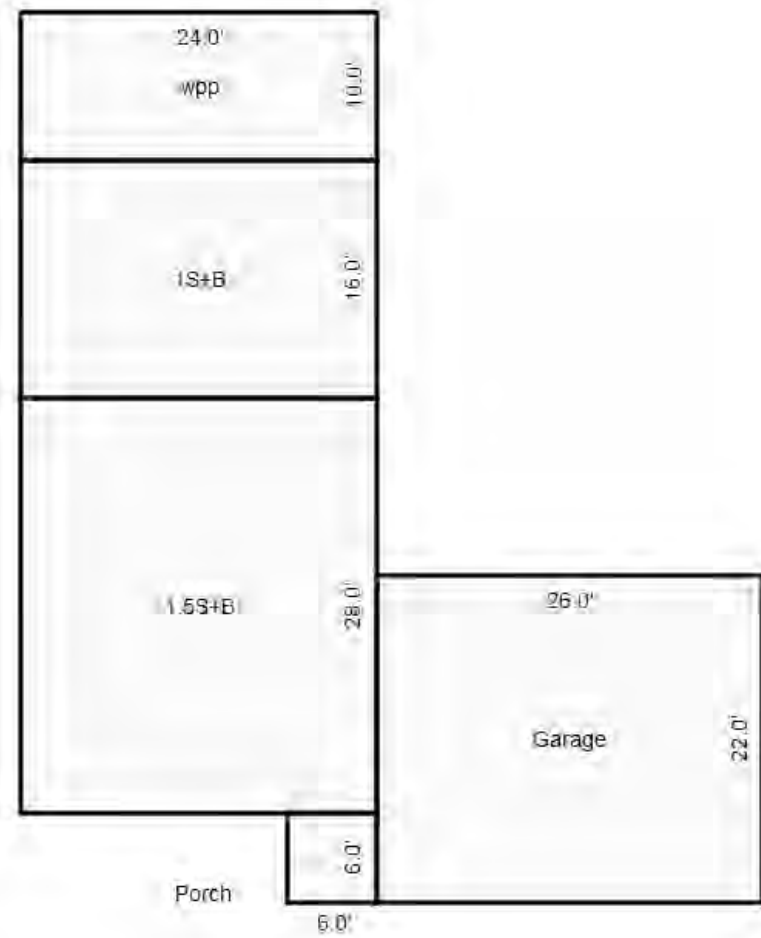
4.1.2004

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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 Wood Stove 1 Direct-Vented Ga	Area 36 240	Type CCP (1 Story) WPP	Year Built: 1986 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: 572 % 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: 1,392 Total Base New : 252,557 Total Depr Cost: 187,558 Estimated T.C.V: 273,835		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall Plaster X Paneled Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 1056 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Cls C 5 Blt 1970					
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		200		Amps Service		1.5 Story Siding Basement 672						
Room List		Doors	Solid	X	H.C.	(13) Plumbing		1 Story Siding Basement 384						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 193,608 145,203						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Recreation Room 384 7,423 3,711 Basement, Outside Entrance, Below Grade 1 2,560 1,920						
(2) Windows		(7) Excavation		Lump Sum Items:		Water/Sewer		Plumbing						
X	Many Avg. X Few	Large Avg. X Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Water Well, 100 Feet		Average Fixture(s) 2 Fixture Bath					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic 2000 Gal Septic		Public Sewer		Porches						
(3) Roof		384		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer		CCP (1 Story) 36 1,157 868 WPP 240 4,896 3,672						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Built-Ins		Base Cost 572 24,693 18,520 Door Opener 1 547 410						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		Water/Sewer		Appliance Allow. 1 2,766 2,074						
<p>Local Cost Items            &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>														

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



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.
LONSBERRY SCOTT & JUDITH	LONSBERRY SCOTT & JUDITH	1	02/05/2018	QC	09-FAMILY	2018-00372	DEED	0.0
MORRISON RICHARD L	LONSBERRY SCOTT & JUDITH	161,000	08/02/2004	WD	03-ARM'S LENGTH	04-0/3470	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
280 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
LONSBERRY SCOTT & JUDITH TRUST 12232 S WACOUSTA RD EAGLE MI 48822	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 315,433 TCV/TFA: 328.58					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 2 T22N R8W LOT 29 CROW'S NEST.				C 67' @ 2800/FF	52.00	183.00	1.0654	1.0956	2800	100	169,958
Comments/Influences	X			52 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	169,958		
				Land Improvement Cost Estimates							
				Description			Rate	Size % Good	Cash Value		
	X			D/W/P: 3.5 Concrete			6.16	267 0	0		
	X			Wood Frame			33.66	48 94	1,519		
	X			Residential Local Cost Land Improvements							
	X			Description			Rate	Size % Good	Cash Value		
				LAND IMPROVE 1000			1,000.00	1 95	950		
				Total Estimated Land Improvements True Cash Value =					2,469		



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	85,000	72,700	157,700			77,983C
	Rolling								
	Low								
X	High		2023	43,800	69,500	113,300			74,270C
	Landscaped								
	Swamp								
	Wooded		2022	34,100	62,600	96,700			70,734C
	Pond								
X	Waterfront		2021	31,300	56,400	87,700			68,475C
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	12/03/2012	INSPECTED							
TPC	10/11/2011	INSPECTED							

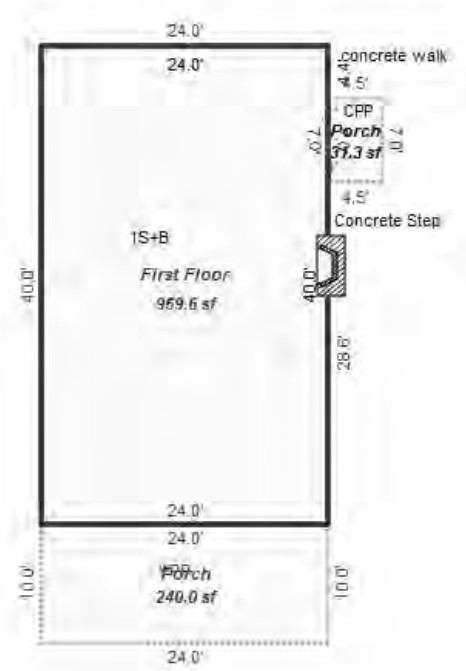
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 36 240	Type CPP WPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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	Trim & Decoration												
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets											
Condition: Average		Lg	X	Ord	Small												
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace											
Basement	1st Floor	(5) Floors			(12) Electric												
2nd Floor	Bedrooms	Kitchen:	Other:	Other:	0 Amps Service												
(1) Exterior		No./Qual. of Fixtures															
Wood/Shingle	Aluminum/Vinyl	Ex.	X	Ord.	Min	No. of Elec. Outlets											
Brick	Insulation	X	Tile	Many	X	Ave.	Few										
(2) Windows		(6) Ceilings			(13) Plumbing												
Many	X	Large	(7) Excavation			Average Fixture(s)											
Avg.	X	Avg.	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Few		Small	(8) Basement			1 Average Fixture(s)											
X	Wood Sash	Conc. Block			1												
Metal Sash	Vinyl Sash	Poured Conc. Stone			1												
Double Hung	Horiz. Slide	Treated Wood			1												
Casement	Double Glass	Concrete Floor			(9) Basement Finish												
Patio Doors	Storms & Screens	(9) Basement Finish															
(3) Roof		(10) Floor Support			(14) Water/Sewer												
X	Gable	Gambrel	Recreation SF	Public Water													
Hip	X	Mansard	Living SF	1													
Flat		Shed	1 Walkout Doors (B)	1													
Asphalt Shingle		No Floor SF			1												
Chimney: Block		Walkout Doors (A)			1000 Gal Septic												
		(10) Floor Support			2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas											Cls CD		Blt 1967				
											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story Siding Basement											1	Siding	Basement	960	130,502	84,826	
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Porches CPP WPP Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER											1			1	1,230	799	
											1			36	902	586	
											240			240	4,346	2,825	
											1			1	1,326	862	
											1			1	2,585	1,680	
											1			1	1,934	1,257	
											1			1	5,707	3,710	
											1			1	0	0	
											Totals:			1	150,692	97,949	
											Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		143,006		

\*\*\* 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.
WARREN J & S JOINT LIVING	COLLINS LYNN MELISSA	599,000	06/07/2023	WD	03-ARM'S LENGTH	2023-01531	PROPERTY TRANSFER	100.0
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
		36,500	08/01/1997	WD	33-TO BE DETERMINED	03-0:2851	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
292 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/01/2003	20030257	Complete
	P.R.E. 100% 06/07/2023					

Owner's Name/Address	MAP #:
COLLINS LYNN MELISSA 292 S CAROLYN DR LAKE CITY MI 49651	2024 Est TCV 552,398 TCV/TFA: 365.34

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road	60.00	160.00	1.0000	1.0594	2800	100		177,987	
	Gravel Road	60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	177,987

Tax Description	X	Land Improvement Cost Estimates
. SEC 2 T22N R8W LOT 30 CROW'S NEST.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
REMOVE SIZE ADJ FOR 05..IS COMPARABLE TO ADJACENT LOTS...		D/W/P: 4in Ren. Conc.	8.18	800	0	0
CHG LOC FROM -37 TO -45..SIMILAR TO ADJ LOTS	X	Wood Frame	29.53	96	0	0
	X	Residential Local Cost Land Improvements				
	X	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =				2,375

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



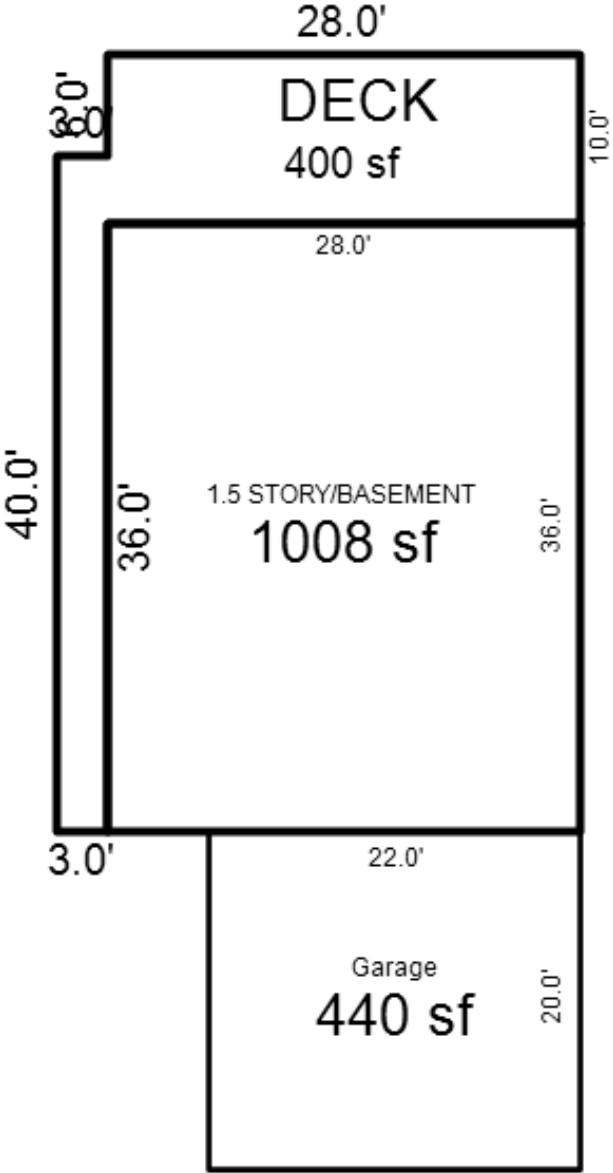
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	89,000	187,200	276,200			276,200S
TPC 12/27/2017	INSPECTED		2023	39,000	174,800	213,800			144,943C
TPC 12/03/2012	INSPECTED		2022	30,000	157,500	187,500			138,041C
TPC 10/11/2011	INSPECTED		2021	27,000	142,100	169,100			133,632C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 400	Type Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 10 Floor Area: 1,512 Total Base New : 283,152 Total Depr Cost: 254,819 Estimated T.C.V: 372,036		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:															
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 10		Blt 2003															
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1008 SF		Floor Area = 1512 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90															
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1.5 Story		Siding		Basement		1,008		Total:		217,575		195,801							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Recreation Room		808		15,619		14,057		Basement, Outside Entrance, Below Grade		1		2,560		2,304			
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) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1		1,476		1,328		Deck		Treated Wood		400		6,520		5,868	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water/Sewer			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		440		20,698		18,628							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		808 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1		2,766		2,489		Fireplaces		Direct-Vented Gas		1		3,021		2,719	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	
	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.
SCHAFRANEK EUGENE	SCHAFRANEK EUGENE J TRUST	1	07/19/2011	QC	21-NOT USED/OTHER	2011-02392	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
304 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SCHAFRANEK EUGENE J TRUSTEE OF THE EUGENE J SCHAFRANEK REVOCABLE TRUST 17 MAYWOOD PLEASANT RIDGE MI 48069	2024 Est TCV 325,119 TCV/TFA: 339.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
SEC 2 T22N R8W LOT 31 CROW'S NEST	X		D 67' @ 2800/FF	60.00	149.00	174,846
Comments/Influences			60 Actual Front Feet, 0.20 Total Acres			174,846

REBUILD DATE?	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	6.58	90 71	420
				Total Estimated Land Improvements True Cash Value =			420

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	87,400	75,200	162,600			50,804C
Rolling	2023	38,100	71,700	109,800			48,385C
Low	2022	29,400	64,600	94,000			46,081C
High	2021	26,400	58,200	84,600			44,609C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



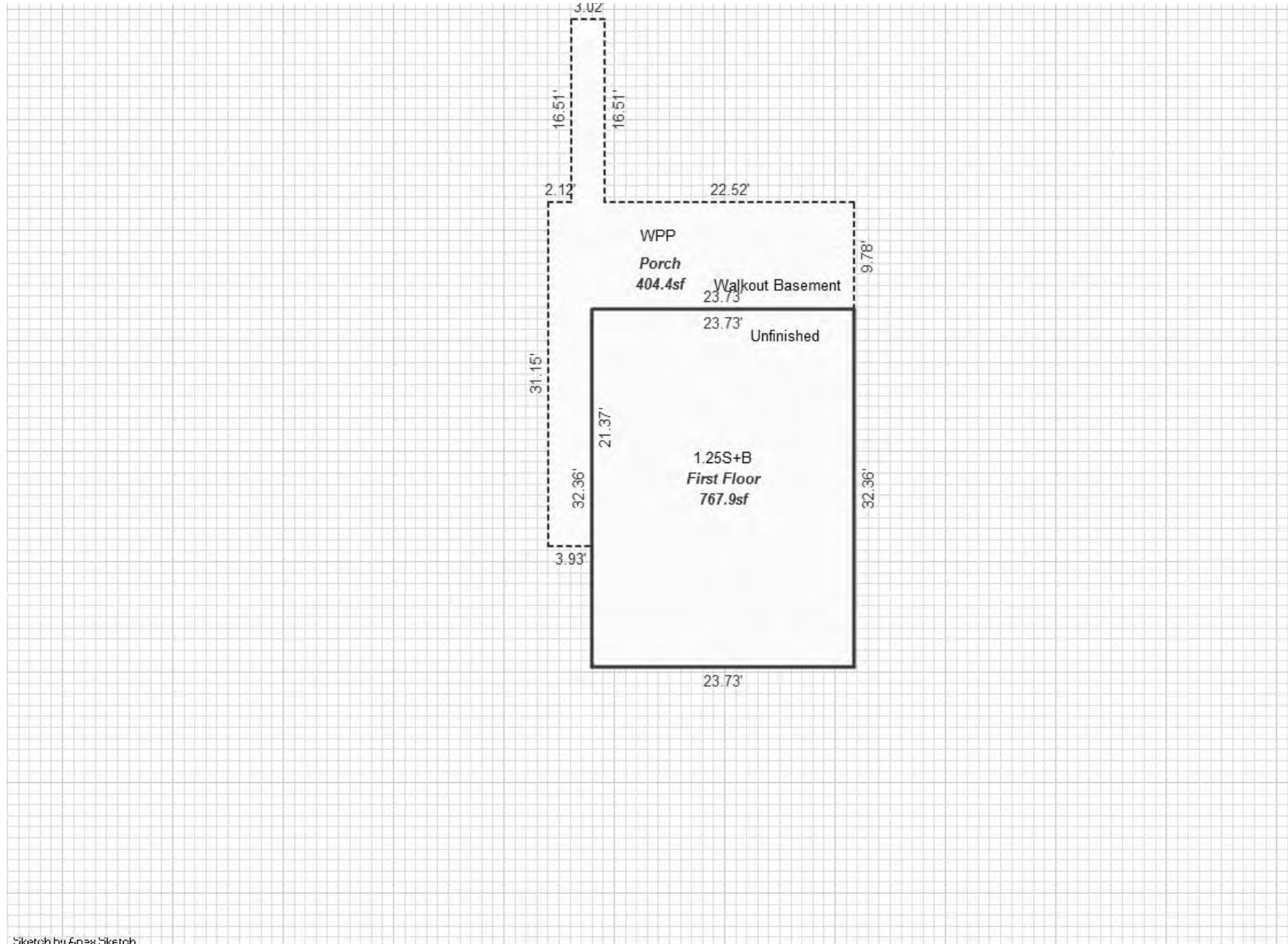
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	38,100	71,700	109,800			48,385C
TPC 10/26/2012	INSPECTED		2022	29,400	64,600	94,000			46,081C
TPC 10/11/2011	INSPECTED		2021	26,400	58,200	84,600			44,609C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 404	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
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: 959 Total Base New : 157,904 Total Depr Cost: 102,639 Estimated T.C.V: 149,853		E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 767 SF Floor Area = 959 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1960		Roof:		
Yr Built Remodeled 1960 REB 0		Trim & Decoration		200 Amps Service			No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Ex	X Ord	Min	No. of Elec. Outlets			1.25 Story Siding		767					
Room List		Lg	X Ord	Small	Many X Ave. Few			1 Average Fixture(s)		Total:		137,009	89,058		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1	2,560	1,664
(1) Exterior		(6) Ceilings		No. of Plumbing			2 Fixture Bath		Plumbing		Average Fixture(s)		1	1,476	959
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 767 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WPP		404	6,791	4,414
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer		Water/Sewer		Public Sewer		1	1,494	971
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer		Water Well		Water Well, 100 Feet		1	5,808	3,775
X	Many Avg. X Large Avg. Small	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			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	(14) Water/Sewer		Lump Sum Items:			SANITARY SEWER		Local Cost Items		1		0	0	*
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		Totals:		157,904	102,639		
Asphalt Shingle		Chimney:													

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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.
SCHAFRANEK EUGENE	SCHAFRANEK EUGENE J TRUST	1	07/19/2011	QC	21-NOT USED/OTHER	2011-02393	PROPERTY TRANSFER	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: SCHAFRANEK EUGENE J TRUSTEE OF THE SCHAFRANEK EUGENE J REVOCABLE TRUST  
 17 MAYWOOD PLEASANT RIDGE MI 48069  
 2024 Est TCV 173,660

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 Improved X Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 D 67' @ 2800/FF 60.00 145.00 1.0000 1.0337 2800 100 173,660  
 60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 173,660

Tax Description: . SEC 2 T22N R8W LOT 32 CROW'S NEST.  
 Comments/Influences: X Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

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

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

2024 86,800 0 86,800 27,489C

2023 37,700 0 37,700 26,180C

2022 29,100 0 29,100 24,934C

2021 26,200 0 26,200 24,138C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BOBCOWSKI JOHN J	BOBCOWSKI JOHN J & DAINE	0	10/14/2020	WD	09-FAMILY	2020-03060	PROPERTY TRANSFER	0.0				
BOBCOWSKI JOHN J & DAINE	BOBCOWSKI JOHN J & DAINE	1	10/14/2020	WD	03-ARM'S LENGTH	2020-03061	PROPERTY TRANSFER	0.0				
KOZLOWSKI RENEE	BOBCOWSKI JOHN J	329,900	01/22/2018	WD	03-ARM'S LENGTH	2018-00215	PROPERTY TRANSFER	100.0				
JOHNSON SUZANNE M & MAX A	KOZLOWSKI RENEE	165,500	07/15/2005	WD	03-ARM'S LENGTH	05-0/2786	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
316 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		04/21/2016		2016-0118	100%			
Owner's Name/Address		P.R.E. 100% 01/22/2018		Addition		04/28/2011		2011-0137	100%			
BOBCOWSKI JOHN J & DAINE M 316 S CAROLYN AVE LAKE CITY MI 49651		MAP #:		RETAINING WALL		05/20/2010		20100221	100%			
		2024 Est TCV 550,746 TCV/TFA: 267.48										
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 67' @ 2800/FF	77.00	147.00	0.9658	1.0372	2800	100		215,985
				77 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	215,985
Tax Description				Land Improvement Cost Estimates								
. SEC 2 T22N R8W LOT 33 & N 1/2 LOT 34 CROW'S NEST.				Description								
Comments/Influences				Rate								
COMBO 1/2 OF LOT 34 IN 92				Size % Good								
				Cash Value								
		X	Dirt Road	D/W/P: 4in Ren. Conc.								
		X	Gravel Road	8.18 800 0 0								
		X	Paved Road	8.18 1166 0 0								
		X	Storm Sewer	8.18 191 0 0								
		X	Sidewalk	Residential Local Cost Land Improvements								
		X	Water	Description								
		X	Sewer	Rate								
		X	Electric	Size % Good								
		X	Gas	Cash Value								
		X	Curb	LAND IMPROVE 1000 1,000.00 1 97 970								
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 970								
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2024	108,000	167,400	275,400				170,512C
		TPC	05/06/2018	INSPECTED	2023	54,000	162,400	216,400				162,393C
		TPC	12/27/2017	INSPECTED	2022	43,000	141,100	184,100				154,660C
		JWV	10/01/2016	INSPECTED	2021	39,400	139,400	178,800				149,720C

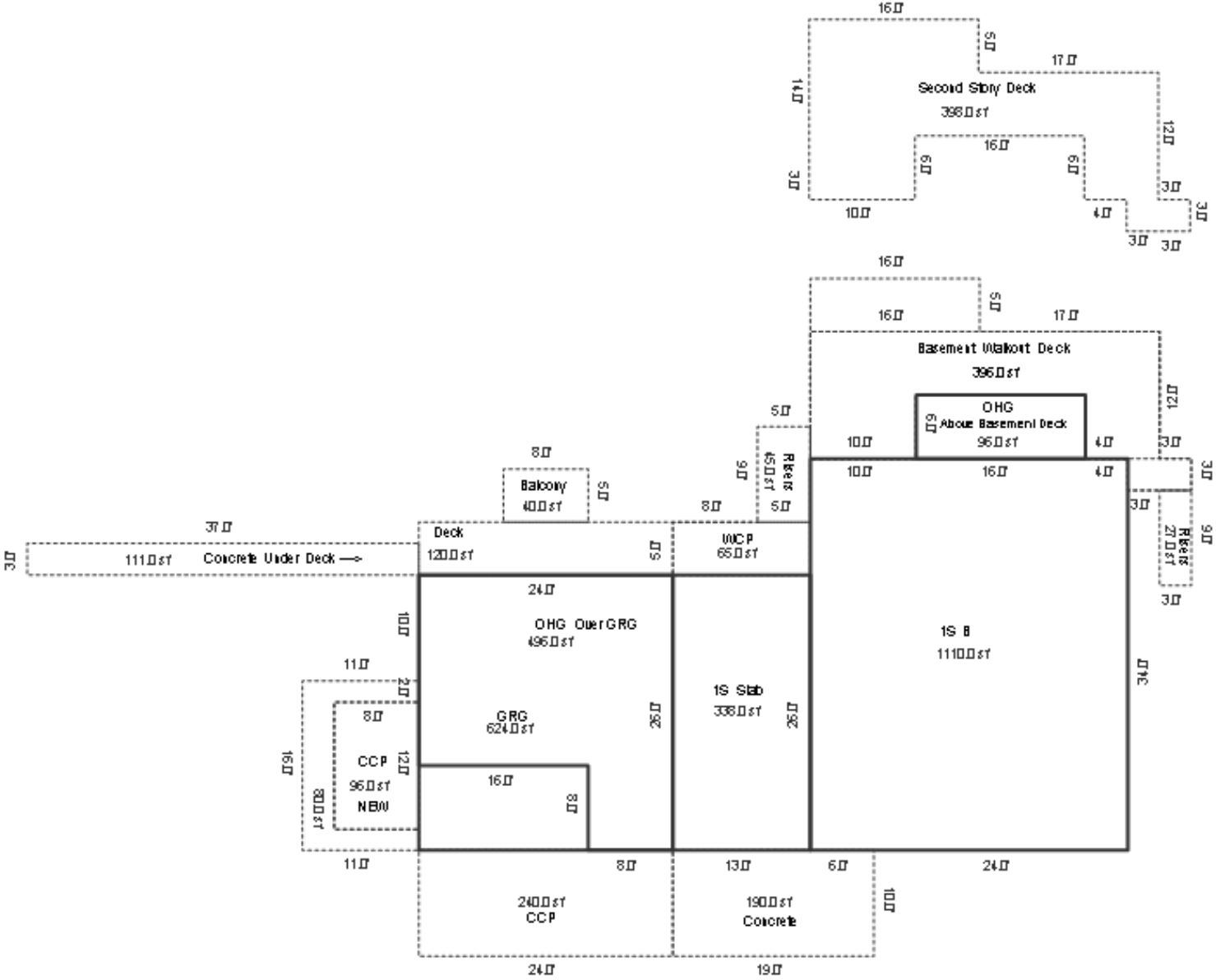


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 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: 607 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		Ex X Ord Min		Lg	X	Ord	Small		
Building Style: BOCA/STATE		Condition: Average		Room List		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min			
Yr Built 1977	Remodeled ADD 2012	Basement 1st Floor 2nd Floor Bedrooms		KITCHEN: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Central Air Wood Furnace			
(1) Exterior		(6) Ceilings		(7) Excavation		Basement: 889 S.F. Crawl: 0 S.F. Slab: 513 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(2) Windows		Many Avg. X Avg. Large Avg. Small		(3) Roof		875 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1402 SF Floor Area = 2059 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 889 S.F. Crawl: 0 S.F. Slab: 513 S.F. Height to Joists: 0.0		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		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 Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Porches WPP WPP CCP (1 Story)		1 875 16,914 8,457 1 2,560 1,664 1 1,476 959 473 7,937 5,159 243 4,913 3,193 96 2,708 1,760	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Deck Treated Wood Balcony Wood Balcony Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		607 30,951 20,118 1 -2,686 -1,746 1 547 356		Total: 270,865 176,046 1 2,560 1,664 1 1,476 959 473 7,937 5,159 243 4,913 3,193 96 2,708 1,760 288 5,262 3,420 41 1,670 1,085		<<<<< 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.
WELLS FAMILY TRUST	RASTELLO KEITH & VICKI L	400,000	07/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02055	PROPERTY TRANSFER	100.0
WELLS DAVID ALAN & PATRIC	WELLS FAMILY TRUST	0	07/12/2022	QC	09-FAMILY	2022-02322	DEED	0.0
KOHLER GORDON D & RHONDA	WELLS DAVID ALAN & PATRIC	0	10/15/2009	WD	20-MULTI PARCEL SALE REF	2009/3580	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/14/2023					

Owner's Name/Address	MAP #:
RASTELLO KEITH & VICKI L 352 S CAROLYN AVE LAKE CITY MI 49651	2024 Est TCV 51,156

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors * S 1/2 LOT 34				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			D 67' @ 2800/FF	30.00	152.00	1.0000L0.6090	2800 100
			0.11 Total Acres				Total Est. Land Value =
							51,156

Tax Description	X	Value
. SEC 2 T22N R8W S'LY 1/2 OF LOT 34 CROW'S NEST		
Comments/Influences		

SPLIT FROM 290-034-00 IN 92	X	Dirt Road	
		Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,600	0	25,600			25,600S
2023	19,200	0	19,200		19,200A	14,424C
2022	14,800	0	14,800			13,738C
2021	13,300	0	13,300			13,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FAMILY TRUST	RASTELLO KEITH & VICKI L	400,000	07/28/2023	WD	19-MULTI PARCEL ARM'S LE	MLS1913065	DEED	100.0
WELLS DAVID ALAN & PATRIC	WELLS FAMILY TRUST	0	07/12/2022	QC	09-FAMILY	2022-02322	DEED	0.0
KOHLER GORDON D & RHONDA	WELLS DAVID ALAN & PATRIC	185,500	10/15/2009	WD	03-ARM'S LENGTH	2009/3580	DEED	100.0

Property Address: 352 S CAROLYN AVE  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 08/14/2023

Owner's Name/Address: RASTELLO KEITH & VICKI L  
 352 S CAROLYN AVE  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 356,794 TCV/TFA: 371.66

Tax Description: . SEC 2 T22N R8W LOT 35 CROW'S NEST.  
 Comments/Influences

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Improved	Dirt Road	52.00	148.00	1.0000	1.0390	2800	100		151,278
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Land Improvement Cost Estimates

Description: D/W/P: 4in Ren. Conc. Rate: 8.18 Size: 460 % Good: 0 Cash Value: 0

Residential Local Cost Land Improvements

Description: LAND IMPROVE 2500 Rate: 2,500.00 Size: 1 % Good: 94 Cash Value: 2,350

Total Estimated Land Improvements True Cash Value = 2,350

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	75,600	102,800	178,400			178,400S
2023	32,900	110,600	143,500		143,500A	85,084C
2022	25,400	99,800	125,200			81,033C
2021	22,900	90,000	112,900			78,445C



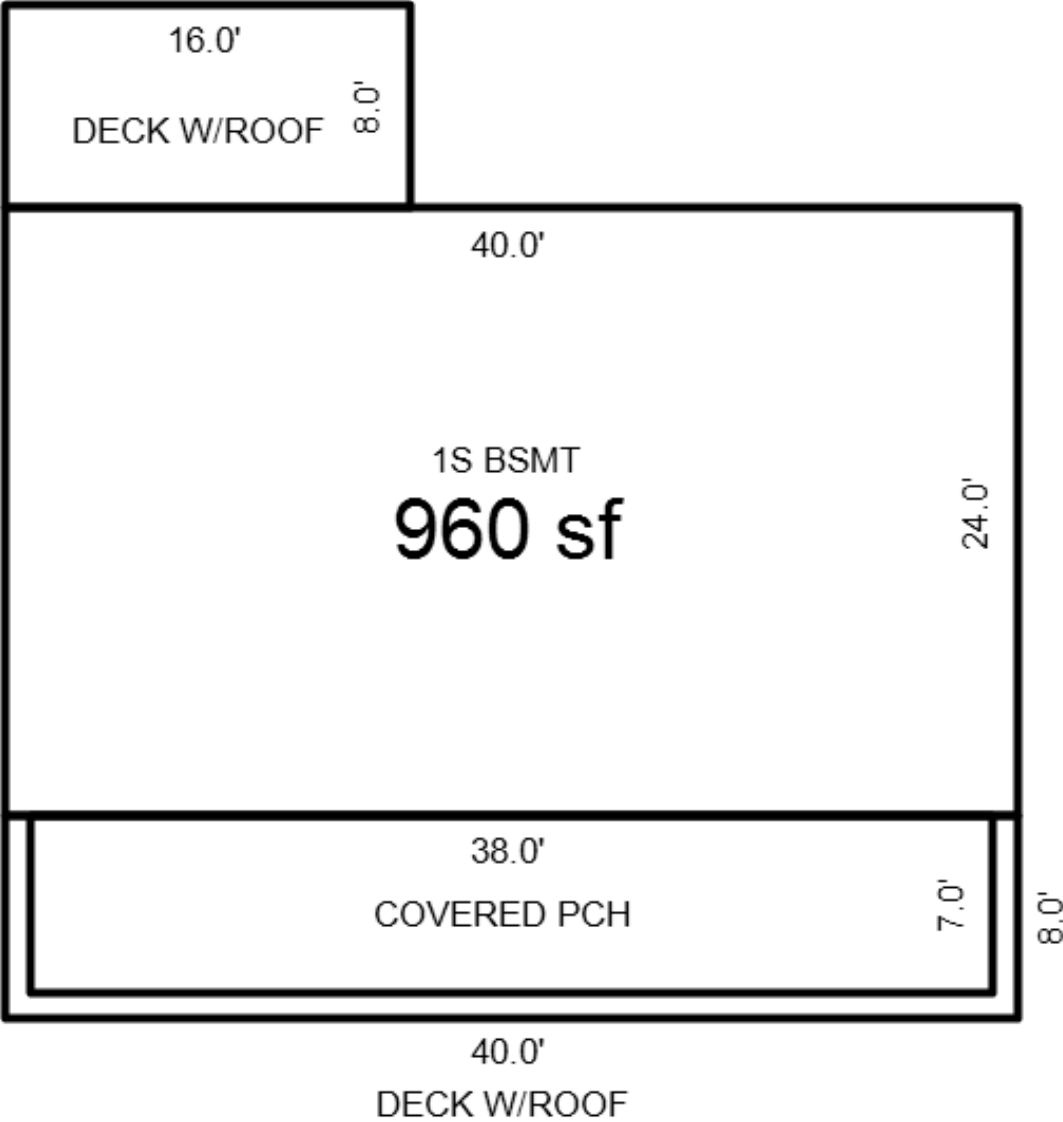
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 266 320 128	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 960 Total Base New : 214,109 Total Depr Cost: 139,155 Estimated T.C.V: 203,166			E.C.F. X 1.460		Bsmnt Garage: 1 Car Carport Area: Roof:				
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1991						
Yr Built 1991	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		200 Amps Service			1 Story Pine Logs Basement			Total: 157,843 102,583						
Room List		Lg	X Ord	Small	No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments			Recreation Room 475 9,182 5,968 Basement, Outside Entrance, Below Grade 1 2,560 1,664					
Basement	1st Floor	(5) Floors		(12) Electric			Plumbing			Average Fixture(s)						
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		200 Amps Service			Average Fixture(s)			3 Fixture Bath 1 4,646 3,020 2 Fixture Bath 1 3,108 2,020						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Porches			CCP (1 Story) 266 6,687 4,347						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Deck			Treated Wood w/Roof (Deck Portion) 320 5,638 3,665 Treated Wood w/Roof (Roof portion) 320 4,931 3,205 Treated Wood w/Roof (Deck Portion) 128 3,089 2,008 Treated Wood w/Roof (Roof portion) 128 2,282 1,483						
(2) Windows		(8) Basement		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,599 1,689						
X	Many Avg. X Avg. Few Large Small	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			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 Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins			Appliance Allow. 1 2,766 1,798						
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775						
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins			Appliance Allow. 1 2,766 1,798						
Chimney: Metal		(14) Water/Sewer		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775						

\*\*\* 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.
KELLY GORDON L	KOUZOUJIAN RICHARD A	185,100	06/15/2004	WD	03-ARM'S LENGTH	04-0/2686	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
364 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KOUZOUJIAN RICHARD A 2122 DEER RUN TRAIL WATERFORD MI 48329	2024 Est TCV 432,825 TCV/TFA: 333.97					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
			* Factors *					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			D 67' @ 2800/FF	102.00	121.00	0.9003 0.9880	2800 100	254,023
			102 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value = 254,023

Taxpayer's Name/Address	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
KOUZOUJIAN RICHARD A 2122 DEER RUN TRAIL WATERFORD MI 48329	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	6.16	484 82	2,444
	X	Electric	Total Estimated Land Improvements True Cash Value = 2,444		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Tax Description					
. SEC 2 T22N R8W LOT 36 & 37 CROW'S NEST.					
Comments/Influences					
2004MLS20802650\$199,900, DOM 159					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	127,000	89,400	216,400			107,623C
2023	53,000	85,300	138,300			102,499C
2022	41,100	76,800	117,900			97,619C
2021	37,000	69,200	106,200			94,501C

Who When What

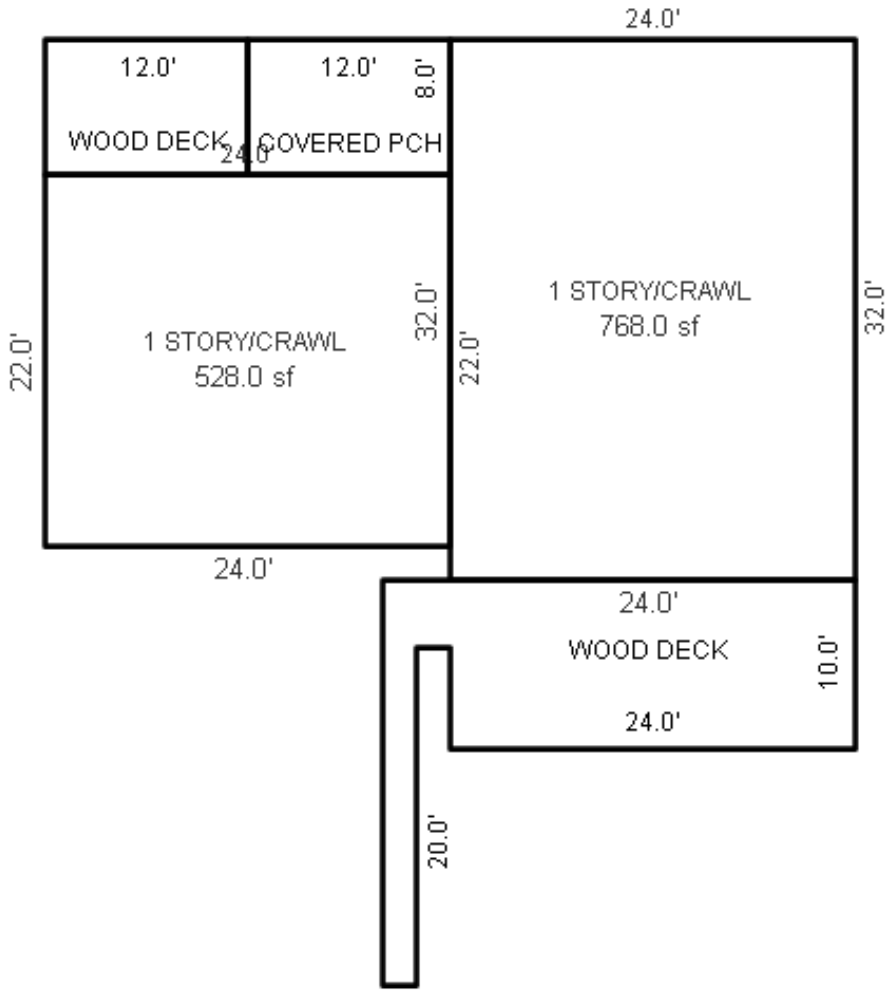
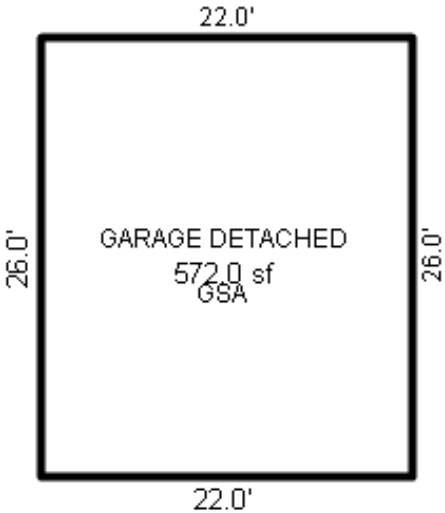
TPC 12/27/2017 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 1 Wood Stove Direct-Vented Ga		Area 96 WCP (1 Story) 96 Treated Wood 294 Treated Wood		Year Built: 1992 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: 572 % Good: 0 Storage Area: 286 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,296 Total Base New : 198,661 Total Depr Cost: 120,793 Estimated T.C.V: 176,358			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 (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls CD Blt 1968		
Yr Built 1968	Remodeled 1993	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 768 1 Story Siding Crawl Space 528 Total: 147,535 88,521							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558 Porches WCP (1 Story) 96 4,208 3,535 * Deck Treated Wood 96 2,443 2,052 * Treated Wood 294 5,213 3,128							
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 572 20,889 12,533 Storage Over Garage 286 3,498 2,099							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384							
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Wood Stove 1 2,149 1,289							
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			Water/Sewer			Local Cost Items							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(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																
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.				
THOMPSON DARREL	THOMPSON DARREL D	19,871	12/19/2023	WD	16-LC PAYOFF	2023-03476		0.0				
JORGENSEN MARK A	JORGENSEN MARK A & JUDY	0	10/24/2018	QC	09-FAMILY	2018-0315	DEED	0.0				
JORGENSEN MARK A	JORGENSEN MARK A & JUDY	0	10/24/2018	OTH	29-SELLERS INTEREST IN A	2018-03516	DEED	0.0				
JORGENSEN MARK A	THOMPSON DARREL	25,000	10/10/2018	LC	03-ARM'S LENGTH	2018-03284	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:						
Owner's Name/Address		THOMPSON DARREL D 9062 W OAK LN LAKE CITY MI 49651		2024 Est TCV 131,429								
		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 38 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		D 67' @ 2800/FF		50.00	94.00	1.0000	0.9275	2800	100	129,855
		Paved Road		50 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =		129,855				
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	24.60	128	50	1,574				
		Sewer		Total Estimated Land Improvements True Cash Value =				1,574				
		Electric										
		Gas										
		Curb										
		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	64,900	800	65,700		14,708C		
		TPC 04/30/2021 INSPECTED			2023	27,000	700	27,700		14,008C		
		TPC 05/06/2018 INSPECTED			2022	20,000	0	20,000		13,341C		
		TPC 12/27/2017 INSPECTED			2021	15,000	0	15,000		12,915C		



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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.
JORGENSEN MARK A	THOMPSON DARREL	150,000	10/10/2018	WD	03-ARM'S LENGTH	2018-03285	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
400 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/13/2022	2022-0880	100%

Owner's Name/Address	MAP #:
THOMPSON DARREL 9062 W OAK LN LAKE CITY MI 49651	2024 Est TCV 303,290 TCV/TFA: 254.65

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 39 CROW'S NEST.	Dirt Road	D 67' @ 2800/FF	40.00	94.00	1.0000	0.9275	2800	100		103,884	
Comments/Influences	Gravel Road	40 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	103,884

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

X	Improved	Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	51,900	99,700	151,600			96,573C
2023	21,600	85,900	107,500			82,260C
2022	20,000	77,400	97,400			78,343C
2021	15,000	69,800	84,800			75,841C

Who When What

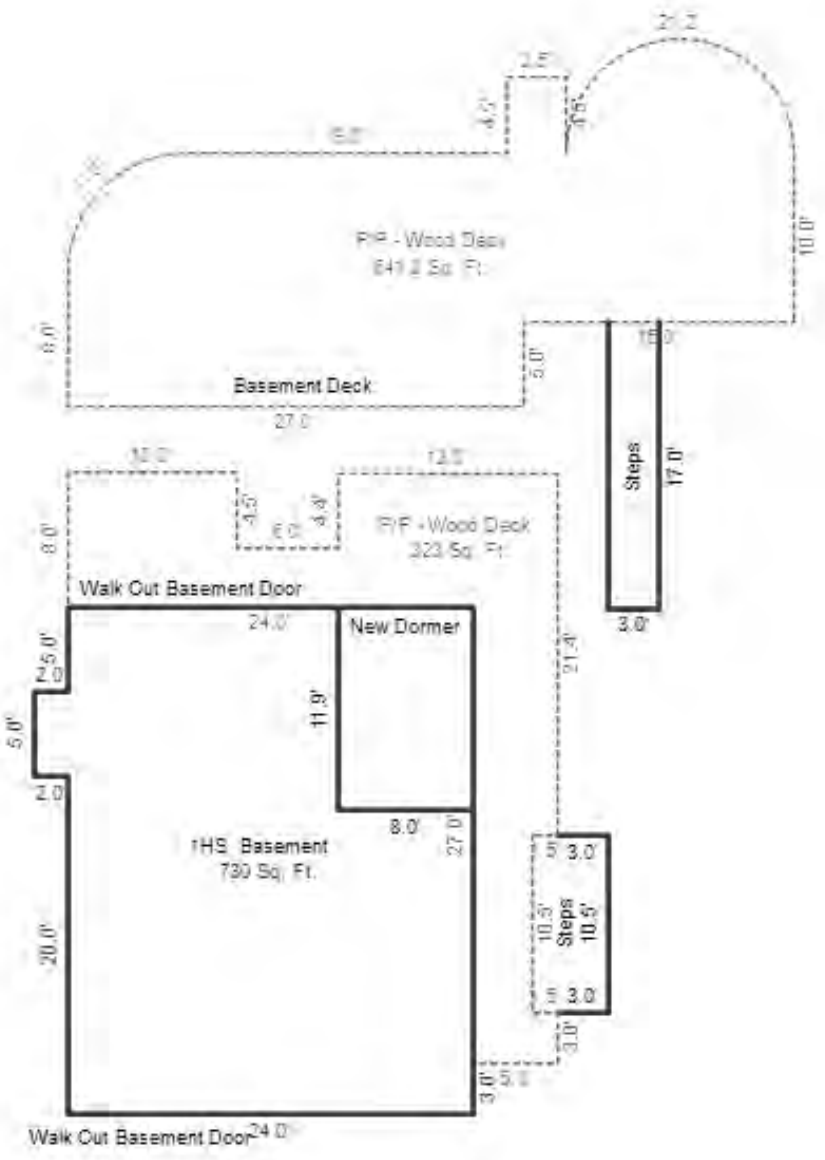
JWV 06/13/2023	INSPECTED	
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 323 WPP 640 WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																										
X	Wood Frame	X	Drywall Paneled Plaster Wood T&G	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																															
Building Style: 1.5S		Trim & Decoration																																					
Yr Built 1971	Remodeled 2023	Ex	X Ord	Min																																			
Condition: Average		Size of Closets																																					
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																			
		Lg	X Ord	Small	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: 730 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer																																			
X	Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																			
X	Patio Doors Storms & Screens	X	Concrete Floor	(9) Basement Finish		Lump Sum Items:																																	
(3) Roof		747 Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																				
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 730 SF Floor Area = 1191 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>730</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>145,678</td> <td>94,682</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 747 14,440 9,386 Basement, Outside Entrance, Below Grade 3 7,679 4,991 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 2 6,217 4,041 Porches WPP 323 5,443 3,538 WPP 640 10,682 6,943 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 2 Story 1 8,024 5,216 Wood Stove 1 2,551 1,658 Local Cost Items SANITARY SEWER 1 0 0										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	730			1 Story	Siding	Overhang	96			Total:				145,678	94,682	Class: C -5 Effec. Age: 35 Floor Area: 1,191 Total Base New : 209,136 Total Depr Cost: 135,929 Estimated T.C.V: 198,456		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.5 Story	Siding	Basement	730																																				
1 Story	Siding	Overhang	96																																				
Total:				145,678	94,682																																		
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv:										Totals: 209,136 135,929		198,456																											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DENNO M TRUST & DENNO L T	DENNO MICHAEL P & LAURIE	0	08/24/2015	WD	09-FAMILY	2015-02953	PROPERTY TRANSFER	0.0				
DENNO MICHAEL & LAURIE J	DENO MICHAEL P LIVING TRU	0	01/13/2014	WD	03-ARM'S LENGTH	2014-00263	PROPERTY TRANSFER	0.0				
DENO MICHAEL P & LAURIE J	DENO LAURIE J LIVING TRUS	0	01/13/2014	WD	03-ARM'S LENGTH	2014-00264	PROPERTY TRANSFER	0.0				
MIESSNER GEORGE R	DENNO MICHAEL & LAURIE J	114,000	04/18/2013	WD	03-ARM'S LENGTH	2013-01445	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
412 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
DENNO MICHAEL P & LAURIE J TRUST 5412 PILGRIM DR SAGINAW MI 48603		2024 Est TCV 242,627 TCV/TFA: 315.92										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 40 CROW'S NEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		D 67' @ 2800/FF 40.00 122.00 1.0000 0.9900 2800 100 110,881								
		Paved Road		40 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 110,881								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 3.5 Concrete 6.58 84 50 276								
		X	Sewer	D/W/P: Asphalt Paving 3.10 650 50 1,007								
		X	Electric	D/W/P: Patio Blocks 15.61 240 50 1,873								
		X	Gas	Total Estimated Land Improvements True Cash Value = 3,156								
		Curb										
		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										
		Who	When	What	2024	55,400	65,900	121,300				66,013C
		TPC 04/30/2021 INSPECTED		2023	23,700	62,800	86,500					62,870C
		TPC 12/27/2017 INSPECTED		2022	20,000	55,400	75,400					59,877C
		TPC 12/21/2010 INSPECTED		2021	15,000	50,000	65,000					57,965C



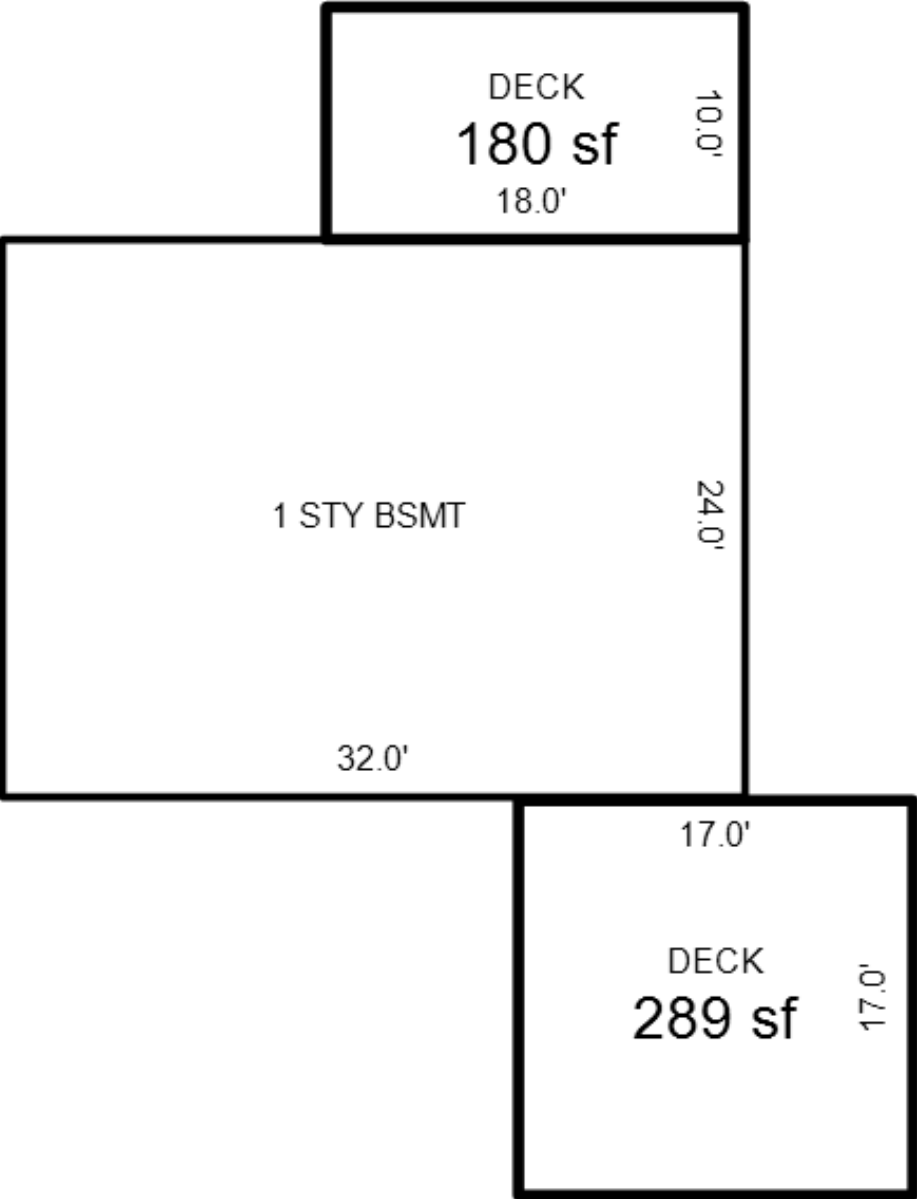
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 289 180	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 -5 Effec. Age: 35 Floor Area: 768 Total Base New : 135,499 Total Depr Cost: 88,075 Estimated T.C.V: 128,590		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 (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1974			
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement		768 Total: 115,382 74,999			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,560 1,664	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 768 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			Deck		Treated Wood 289 5,274 3,428 Treated Wood 180 3,861 2,510			
(2) Windows		(8) Basement		Basement: 768 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			Water/Sewer		Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746			
X	Many Avg. Few	X	Large Avg. Small	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow. 1 2,766 1,798			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 768 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			Local Cost Items		SANITARY SEWER 1 0 0			
(3) Roof		(10) Floor Support		Basement: 768 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			Local Cost Items		SANITARY SEWER 1 0 0			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0			
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0			
		Notes:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 128,590	
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER 1 0 0		Totals: 135,499 88,075	

\*\*\* 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.											
VANDENBOSCH GERARD W & RU	VANDEN BOSCH RUTH M LIVIN	0	08/11/2014	QC	09-FAMILY		DEED	0.0											
VANDENBOSH GERARD W & RUT	VANDEN BOSCH LIVING TRUST	0	08/11/2014	QC	09-FAMILY	2014-02870	DEED	0.0											
FANNIE MAE	VANDENBOSCH GERARD W & RU	105,000	01/25/2012	CD	11-FROM LENDING INSTITUT	2012-00450	PROPERTY TRANSFER	100.0											
SHERIFF	FANNIE MAE	1	11/04/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 131,715 TCV/TFA: 0.00											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
VANDEN BOSCH LIVING TRUST 4372 SHADY OAK ST HUDSONVILLE MI 49426-9352		Public Improvements		* Factors *		Walleye Channel													
Tax Description		Dirt Road		Description		Frontage		Depth		Value									
. SEC 2 T22N R8W LOT 41 CROW'S NEST.		Gravel Road		D 67' @ 2800/FF		40.00		137.00		114,142									
Comments/Influences		X Paved Road		40 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =		114,142											
21102800\$124,999 WITH -041		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value								
		X Sidewalk		D/W/P: 3.5 Concrete		6.58		60		94	371								
		X Water		Total Estimated Land Improvements True Cash Value =							371								
		X Sewer																	
		X Electric																	
		X Gas																	
		Curb																	
		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						
		Who		When		What		2024		57,100		8,800		65,900				19,650C	
		TPC 04/30/2021		INSPECTED		2023		24,600		8,400		33,000				18,715C			
		JWV 05/05/2018		INSPECTED		2022		20,000		5,300		25,300				17,824C			
		TPC 12/27/2017		INSPECTED		2021		15,000		4,800		19,800				17,255C			

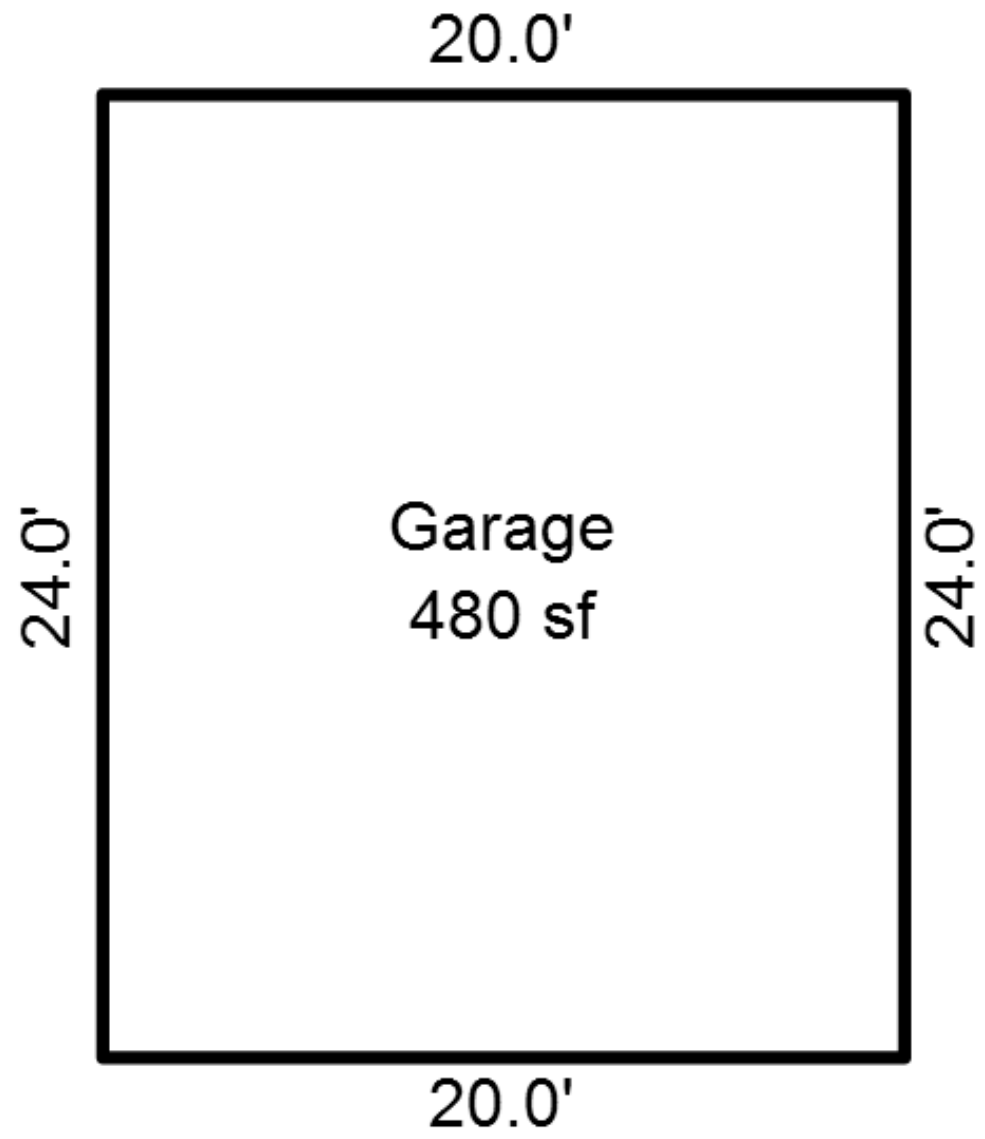


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1974	
	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	Exterior 1 Story		Two Sided		Class: C		Exterior: Siding	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Prefab 1 Story		Auto. Doors: 0		Stone Ven.: 0	
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 2 Story		Heat Circulator		Mech. Doors: 1		Common Wall: Detache	
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Raised Hearth		Raised Hearth		Area: 480		Foundation: 18 Inch	
	Building Style: GRG	Plaster		Elec. Ceil. Radiant			Hot Tub	Wood Stove		Wood Stove		% Good: 0		Finished?:	
	Yr Built 1974	Trim & Decoration		Radiant (in-floor)			Unvented Hood	Direct-Vented Ga		Class: C		Storage Area: 0		No Conc. Floor: 0	
	Remodeled 0	Ex		Electric Wall Heat			Vented Hood	Effec. Age: 40		Floor Area: 0		Bsmnt Garage:		Carport Area:	
	Condition: Average	Ord		Space Heater			Intercom	Total Base New : 19,637		E.C.F. X 1.460		Roof:		Roof:	
	Room List	Min		Wall/Floor Furnace			Jacuzzi Tub	Total Depr Cost: 11,782		Estimated T.C.V: 17,202		Roof:		Roof:	
	Basement	Size of Closets		Forced Heat & Cool			Jacuzzi repl.Tub	Oven		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 1974	
	1st Floor	Lg		Heat Pump			Oven	Microwave		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	
	2nd Floor	Ord		X No Heating/Cooling			Standard Range	Trash Compactor		Building Areas		Stories		Exterior	
	Bedrooms	H.C.		Central Air			Self Clean Range	Central Vacuum		Other Additions/Adjustments		Garages		Class: C Exterior: Siding	
	(1) Exterior	(5) Floors		Wood Furnace			Sauna	Security System		Notes:		Base Cost		480 19,637 11,782	
	Wood/Shingle	Kitchen:		(12) Electric			Central Vacuum			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TC		Totals:		19,637 11,782	
	Aluminum/Vinyl	Other:		0 Amps Service			Central Vacuum								
	Brick	Other:		No./Qual. of Fixtures			Security System								
	Insulation	(6) Ceilings		Ex.											
	(2) Windows	(7) Excavation		Ord.											
	Many Avg. Few	Basement: 0 S.F.		Min											
	Large Avg. Small	Crawl: 0 S.F.		No. of Elec. Outlets											
	Wood Sash	Slab: 0 S.F.		Many											
	Metal Sash	Height to Joists: 0.0		Ave.											
	Vinyl Sash	(8) Basement		Few											
	Double Hung	Conc. Block		(13) Plumbing											
	Horiz. Slide	Poured Conc.		Average Fixture(s)											
	Casement	Stone		3 Fixture Bath											
	Double Glass	Treated Wood		2 Fixture Bath											
	Patio Doors	Concrete Floor		Softener, Auto											
	Storms & Screens	(9) Basement Finish		Softener, Manual											
	(3) Roof	Recreation SF		Solar Water Heat											
	Gable	Living SF		No Plumbing											
	Hip	Walkout Doors (B)		Extra Toilet											
	Flat	No Floor SF		Extra Sink											
	Asphalt Shingle	Walkout Doors (A)		Separate Shower											
	Chimney:	(10) Floor Support		Ceramic Tile Floor											
		Joists:		Ceramic Tile Wains											
		Unsupported Len:		Ceramic Tub Alcove											
		Cntr.Sup:		Vent Fan											
				(14) Water/Sewer											
				Public Water											
				Public Sewer											
				Water Well											
				1000 Gal Septic											
				2000 Gal Septic											
				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.			
VANDENBOSH GERARD W & RUT	VANDEN BOSCH LIVING TRUST	0	08/11/2014	QC	09-FAMILY	2014-02870	DEED	0.0			
FANNIE MAE	VANDENBOSH GERARD W & RUG	105,000	01/25/2012	CD	11-FROM LENDING INSTITUT	2012-0045	PROPERTY TRANSFER	100.0			
SHERIFF	FANNIE MAE	1	11/04/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0			
SHERRIFF MISSAUKEE COUNTY	CITIZENS FIRST MORTGAGE	0	06/03/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7860 W PINE DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
VANDEN BOSCH LIVING TRUST 4372 SHADY OAK ST HUDSONVILLE MI 49426-9352		2024 Est TCV 371,675 TCV/TFA: 219.41									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. SEC 2 T22N R8W LOT 42 & N'LY 30 FT OF LOT 43 CROW'S NEST.		Public Improvements		* Factors *		Walleye Channel					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
21102800\$124,999 WITH -041 N 30 FT OF LOT 43 ADDED TOO DEPTH		Gravel Road		D 67' @ 2800/FF	60.77	144.00	0.9269	1.0319	2800	100	162,750
		Paved Road		F 67' @ 300/	30.00	123.00	0.9269	0.9920	300	100	8,276
		Storm Sewer		91 Actual Front Feet, 0.29 Total Acres		Total Est. Land Value =				171,025	
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description		Rate	Size	% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete		5.78	56	0	0		
		Electric		D/W/P: Patio Blocks		13.10	48	0	0		
		Gas		D/W/P: Brick on Sand		15.21	30	0	0		
		Curb		D/W/P: 4in Concrete		6.06	200	0	0		
		Street Lights		Residential Local Cost Land Improvements							
		Standard Utilities		Description		Rate	Size	% Good	Cash Value		
		Underground Utils.		LAND IMPROVE 1000		1,000.00	1	95	950		
		Topography of Site				Total Estimated Land Improvements True Cash Value =				950	
		Level									
		X Rolling									
		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	85,500	100,300	185,800		72,997C	
		JWV	05/05/2018	INSPECTED	2023	38,900	95,800	134,700		69,521C	
		TPC	12/27/2017	INSPECTED	2022	20,000	86,300	106,300		66,211C	
					2021	15,000	77,800	92,800		64,096C	

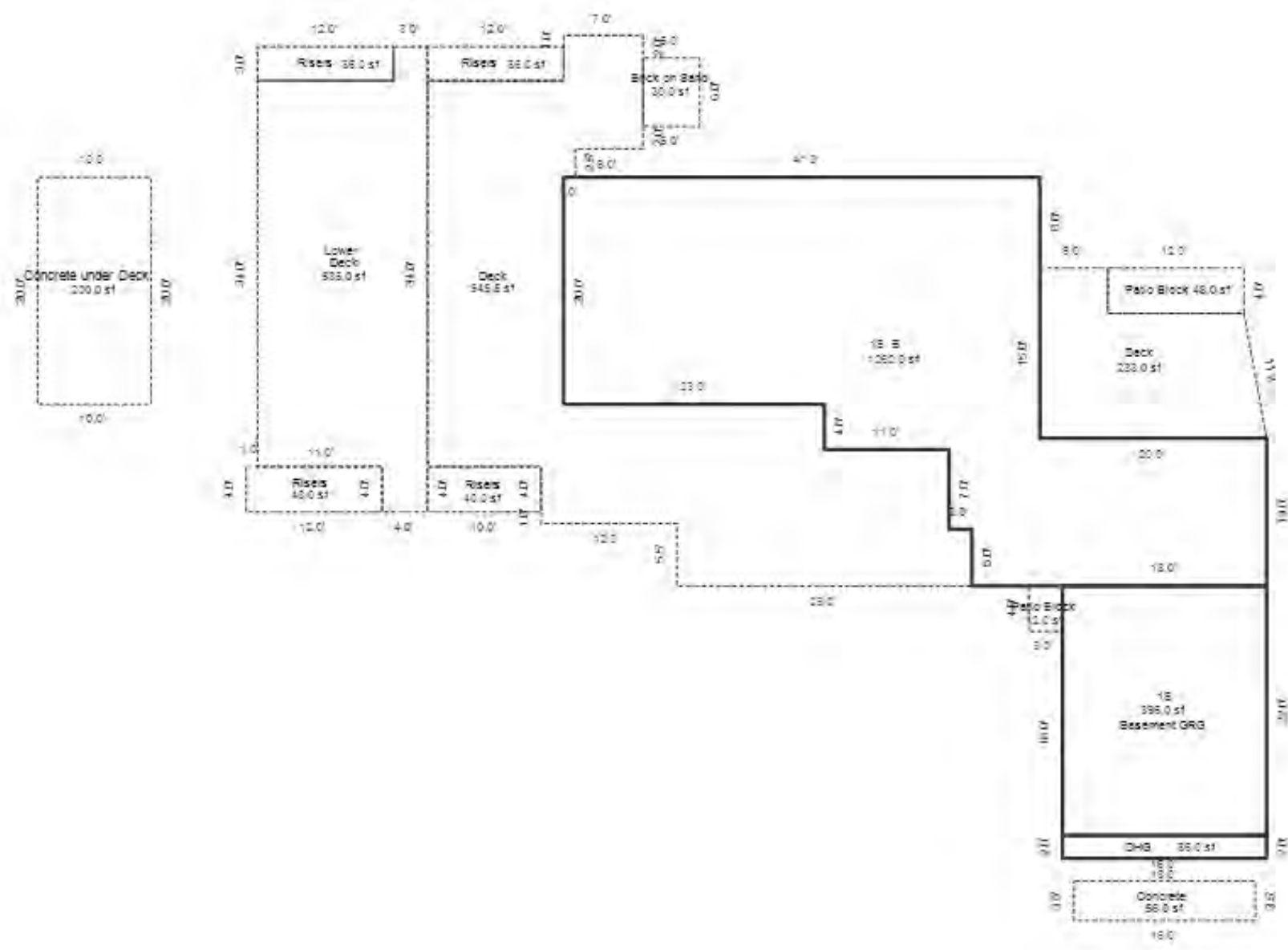


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2	Wood Stove Direct-Vented Ga		1021 611 233	Treated Wood Treated Wood Treated Wood	
	Building Style: 1S	Trim & Decoration			Central Air Wood Furnace										
	Yr Built 1978	Remodeled 0	Ex X Ord Min		(12) Electric										
	Condition: Average	Size of Closets			100 Amps Service										
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. X Ord. Min										
	(1) Exterior	X	Drywall		No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			(13) Plumbing										
	(2) Windows	(7) Excavation			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. X Avg. Few Small	Basement: 1658 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer										
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 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	(3) Roof	396	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish												
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:													
										Class: D +10 Effec. Age: 45 Floor Area: 1,694 Total Base New : 252,594 Total Depr Cost: 136,781 Estimated T.C.V: 199,700		E.C.F. X 1.460	Cls D 10 Blt 1978		
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1658 SF Floor Area = 1694 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	Basement	1,262		
										1 Story	Siding	Basement	396		
										1 Story	Siding	Overhang	36		
										Total:			203,967	112,190	
										Other Additions/Adjustments					
										Recreation Room		396	7,179	1,795	
										Basement, Outside Entrance, Below Grade	1		1,823	1,003	
										Plumbing					
										Average Fixture(s)		1	1,025	564	
										2 Fixture Bath		1	2,152	1,184	
										Deck					
										Treated Wood		611	8,218	4,520	
										Treated Wood		233	4,380	2,409	
										Treated Wood		1021	12,630	6,946	
										Garages					
										Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
										Basement Garage: 1 Car		1	2,350	1,292	
										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					
										Wood Stove		2	3,559	1,957	
<<<<< 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.
DENNO MICHAEL P	DENNO MICHAEL P & LAURIE	1	06/18/2021	QC	09-FAMILY	2021-02182	DEED	0.0
DENNO WILLIAM L & SELMA G	DENNO MICHAEL	18,000	06/03/2020	WD	09-FAMILY	2020-01559	PROPERTY TRANSFER	100.0
DENNO MICHAEL P	DENNO MICHAEL P & LAURIE	1	06/03/2020	QC	09-FAMILY	2020-01560	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
438 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/31/2020	2021-0011	100%

Owner's Name/Address	MAP #:
DENNO MICHAEL P & LAURIE J TRUST 211 CAROLYN AVE LAKE CITY MI 49651	2024 Est TCV 53,789 TCV/TFA: 0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 44 & LOT 43 EXC N'LY 30 FT THOF CROW'S NEST.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * 78X97 IRR Description Frontage Depth Front Depth Rate %Adj. Reason Value F 67' @ 300/ 78.00 97.00 0.9627 0.9349 300 100 21,060 78 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 21,060

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.18 595 0 0

Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
X Gas	LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,500	16,400	26,900			24,255C
2023	10,500	15,700	26,200			23,100C
2022	7,500	14,500	22,000			22,000S
2021	10,400	13,200	23,600			23,600S

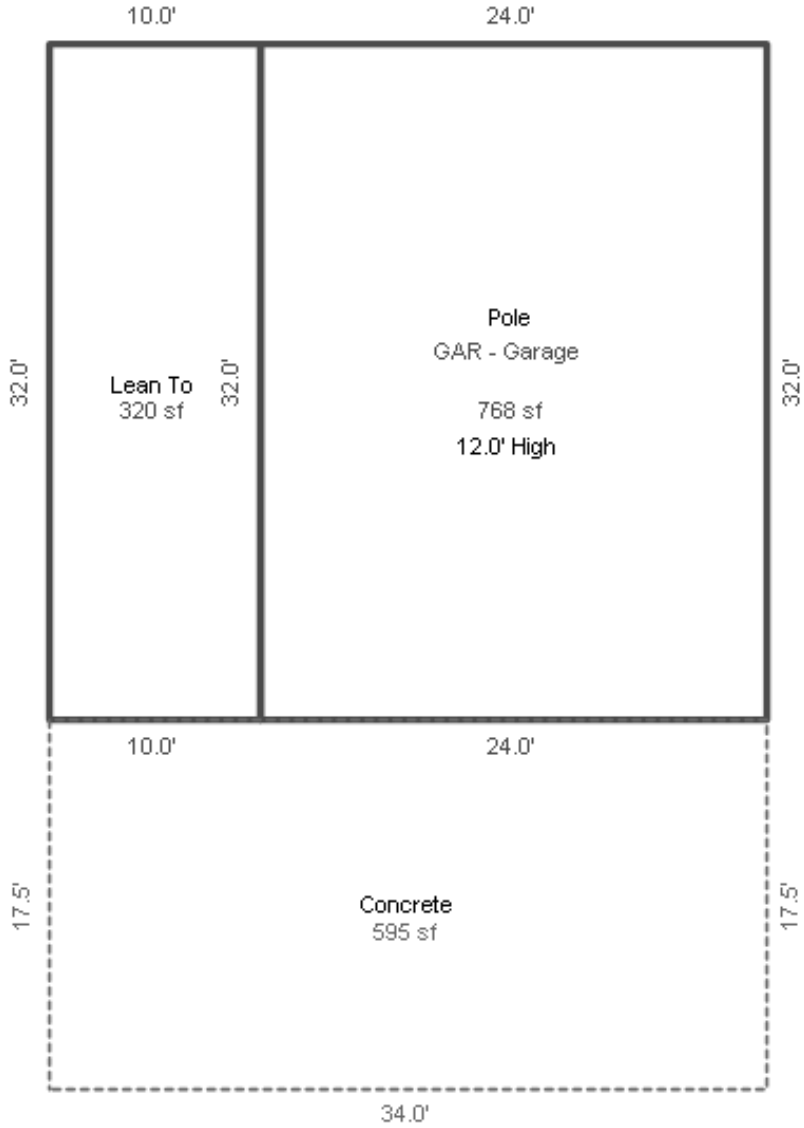


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 320	Type Roof Cover Onl	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	320	Roof Cover Onl	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
Wood Frame		Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 21,345 Total Depr Cost: 20,705 Estimated T.C.V: 30,229		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Trim & Decoration			X No Heating/Cooling		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2020		
Yr Built 2020	Remodeled GAR 0	Ex	Ord	Min	(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Condition: Average		Size of Closets			0 Amps Service			Plumbing		Other Additions/Adjustments		Plumbing		3 Fixture Bath	
Room List		Lg	Ord	Small	No./Qual. of Fixtures			Average Fixture(s)		Plumbing		3 Fixture Bath		Garages	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Ex. Ord. Min			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		3 Fixture Bath		Garages	
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Softener, Auto 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		Garages	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Many Ave. Few			Softener, Auto 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		Garages	
Insulation		(7) Excavation			(13) Plumbing			Softener, Auto 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		Garages	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Softener, Auto 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		Garages	
Many Avg. Few		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			Softener, Auto 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		Garages	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Lump Sum Items:			Softener, Auto 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		Garages	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Softener, Auto 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		Garages	
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Softener, Auto 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		Garages	
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Softener, Auto 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		Garages	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Softener, Auto 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		Garages	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNAPP DAVID H & DIANE M	SHEPHERD AMY L & DAVID W	220,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02671	PROPERTY TRANSFER	100.0
DEAN MICAH J & NICOLE D &	KNAPP DAVID H & DIANE M	175,000	06/03/2019	WD	03-ARM'S LENGTH	2019-01749	PROPERTY TRANSFER	100.0
RASMUSSEN PAUL J & KATHLY	DEAN MICAH J & NICOLE D &	125,000	12/21/2015	WD	03-ARM'S LENGTH	2015-04170	PROPERTY TRANSFER	100.0
		106,900	02/01/2003	WD	33-TO BE DETERMINED	03-0:1051	DEED	0.0

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

7770 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SHEPHERD AMY L & DAVID W 892 HEARTHSIDE ST SOUTH LYON MI 48178	2024 Est TCV 215,470 TCV/TFA: 349.79

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
		<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>G 67' @ 800/</td> <td>60.00</td> <td>145.00</td> <td>1.0280</td> <td>1.0337</td> <td>800</td> <td>100</td> <td></td> <td>51,005</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 51,005</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	G 67' @ 800/	60.00	145.00	1.0280	1.0337	800	100		51,005	60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 51,005
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
G 67' @ 800/	60.00	145.00	1.0280	1.0337	800	100		51,005																					
60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 51,005																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																				
. SEC 2 T22N R8W LOT 46 CROW'S NEST.		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: 3.5 Concrete</td> <td>6.58</td> <td>160</td> <td>50</td> <td>526</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>777</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	160	50	526	D/W/P: 4in Concrete	6.97	72	50	251	Total Estimated Land Improvements True Cash Value =				777
Description	Rate	Size		% Good	Cash Value																		
D/W/P: 3.5 Concrete	6.58	160	50	526																			
D/W/P: 4in Concrete	6.97	72	50	251																			
Total Estimated Land Improvements True Cash Value =				777																			
Comments/Influences	X	Paved Road																					
	X	Storm Sewer																					
	X	Sidewalk																					
	X	Water																					
	X	Sewer																					
	X	Electric																					
	X	Gas																					
		Curb																					
		Street Lights																					
		Standard Utilities																					
		Underground Utils.																					



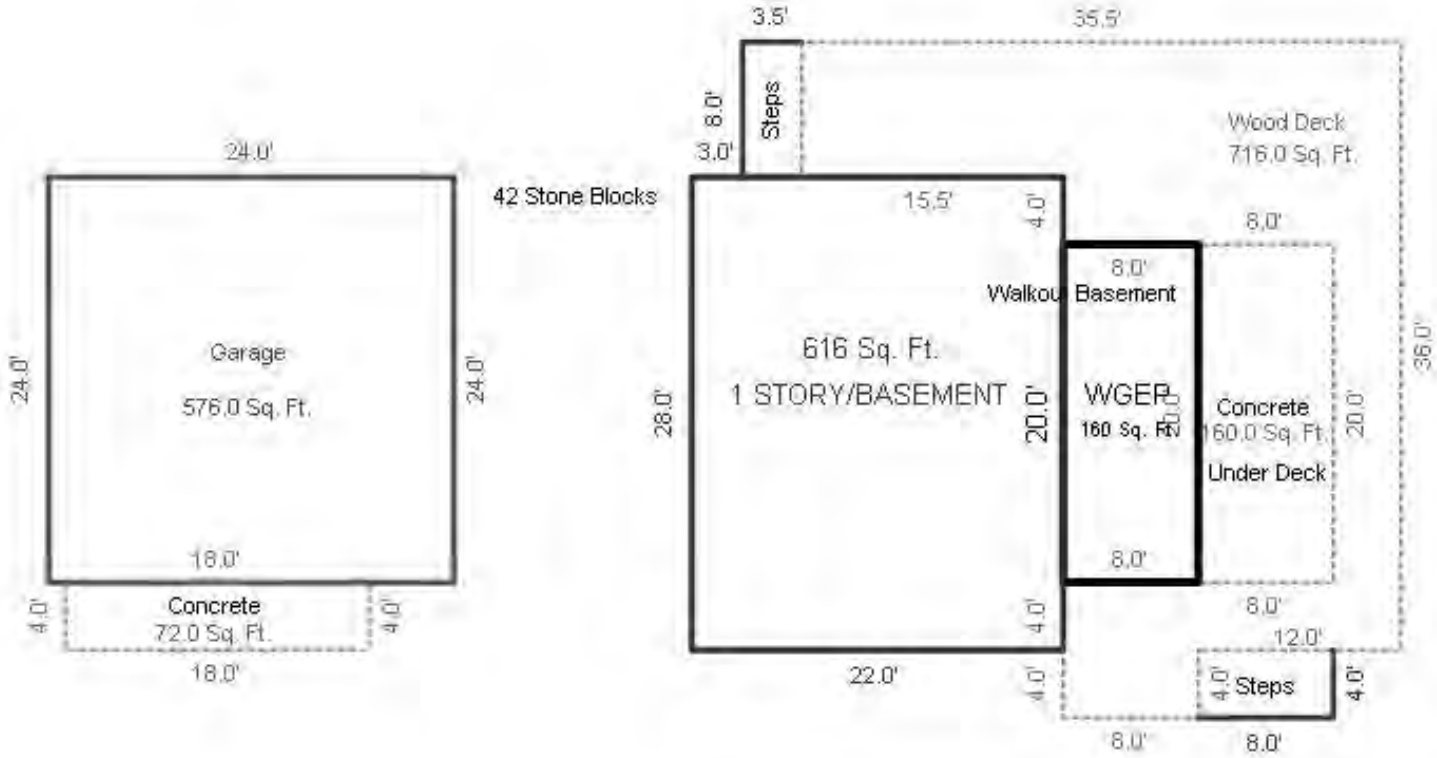
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	25,500	82,200	107,700			99,996C
TPC 07/30/2021 INSPECTED	2023	25,500	78,500	104,000			95,235C
TPC 09/05/2019 INSPECTED	2022	20,000	70,700	90,700			90,700S
TPC 12/27/2017 INSPECTED	2021	15,000	61,100	76,100			72,906C

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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 160 716	Type WGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C Effec. Age: 35 Floor Area: 616 Total Base New : 172,485 Total Depr Cost: 112,115 Estimated T.C.V: 163,688	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration		Size of Closets		Room List				
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Ex	Ord	Min					Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		
Yr Built 1966	Remodeled 2020	Kitchen: Other: Other:			(12) Electric							200 Amps Service		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets	
Condition: Average		Central Air Wood Furnace			200 Amps Service							No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14 Water/Sewer		Lump Sum Items:					
(1) Exterior		(7) Excavation		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish		280 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish		280 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
(2) Windows		(9) Basement Finish		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish		280 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
X	Many Avg. X Few	Large Avg. X Small	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 SANITARY SEWER		1		0		0 *				
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 SANITARY SEWER		1		0		0 *					
(3) Roof		(16) Porches/Decks		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 SANITARY SEWER		1		0		0 *					
X	Gable Hip Flat	Gambrel Mansard Shed	(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 SANITARY SEWER		1		0		0 *				
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 SANITARY SEWER		1		0		0 *					
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 616 SF Floor Area = 616 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Basement 616                  Total: 102,416 66,571                  Other Additions/Adjustments                  Recreation Room 280 5,412 3,518                  Basement, Outside Entrance, Above Grade 1 1,870 1,215                  Plumbing                  Average Fixture(s) 1 1,476 959                  3 Fixture Bath 1 4,646 3,020                  Porches                  WGEP (1 Story) 160 13,059 8,488                  Garages                  Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 576 24,808 16,125                  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                  Deck                  Treated Wood 716 9,301 6,046                  Local Cost Items                  SANITARY SEWER 1 0 0 *</p>																				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
7760 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 157,416 TCV/TFA: 255.55									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
BOONSTRA GERALD D & JOYCE BE 1244 KENNEBEC RD GRAND BLANC MI 48439		Public Improvements		* Factors *		60'X160.2'AVG											
Tax Description		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
. SEC 2 T22N R8W LOT 47 CROW'S NEST.		X Gravel Road		G 67' @ 800/		60.00		160.00		1.0280		1.0594		800 100		52,276	
Comments/Influences		X Paved Road		60 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =								52,276			
ADD SMALL GRG FOR 96..NO PERMIT		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		X Sidewalk		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
		X Water		LAND IMPROVE 1000		1,000.00		1		95		950					
		X Sewer		Total Estimated Land Improvements True Cash Value =		950											
		X Electric															
		X Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Level		2024		26,100		52,600		78,700						35,703C	
		Rolling		2023		26,100		50,200		76,300						34,003C	
		Low		2022		20,000		42,200		62,200						32,384C	
		High		2021		15,000		38,100		53,100						31,350C	
		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		26,100		52,600		78,700		35,703C	
		TPC 04/30/2021		INSPECTED		2023		26,100		50,200		76,300				34,003C	
		TPC 05/06/2018		INSPECTED		2022		20,000		42,200		62,200				32,384C	
		TPC 12/27/2017		INSPECTED		2021		15,000		38,100		53,100				31,350C	

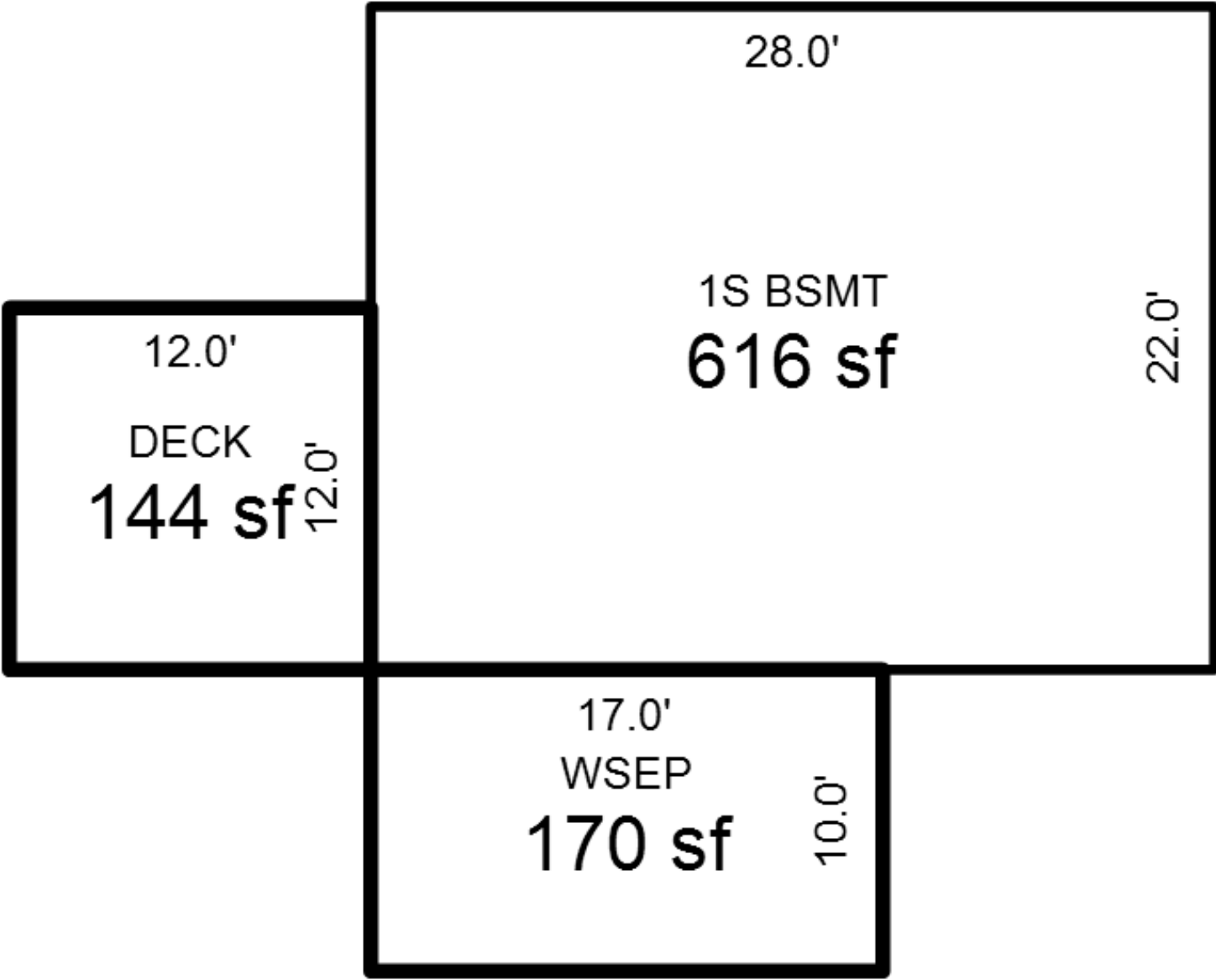


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 170 144	Type WSEP (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 -5 Effec. Age: 40 Floor Area: 616 Total Base New : 118,944 Total Depr Cost: 71,363 Estimated T.C.V: 104,190		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster												
Yr Built 1967		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:			(12) Electric			100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 616 Total: 95,066 57,035	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Porches WSEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 1,476 886 1 3,108 1,865 170 9,010 5,406 144 3,338 2,003 1 1,494 896 1 2,686 1,612 1 2,766 1,660 1 0 0		Totals: 118,944 71,363		
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:		104,190		*		
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)			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HICKS JAMES C & JOY B	HYST KYLE DAVID & AMY MAR	278,000	06/01/2023	WD	03-ARM'S LENGTH	2023-01493	PROPERTY TRANSFER	100.0				
BUCK GREGORY R	HICKS JAMES C & JOY B	72,500	07/19/2011	WD	03-ARM'S LENGTH	2011-02257	PROPERTY TRANSFER	100.0				
BUCK GREGORY R		0	02/03/2011	CD	07-DEATH CERTIFICATE		DEED	100.0				
CHERRY GREGORY L & DIANE	BUCK GREGORY R (MM)	90,000	03/02/2007	WD	03-ARM'S LENGTH	2007/799	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7740 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/12/2019		2019-0328	100%			
Owner's Name/Address		P.R.E. 100% 06/01/2023		MAP #:		2024 Est TCV 193,644 TCV/TFA: 168.09						
HYST KYLE DAVID & AMY MARIE 7740 W WHITE BIRCH AVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *		90'X82' IRR						
. SEC 2 T22N R8W LOT 48 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		G 67' @ 800/	90.00	82.00	0.9289	0.8964	800	100		59,951
SHARED ACCESS		Paved Road		90 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		59,951		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size % Good		Cash Value			
		Water		D/W/P: Asphalt Paving	3.10		942 50		1,460			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 1,460								
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	30,000	66,800	96,800		96,800S		
		TPC 04/17/2023 INSPECTED			2023	30,000	53,000	83,000	83,000A	41,721C		
		TPC 04/30/2021 INSPECTED			2022	20,000	46,400	66,400		39,735C		
		TPC 09/05/2019 INSPECTED			2021	10,100	41,400	51,500		38,466C		

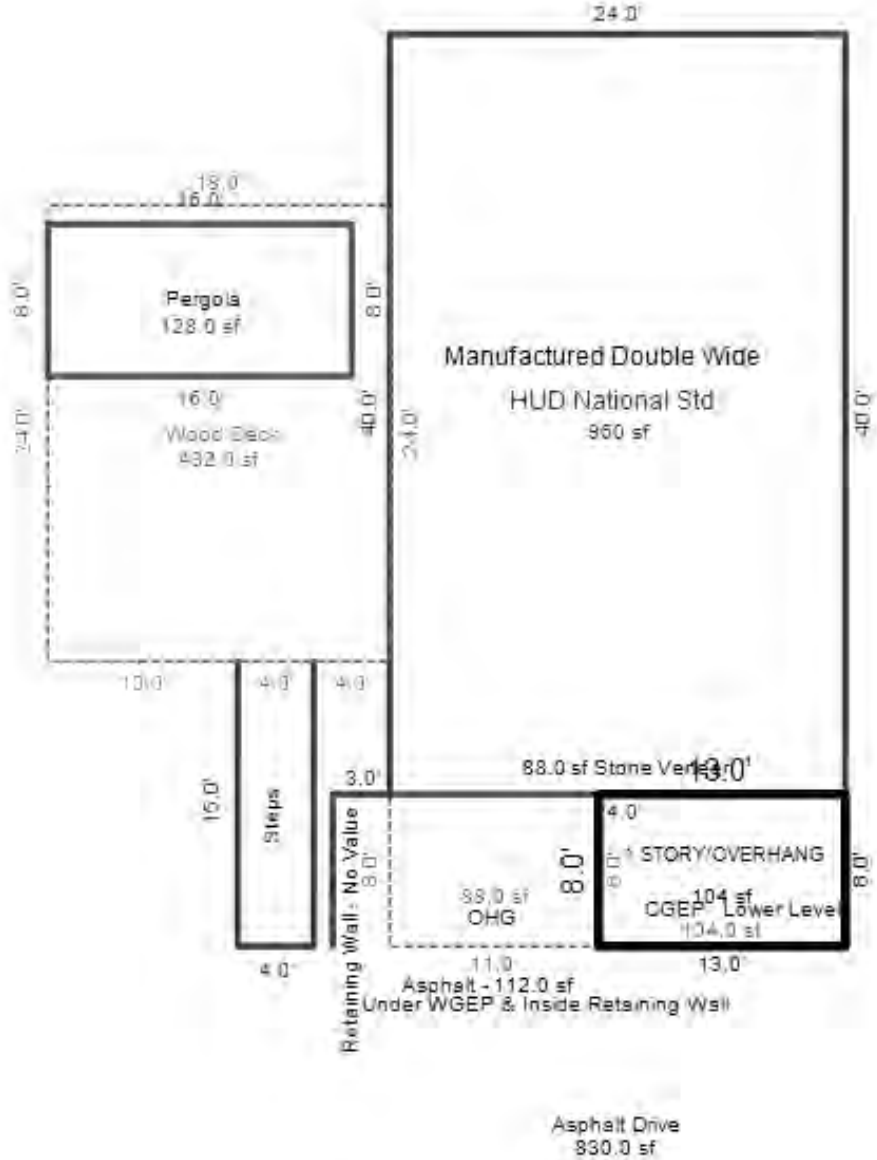


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 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	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 104 60 432	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																											
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																		
Building Style: HUD				Ex			X	Ord		Min																																	
Yr Built	Remodeled			Lg			X	Ord		Small																																	
1989	202	2013					X	Ord																																			
Condition: Average				Doors				Solid		H.C.																																	
Room List				(5) Floors			(12) Electric																																				
	Basement 1st Floor 2nd Floor 2 Bedrooms			Kitchen: Other: Other:			200 Amps Service																																				
(1) Exterior				No./Qual. of Fixtures			Ex.			X	Ord.		Min																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few																														
(2) Windows				(13) Plumbing			1			Average Fixture(s)																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																									
(3) Roof				(14) Water/Sewer			1			Public Water																																	
X	Gable Hip Flat		Gambrel Mansard Shed	576			1			Public Sewer																																	
X	Asphalt Shingle	(10) Floor Support		1			1			Water Well 1000 Gal Septic 2000 Gal Septic																																	
Chimney: Metal				Lump Sum Items:																																							
				Joists: Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>88</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>104</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>178,496</td> <td>133,879</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 576 11,134 8,350 Exterior Stone Veneer 80 3,037 2,278 Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Porches CGEP (1 Story) 104 7,884 5,913 Deck Treated Wood 60 1,958 1,468 Treated Wood 432 6,860 5,145 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,631 2,723 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	960			1 Story	Siding	Overhang	88			1 Story	Siding	Overhang	104			Total:				178,496	133,879
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1 Story	Siding	Basement	960																																								
1 Story	Siding	Overhang	88																																								
1 Story	Siding	Overhang	104																																								
Total:				178,496	133,879																																						

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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				
7730 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SCHLIEGER DENNIS J & LINDA L 157 APOLLO AVE FLUSHING MI 48433		MAP #:		2024 Est TCV 184,061 TCV/TFA: 160.89								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 49 CROW'S NEST.		Public Improvements		* Factors *		91'X90' IRR						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2002 CHAMPION MHD FOR 04		Gravel Road		G 67' @ 800/	90.00	91.00	0.9289	0.9200	800	100		61,532
		Paved Road		90 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =						61,532
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.		8.18	1000	50	4,090			
		X	Sewer	Wood Frame		35.08	64	50	1,122			
		X	Electric	Total Estimated Land Improvements True Cash Value = 5,212								
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	30,800	61,200	92,000			37,889C	
		TPC 04/30/2021 INSPECTED			2023	30,800	53,200	84,000			36,085C	
		TPC 12/27/2017 INSPECTED			2022	20,000	50,100	70,100			34,367C	
		TPC 08/17/2013 INSPECTED			2021	11,300	51,600	62,900			33,270C	

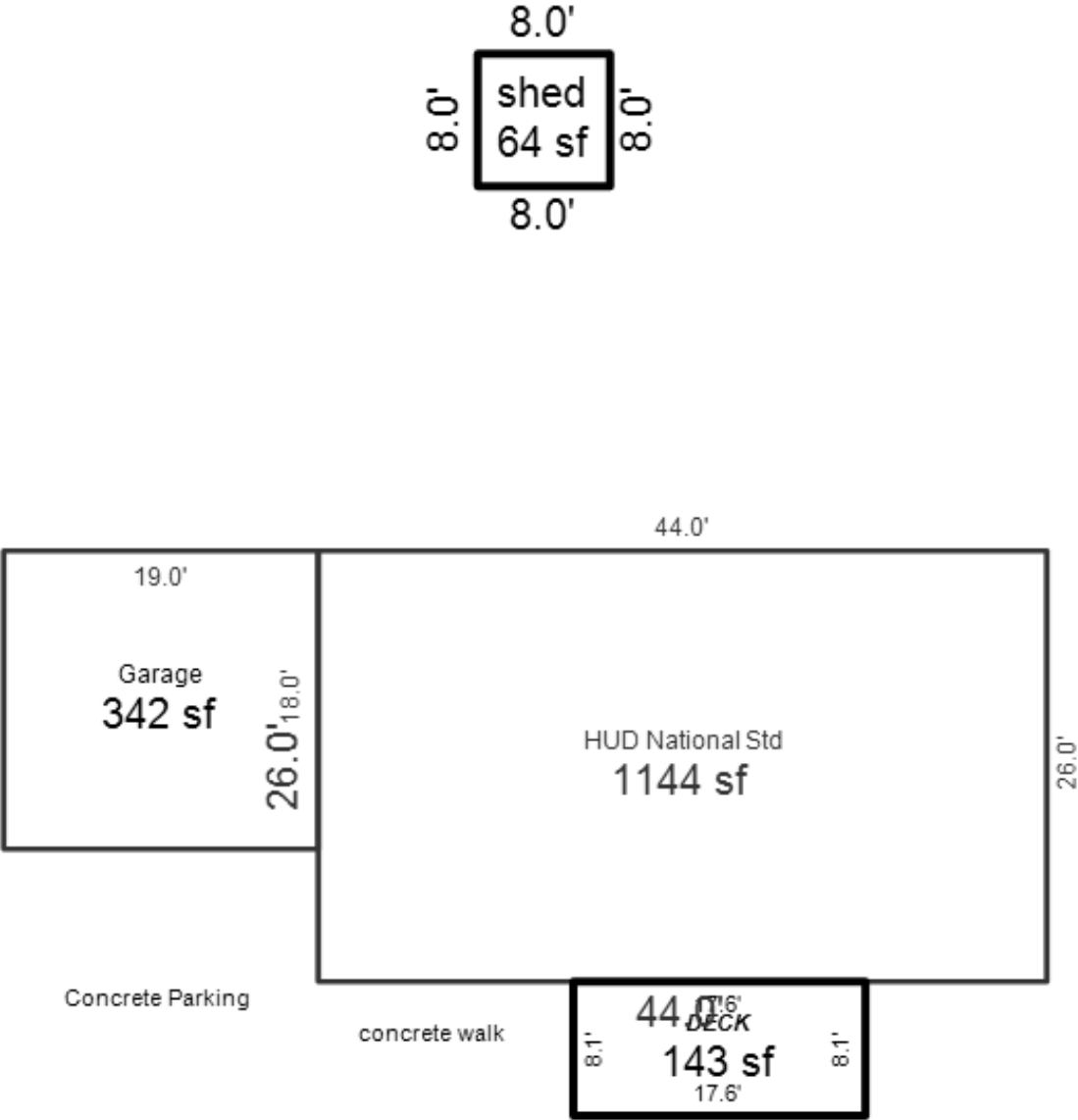


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 143	Type Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 342 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 20 Floor Area: 1,144 Total Base New : 195,509 Total Depr Cost: 156,422 Estimated T.C.V: 117,317		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 195,509 Total Depr Cost: 156,422 Estimated T.C.V: 117,317		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 5 Blt 2002			
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space 1,144		Total: 158,009 126,422			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s) 3 Fixture Bath		1 1,476 1,181 1 4,646 3,717	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Deck		Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)		143 3,323 2,658 143 2,527 2,022	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 342 17,599 14,079 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 1 547 438	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			Notes: 2002 CHAMPION ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCY:			Built-Ins		Appliance Allow. 1 2,766 2,213				
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)			SANITARY SEWER 1 0 0 *			Local Cost Items		Totals: 195,509 156,422			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal			Totals: 195,509 156,422			Water/Sewer		Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Notes: 2002 CHAMPION ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCY:			Built-Ins		Appliance Allow. 1 2,766 2,213				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARPER JOSEPH H & HARPER	MADDEN LUCAS	125,000	06/13/2023	WD	03-ARM'S LENGTH	2023-01537	PROPERTY TRANSFER	100.0
HARPER JOSEPH H	HARPER JOSEPH H & HARPER	1	11/10/2022	QC	09-FAMILY	2022-03540	PROPERTY TRANSFER	0.0
		58,200	07/01/1996	WD	03-ARM'S LENGTH	305:414	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7710 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/13/2023					

Owner's Name/Address	MAP #:
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MADDEN LUCAS 7710 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 119,092 TCV/TFA: 170.13
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X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
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Public Improvements			* Factors *				60X99'IRR	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X	Dirt Road		60	99.00	1.0280	0.9396	800	100	46,364
X	Gravel Road		60	Actual	Front	Feet,	0.14	Total Acres	Total Est. Land Value = 46,364

Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value		

X	Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =					1,493

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	23,200	36,300	59,500			59,500S
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2023	23,200	31,700	54,900		54,900A	35,548C
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2022	20,000	35,400	55,400			33,856C
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2021	12,500	32,600	45,100			32,775C
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Who	When	What
TPC 05/04/2023	INSPECTED	
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	

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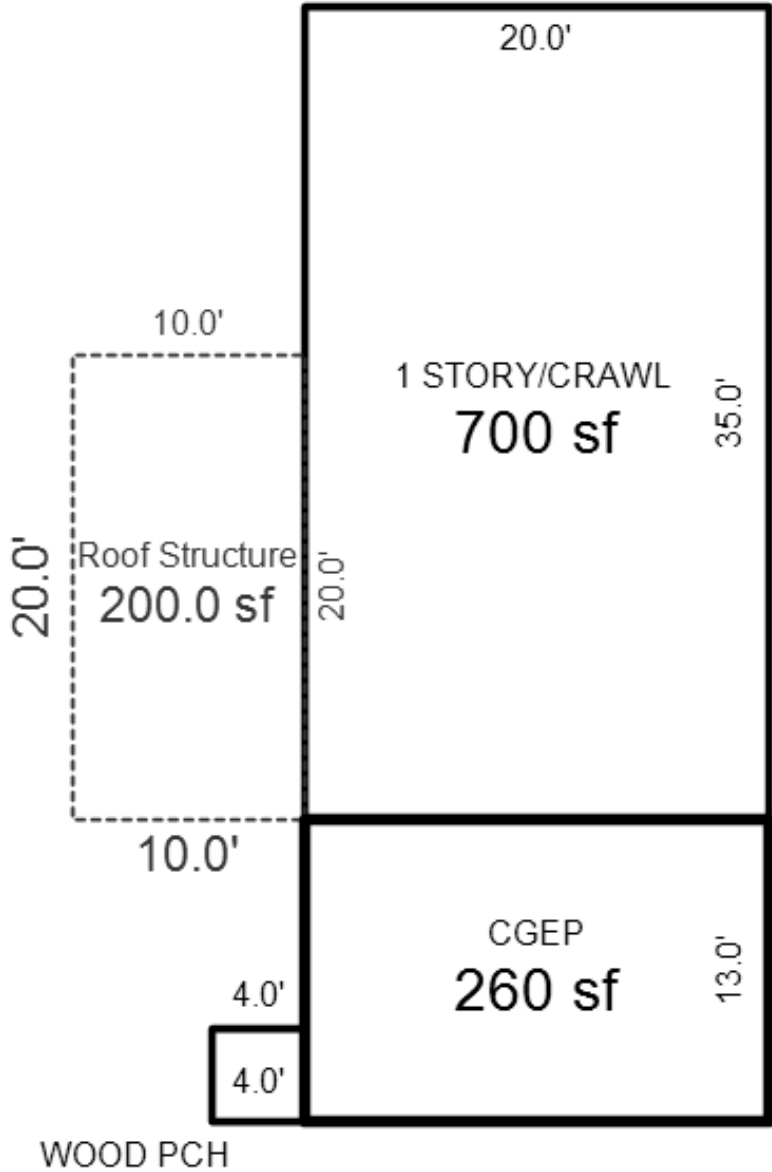
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 260 16 200	Type WGEP (1 Story) WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced 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 1974		Remodeled 0			X	Ex	Ord	X	Min							
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Central Air Wood Furnace											
(1) Exterior		Kitchen: Other: Other:			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			100	Amps Service										
(2) Windows		No./Qual. of Fixtures			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Ex.	X	Ord.		Min							
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			Many	X	Ave.		Few							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
X	Asphalt Shingle	(8) Basement			1	Average Fixture(s)										
Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	3 Fixture Bath										
(3) Roof		(9) Basement Finish			1	2 Fixture Bath										
X	Gable Hip Flat	X	Gambrel Mansard Shed		1	Softener, Auto										
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			1	Softener, Manual										
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1	No Plumbing										
(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1	Extra Toilet										
Notes:		w/Roof (Roof portion) Local Cost Items SANITARY SEWER			1	Extra Sink										
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:		Deck w/Roof (Roof portion) Local Cost Items SANITARY SEWER			1	Separate Shower										
Totals:		117,745			1	Ceramic Tile Floor										
84,587		46,523			1	Ceramic Tile Wains										
1,230		676			1	Ceramic Tub Alcove										
16,515		9,083			1	Vent Fan										
799		439			1	Deck										
1,326		729			200	w/Roof (Roof portion)										
2,585		1,422			3,062	Local Cost Items										
1,934		1,064			0	SANITARY SEWER										
5,707		3,139			117,745	Totals:										
Total: 84,587		Total: 46,523			64,759	ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:										

\*\*\* 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.
SOMMER GERALD S	FRENCH MARTIN W JR & MARC	138,000	01/27/2021	WD	03-ARM'S LENGTH	2021-00337	PROPERTY TRANSFER	100.0
MILLER DOUGLAS W & SHELLE	SOMME GERALD S	75,000	02/03/2012	WD	03-ARM'S LENGTH	2012-00331	PROPERTY TRANSFER	100.0
MORRIS RICHARD & BARBARA	MILLER DOUGLS W & SHELLY	0	04/26/2005	OTH	21-NOT USED/OTHER	05-0/2048	DEED	0.0
		70,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2125	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7700 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	06/06/2013	2013-0197	100%
	P.R.E. 0%		Remodel	02/20/2012	2012-99999	100%

Owner's Name/Address	MAP #:
FRENCH MARTIN W JR & MARCIA LYNN 4586 S BRADLEY RD CHARLOTTE MI 48813	2024 Est TCV 179,662 TCV/TFA: 191.95

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
	Public Improvements		* Factors * 61' X 107'			
			Description	Frontage	Depth	Value
			G 67' @ 800/	61.00	107.00	47,863
			61 Actual Front Feet, 0.15 Total Acres			Total Est. Land Value = 47,863

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SEC 2 T22N R8W LOT 51 CROW'S NEST.		Dirt Road		Description	Rate	Size % Good	Cash Value
Comments/Influences		Gravel Road		Residential Local Cost Land Improvements			
SMALL GRG UNDER DECK FOR 95..NO PERMIT	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					
		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	23,900	65,900	89,800			79,159C
X Rolling	2023	23,900	57,400	81,300			75,390C
Low	2022	20,000	51,800	71,800			71,800S
High	2021	21,500	47,800	69,300			46,943C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

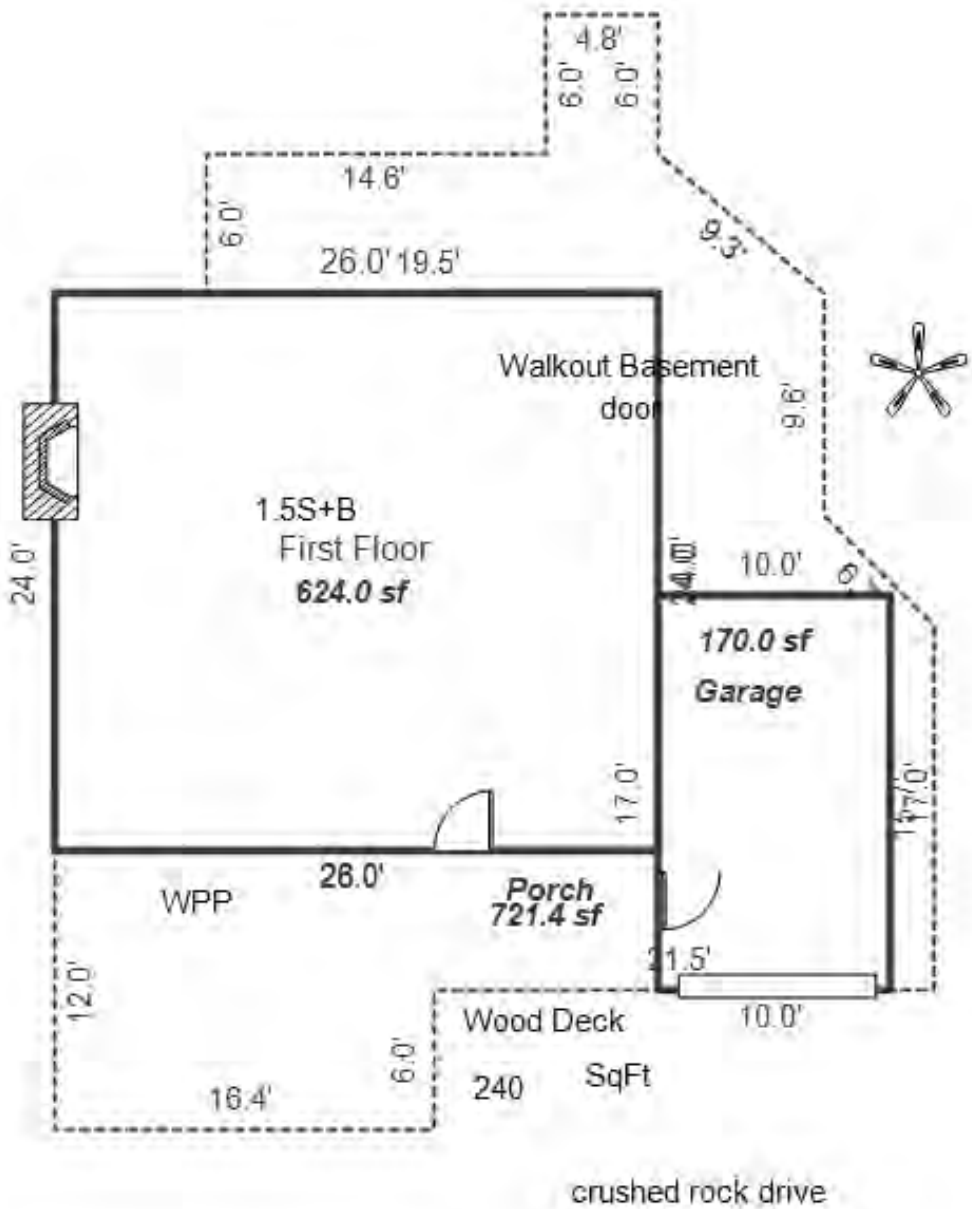
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	23,900	57,400	81,300			75,390C
TPC	12/27/2017	INSPECTED	2022	20,000	51,800	71,800			71,800S
TPC	09/08/2014	INSPECTED	2021	21,500	47,800	69,300			46,943C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 721 240	Type WPP Treated Wood	Year Built: 1994 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 170 % 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				
Building Style: 1.5S		Yr Built 1974		Remodeled 2012		Room List		Doors		Solid		X	H.C.				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X Ord.			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 624 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		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	(2) Windows	Many Avg. Few	X Large Avg. Small	(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1 0 0 *	
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: Block		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 624 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 624 Total: 136,538 88,738 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Deck Treated Wood 240 4,670 3,035 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Porches WPP 721 11,428 7,428 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 170 6,666 4,333 Local Cost Items SANITARY SEWER 1 0 0 *		Totals: 183,027 118,954		<<<<< 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.
JOHNSON JEFFREY S & SALLY	JOHNSON JEFFREY S & SALLY	0	12/22/2022	WD	09-FAMILY	2023-00047	PROPERTY TRANSFER	0.0
		78,500	12/01/1996	WD	03-ARM'S LENGTH	308:927	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7691 W DEER TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JOHNSON JEFFREY S & SALLY JO 475 CAPALPA DR BIRMINGHAM MI 48009	MAP #:					
	2024 Est TCV 177,651 TCV/TFA: 134.79					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
		Public Improvements		Description	Frontage	Depth	Rate	Value
SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS: LOT 53 CROWS NEST.	X	Dirt Road		GROUP J 430/FF	73.50	105.79	0.9939	31,148
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.18 Total Acres				
		Paved Road		Total Est. Land Value =				31,148
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description		Rate	Size % Good	Cash Value
		Water		D/W/P: 4in Concrete		6.97	262 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 94	940
		Curb		Total Estimated Land Improvements True Cash Value =				940
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences



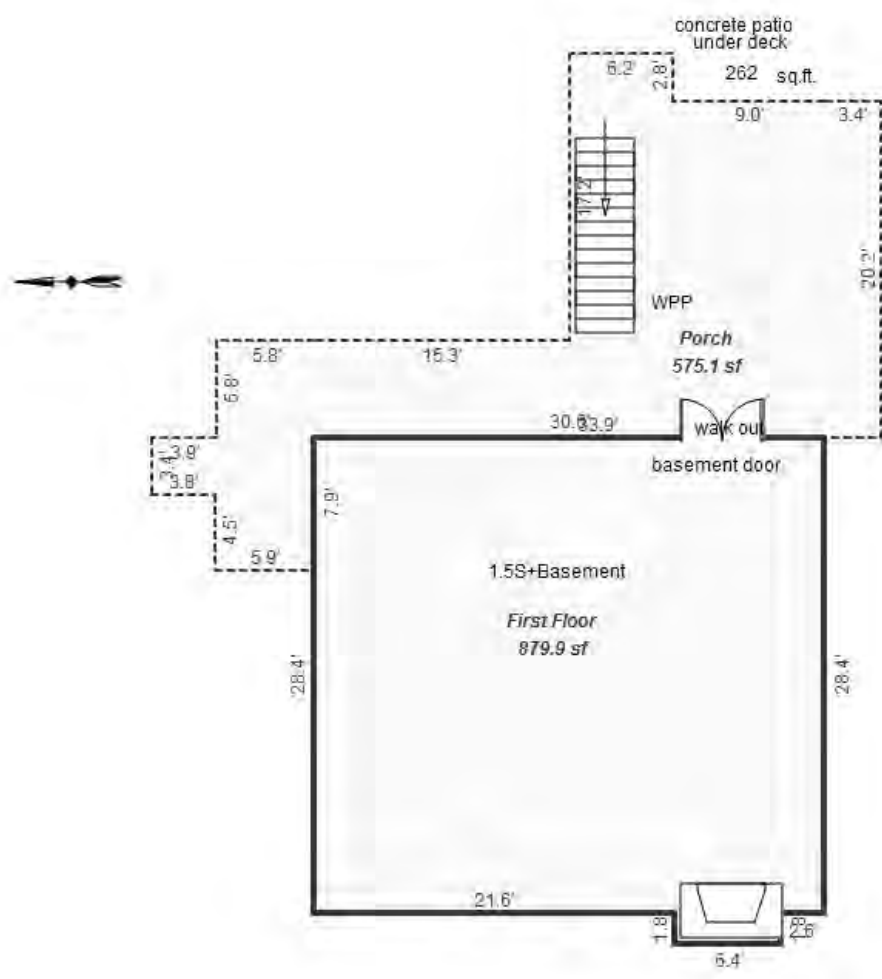
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	15,600	73,200	88,800			50,543C
Low							
X High	2023	10,300	63,800	74,100			48,137C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2022	7,500	57,500	65,000			45,845C
Who	2021	5,000	53,100	58,100			44,381C
When							
What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 06/29/2015 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 575	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,318 Total Base New : 214,040 Total Depr Cost: 132,330 Estimated T.C.V: 145,563		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Ex X Ord Min		Condition: Average		
Yr Built 1973	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures			Lg Ord X Small		Room List		Doors Solid X H.C.		
Room List		(5) Floors		(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1973			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 879 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
(2) Windows		(7) Excavation		Basement: 879 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
X	Many Avg. X Few	X	Large Avg. Small	Basement: 879 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
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			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
(3) Roof		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room 879 16,991 4,248 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches WPP 575 9,620 6,253 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 Prefab 1 Story 1 2,592 1,685 Local Cost Items SANITARY SEWER 1 0 0		Totals: 214,040 132,330			
X	Gable Hip Flat	X	Gambrel Mansard Shed	879 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 145,563		Lump Sum Items:			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 145,563		Chimney: Block			

\*\*\* 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.
JOHNSON JEFFREY S & SALLY	JOHNSON JEFFREY S & SALLY	0	12/22/2022	WD	09-FAMILY	2023-00047	PROPERTY TRANSFER	0.0
ENSING RICHARD J JR & PAT	SCOTT JEFFREY & JOHNSON S	7,500	08/31/2012	WD	03-ARM'S LENGTH	2012-02918	PROPERTY TRANSFER	100.0
		6,800	05/01/2000	WD	33-TO BE DETERMINED	337:921	DEED	0.0

Property Address: W DEER TRL  
 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: JOHNSON JEFFREY S & SALLY JO  
 475 CAPALPA DR  
 BIRMINGHAM MI 48009  
 2024 Est TCV 29,617

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements \* Factors \* 70'X95' IRR  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS: LOT 54 CROWS NEST.  
 Comments/Influences: 96 HS @ 7-96 BOR

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

Topography of Site

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

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

Who When What 2024 14,800 0 14,800 4,491C

TPC 04/30/2021 INSPECTED 2023 9,700 0 9,700 4,278C

TPC 12/27/2017 INSPECTED 2022 7,500 0 7,500 4,075C

TPC 06/29/2015 INSPECTED 2021 5,000 0 5,000 3,945C

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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		
W DEER TRL		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
SCHLIEGER DENNIS J & LINDA L 157 APOLLO AVE FLUSHING MI 48433		MAP #:		2024 Est TCV 56,042 TCV/TFA: 0.00						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
. SEC 2 T22N R8W LOT 55 CROW'S NEST.		Public Improvements		* Factors *		70X90 IRR				
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth		
NEW PC GRG FOR 04		X Gravel Road		GROUP J 430/FF	70.00	90.23	0.9954	0.9869		
		X Paved Road		70 Actual Front Feet, 0.14 Total Acres		Rate %Adj.		Reason		
		X Storm Sewer		Total Est. Land Value =		430 100		Value		
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X PRIVATE RD		2024	14,800	13,200	28,000			12,023C
		TPC 04/30/2021 INSPECTED		2023	9,500	12,300	21,800			11,451C
		TPC 12/27/2017 INSPECTED		2022	7,500	12,100	19,600			10,906C
		TPC 06/29/2015 INSPECTED		2021	5,000	11,100	16,100			10,558C

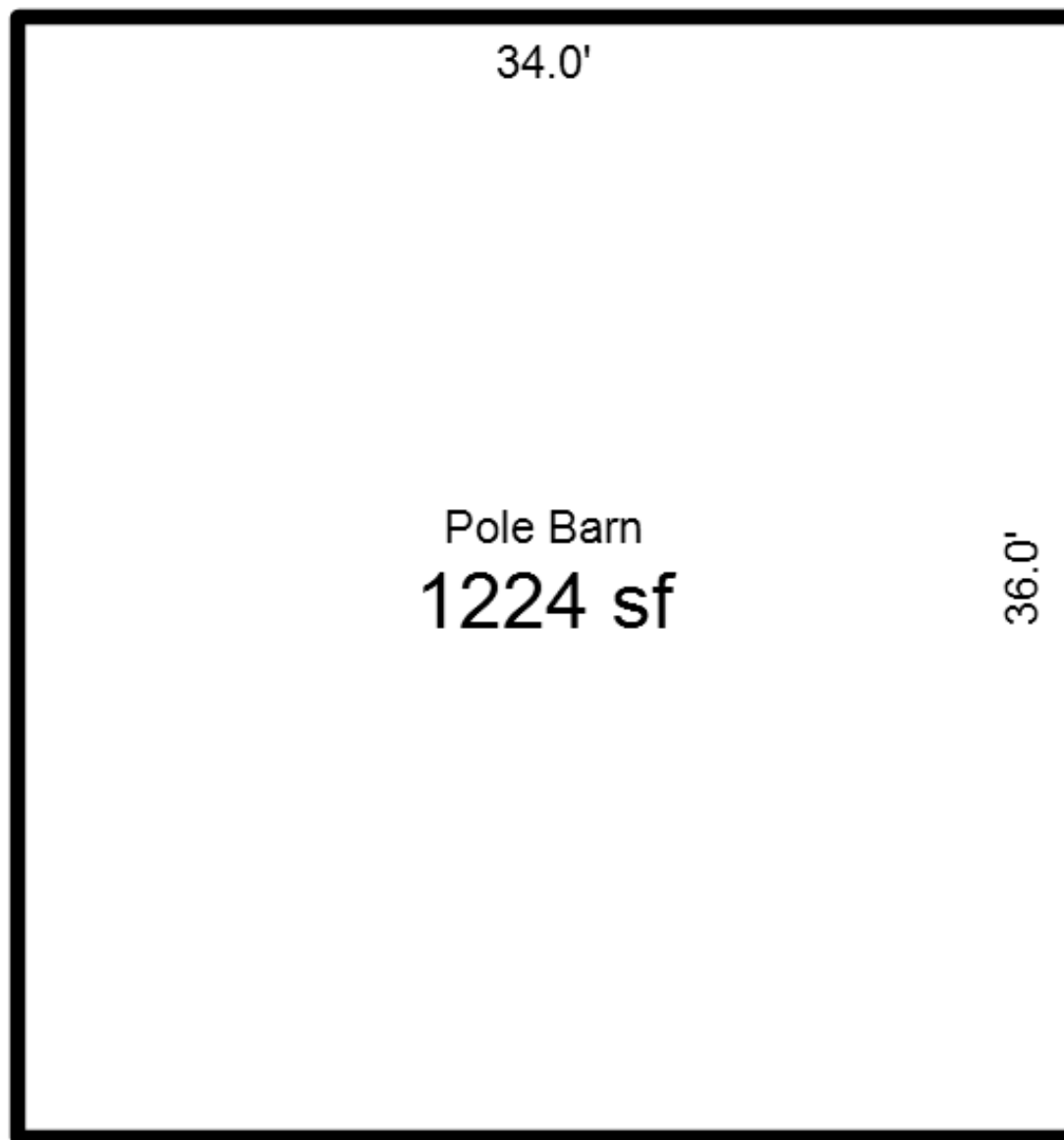


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 1224 % 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: 20 Floor Area: 0 Total Base New : 30,082 Total Depr Cost: 24,066 Estimated T.C.V: 26,473
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		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 2003		Remodeled 0		Doors Solid H.C.			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		Garages				
Condition: Average		(6) Ceilings			Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Pole (Unfinished)		Door Opener		1 547 438	
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			Lump Sum Items:		Base Cost		1224 29,535 23,628		Totals: 30,082 24,066	
(1) Exterior		(7) Excavation			(8) Basement			Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCVC:		26,473			
Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
Insulation		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
(2) Windows		Many Avg. Few Large Avg. Small			Joists: Unsupported Len: Cntr.Sup:										
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													
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.
DOLL LARRY & BETTY	DOLL LARRY A & BETTY L	0	02/12/2018	WD	09-FAMILY	2018-00532	DEED	0.0
HAJEK FRANK & ALICE IRENE	DOLL LARRY & BETTY	0	09/03/2003	WD	16-LC PAYOFF	2018-00531	DEED	0.0
HAJEK FRANK & ALICE IRENE	DOLL LARRY & BETTY	0	09/12/2001	LC	03-ARM'S LENGTH	2001-03598	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	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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DOLL LARRY A & BETTY L 5591 PARK AVENUE HUDSONVILLE MI 49426	2024 Est TCV 43,042 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
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Public Improvements	* Factors *		70*86 IRR		
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	GROUP J 430/FF	70.00	85.88	0.9954	0.9854	430	100	29,525
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	70 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	29,525
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Tax Description	X	Dirt Road						
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. SEC 2 T22N R8W LOT 56 CROW'S NEST.		Gravel Road						
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Comments/Influences		Paved Road						
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		Storm Sewer						
--	--	-------------	--	--	--	--	--	--

		Sidewalk						
--	--	----------	--	--	--	--	--	--

		Water						
--	--	-------	--	--	--	--	--	--

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

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

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

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

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

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

		Underground Utils.						
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		Topography of Site						
--	--	--------------------	--	--	--	--	--	--

		Level						
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	X	Rolling						
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		Low						
--	--	-----	--	--	--	--	--	--

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

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

		Swamp						
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		Wooded						
--	--	--------	--	--	--	--	--	--

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

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

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

		Wetland						
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	X	Flood Plain						
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		PRIVATE RD						
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Who	When	What	2024	14,800	6,700	21,500		2,445C
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TPC 04/30/2021	INSPECTED		2023	9,400	5,900	15,300		2,329C
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TPC 12/27/2017	INSPECTED		2022	7,500	5,000	12,500		2,219C
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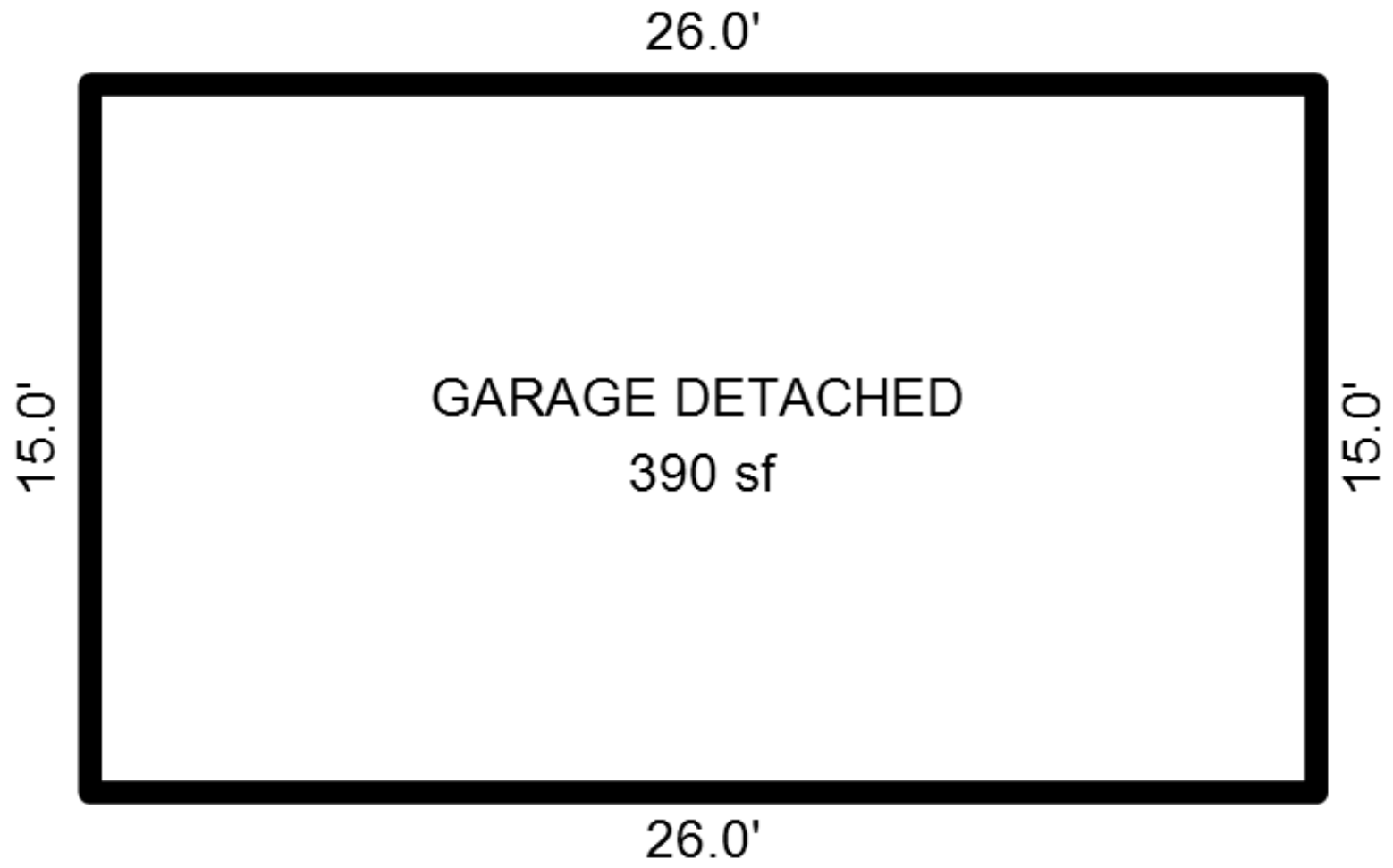
TPC 06/29/2015	INSPECTED		2021	5,000	4,800	9,800		2,149C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																							
X	Single Family	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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	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: 15 Floor Area: 0 Total Base New : 14,456 Total Depr Cost: 12,288 Estimated T.C.V: 13,517																																																					
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2005																																																									
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service			(11) Heating System: Forced Air w/o Ducts		Ground Area = 0 SF		Floor Area = 0 SF.																																																								
A-Frame	Building Style: GRG	Trim & Decoration			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																															
Yr Built 2005		Remodeled 0	Ex	Ord	Min	Ex.	Ord.	Min	No. of Elec. Outlets		Plumbing		3 Fixture Bath		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		390 19,102 16,237																																														
Condition: Average	Size of Closets		Lg			Ord			Small			(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																													
Room List	Basement	1st Floor	2nd Floor	Bedrooms	(5) Floors			Kitchen: Other: Other:			(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																														
(1) Exterior	(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor																																													
	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																											
(2) Windows	Many	Avg.	Few	Large	Avg.	Small	(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																																	
	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	Gable	Hip	Flat	Gambrel	Mansard	Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																														
	Asphalt Shingle		Chimney:			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																															
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td></td> <td>1</td> <td>-4,646</td> <td>-3,949</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>390</td> <td>19,102</td> <td>16,237</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td></td> <td>14,456</td> <td>12,288</td> </tr> </tbody> </table>												Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing							3 Fixture Bath				1	-4,646	-3,949	Garages							Class: C Exterior: Siding							Foundation: 42 Inch (Unfinished)							Base Cost				390	19,102	16,237	Totals:					14,456	12,288	Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 13,517	
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																															
Plumbing																																																																					
3 Fixture Bath				1	-4,646	-3,949																																																															
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

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

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

Owner's Name/Address      2024 Est TCV 25,416

BOONSTRA GERALD D & JOYCE B  
1244 KENNEBEC RD  
GRAND BLANC MI 48439

Improved    X    Vacant      Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Taxpayer's Name/Address      X      Public Improvements      \* Factors \*      60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	84.94	1.0000	0.9851	430	100		25,416
60 Actual Front Feet, 0.12 Total Acres      Total Est. Land Value =								25,416

BOONSTRA GERALD D & JOYCE B  
1244 KENNEBEC RD  
GRAND BLANC MI 48439

X      Dirt Road  
Gravel Road  
Paved Road  
Storm Sewer  
Sidewalk  
Water

Tax Description      X      Sewer

. SEC 2 T22N R8W LOT 57 CROW'S NEST.      X      Electric

Comments/Influences      X      Gas

Curb  
Street Lights  
Standard Utilities  
Underground Utils.

Topography of Site

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

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

Who      When      What      2024      12,700      0      12,700                2,445C

TPC 04/30/2021 INSPECTED      2023      8,400      0      8,400                2,329C

TPC 12/27/2017 INSPECTED      2022      7,500      0      7,500                2,219C

TPC 06/29/2015 INSPECTED      2021      5,000      0      5,000                2,149C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG DAVID R & MARIAN T	SELVES (LE) & TRUST UPON	0	12/07/2009	WD	21-NOT USED/OTHER	2009/4154	DEED	0.0
		42,500	03/01/1999	WD	33-TO BE DETERMINED	326:930	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W DEER TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
YOUNG DAVID R & MARIAN (LE) 12218 LAUREN LN GRAND RAPIDS MI 49534	MAP #:					
	2024 Est TCV 133,479 TCV/TFA: 163.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 58 CROW'S NEST.	X		GROUP J 430/FF	85.00	170.17	36,382
Comments/Influences			85 Actual Front Feet, 0.33 Total Acres			36,382

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	D/W/P: 3.5 Concrete	6.16	60 71	263
				Total Estimated Land Improvements True Cash Value =			263

Comments/Influences	X Curb	Street Lights	Standard Utilities	Underground Utils.	TRIANGLE			
					Description	Rate	Size % Good	Cash Value



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	18,200	48,500	66,700			37,523C
	X Low	2023	12,900	42,300	55,200			35,737C
	X High	2022	7,500	38,100	45,600			34,036C
	X Landscaped	2021	5,000	35,100	40,100			32,949C
	X Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

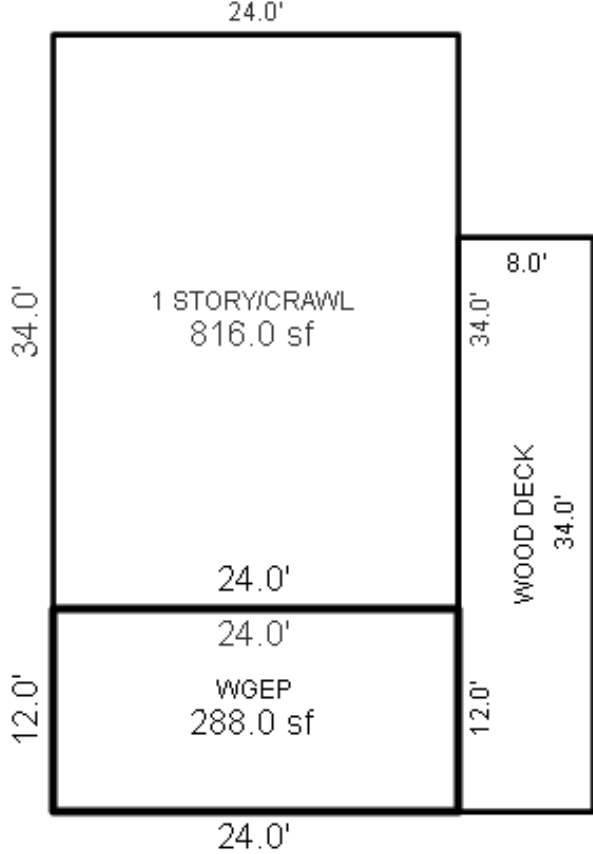
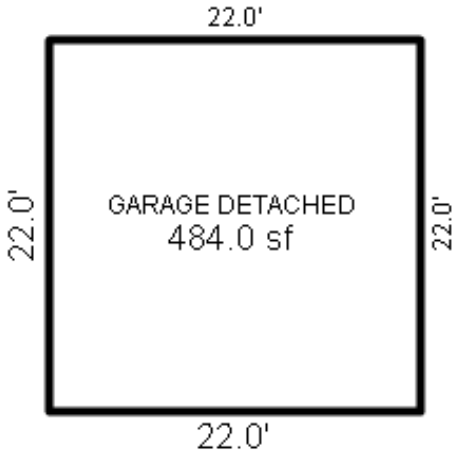
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2023	12,900	42,300	55,200			35,737C
TPC 12/27/2017	INSPECTED		2022	7,500	38,100	45,600			34,036C
TPC 06/29/2015	INSPECTED		2021	5,000	35,100	40,100			32,949C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type WGEP (1 Story) 304 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																														
Building Style: 1S		X	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 2 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																														
X	Many Avg. Few	X	Large Avg. Small			X	Ave.																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																														
X			Basement: 0 S.F. Crawl: 816 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																													
X		(9) Basement Finish			(14) Water/Sewer																														
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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
(3) Roof		(10) Floor Support			Lump Sum Items:																														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																
X	Asphalt Shingle																																		
Chimney: Metal																																			
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 816 SF Floor Area = 816 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>816</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>96,711</td> <td>58,027</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	816			Total:				96,711	58,027	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	816																																
Total:				96,711	58,027																														
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches Solar Water Heat WGEP (1 Story) 288 17,585 10,551 Deck Treated Wood 304 5,326 4,687 * Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 484 17,535 10,521 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: 144,232 88,031														Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 96,834																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG DAVID R & MARIAN T	YOUNG DAVID R & MARIAN T	0	05/24/2010	WD	09-FAMILY	2010/1884	DEED	0.0
PEASLEY JASON C	YOUNG DAVID R & MARIAN T	7,500	03/26/2010	WD	03-ARM'S LENGTH	2010_808WD	DEED	100.0
		14,000	08/01/2000	WD	33-TO BE DETERMINED	338:1288	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	School: LAKE CITY AREA SCHOOL DIST					
------------	------------------------------------	--	--	--	--	--

	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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YOUNG DAVID R & MARIAN T 12218 LAUREN LN GRAND RAPIDS MI 49534	2024 Est TCV 25,801					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements			* Factors * 60X140 IRR		
--	---------------------	--	--	------------------------	--	--

				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				GROUP J 430/FF	60.00	140.12	1.0000	1.0000	430	100		25,801
--	--	--	--	----------------	-------	--------	--------	--------	-----	-----	--	--------

				60 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =	25,801
--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road										
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. SEC 2 T22N R8W LOT 59 CROW'S NEST.		Gravel Road										
--------------------------------------	--	-------------	--	--	--	--	--	--	--	--	--	--

Comments/Influences		Paved Road										
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		Storm Sewer										
--	--	-------------	--	--	--	--	--	--	--	--	--	--

		Sidewalk										
--	--	----------	--	--	--	--	--	--	--	--	--	--

		Water										
--	--	-------	--	--	--	--	--	--	--	--	--	--

	X	Sewer										
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	X	Electric										
--	---	----------	--	--	--	--	--	--	--	--	--	--

	X	Gas										
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		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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		Level										
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	X	Rolling										
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	X	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										
--	--	------	--	--	--	--	--	--	--	--	--	--

		Waterfront										
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		Ravine										
--	--	--------	--	--	--	--	--	--	--	--	--	--

	X	Wetland										
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	X	Flood Plain										
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		PRIVATE RD										
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2024	12,900	0	12,900			4,491C
--	--	--	--	------	--------	---	--------	--	--	--------

			TPC 04/30/2021 INSPECTED	2023	9,500	0	9,500			4,278C
--	--	--	--------------------------	------	-------	---	-------	--	--	--------

			TPC 05/06/2018 INSPECTED	2022	7,500	0	7,500			4,075C
--	--	--	--------------------------	------	-------	---	-------	--	--	--------

			TPC 12/27/2017 INSPECTED	2021	5,000	0	5,000			3,945C
--	--	--	--------------------------	------	-------	---	-------	--	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEASLEY JASON C	DOLL ROANLD D & DEANNA M	8,000	03/26/2010	WD	03-ARM'S LENGTH	2010_809WD	DEED	100.0

Property Address: W DEER TRL  
 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: DOLL RONALD D & DEANNA M  
 4642 72ND AVENUE  
 ZEELAND MI 49464  
 2024 Est TCV 25,801

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements \* Factors \* 60X140 IRR  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . SEC 2 T22N R8W LOT 60 CROW'S NEST.  
 Comments/Influences: X Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

GROUP J 430/FF 60.00 140.12 1.0000 1.0000 430 100 25,801  
 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 25,801

Topography of Site

Level: X Rolling, X Low, X High

Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine

X Wetland, X Flood Plain, X PRIVATE RD

Who When What

2024 12,900 0 12,900 Board of Review Tribunal/Other Taxable Value 4,491C

2023 9,500 0 9,500 4,278C

2022 7,500 0 7,500 4,075C

2021 5,000 0 5,000 3,945C

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEASLEY ANDREW M	DOLL RONALD D & DEANNA	9,200	10/30/2004	WD	03-ARM'S LENGTH	04-0/4525	DEED	100.0
		6,000	07/01/2000	WD	33-TO BE DETERMINED	338:1286	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7770 W DEER TRL	School: LAKE CITY AREA SCHOOL DIST		New House	07/02/2007	20070408	100%
	P.R.E. 0%		Other	05/10/2007	20070240	Canceled

Owner's Name/Address	MAP #:	2024 Est TCV 182,962 TCV/TFA: 228.99
DOLL RONALD D & DEANNA 4642 72ND AVE ZEELAND MI 49464		

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
DOLL RONALD D & DEANNA 4642 72ND AVE ZEELAND MI 49464	X			<p style="text-align: center;">* Factors * 60X138</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP J 430/FF</td> <td>60.00</td> <td>137.94</td> <td>1.0000</td> <td>0.9996</td> <td>430</td> <td>100</td> <td></td> <td>25,789</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value = 25,789</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP J 430/FF	60.00	137.94	1.0000	0.9996	430	100		25,789	60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 25,789
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
GROUP J 430/FF	60.00	137.94	1.0000	0.9996	430	100		25,789																							
60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 25,789																							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
. SEC 2 T22N R8W LOT 61 CROW'S NEST.	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>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	Gravel Road											
	X	Paved Road											
	X	Storm Sewer											
	X	Sidewalk											
	X	Water											
	X	Sewer											
	X	Electric											
	X	Gas											
	X	Curb											
	X	Street Lights											
	X	Standard Utilities											
	X	Underground Utils.											

Comments/Influences	Topography of Site
	<ul style="list-style-type: none"> <li>X Rolling</li> <li>X Low</li> <li>High</li> <li>Landscaped</li> <li>Swamp</li> <li>Wooded</li> <li>Pond</li> <li>Waterfront</li> <li>Ravine</li> <li>Wetland</li> <li>Flood Plain</li> <li>X PRIVATE RD</li> </ul>



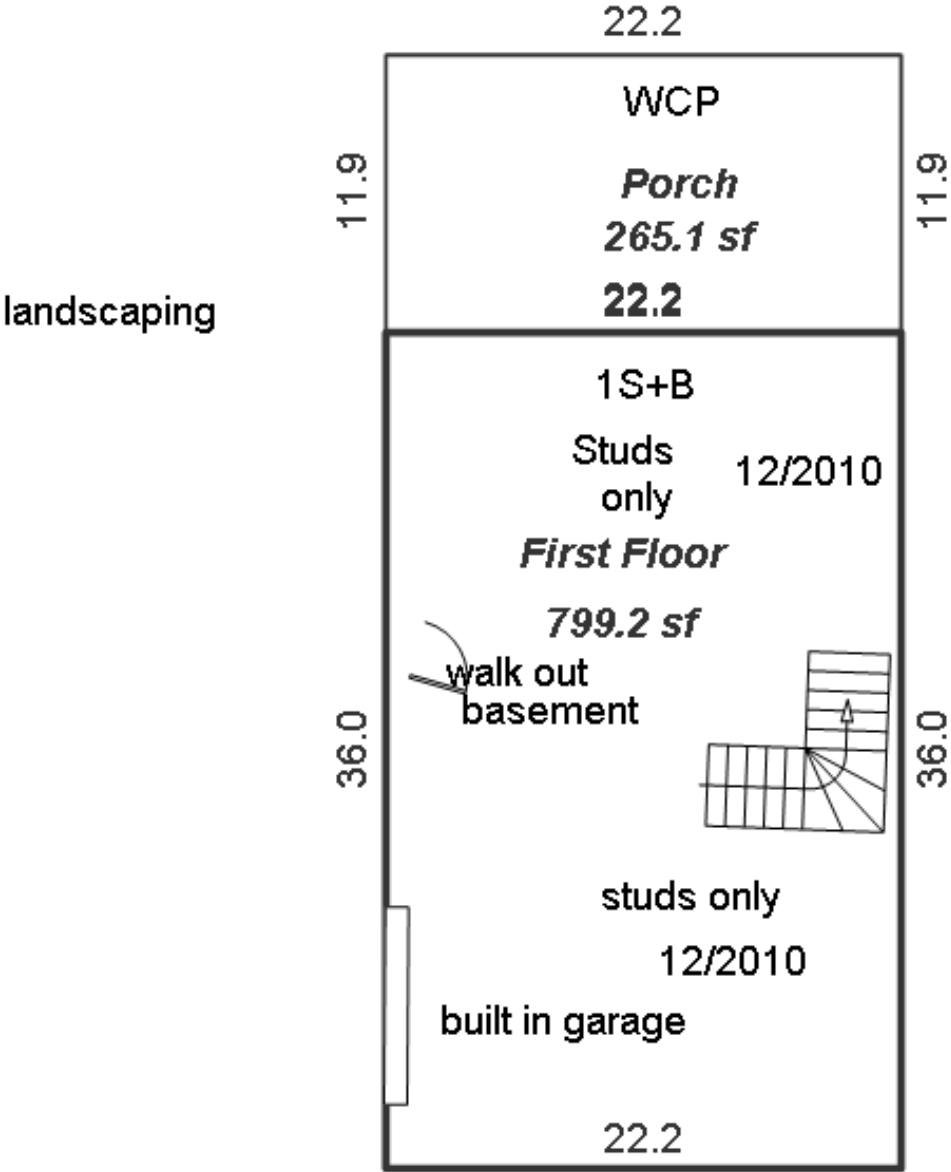
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,900	78,600	91,500			58,989C
2023	9,400	68,500	77,900			56,180C
2022	7,500	63,200	70,700			53,505C
2021	5,000	61,600	66,600			51,796C

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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 265 63	Type WCP (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		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 12 Floor Area: 799 Total Base New : 160,400 Total Depr Cost: 141,157 Estimated T.C.V: 155,273			E.C.F. X 1.100			Bsmnt Garage: 1 Car 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 = 799 SF Floor Area = 799 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls C 5 Blt 2010						
Yr Built 2010	Remodeled 2012	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			1 Story Siding Basement 799			Total: 131,940 116,112						
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,560 2,253						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing			Average Fixture(s) 1 1,476 1,299						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Porches			WCP (1 Story) 265 9,368 8,244 WPP 63 2,389 2,102						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 799 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			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,599 2,287						
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Water/Sewer			Public Sewer 1 1,494 1,315 Water Well, 100 Feet 1 5,808 5,111						
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,766 2,434					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 155,273						
X	Asphalt Shingle									Totals: 160,400 141,157									

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



\*\*\* 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 DALE J & MESSNER K	EISING DALE J & KELLY SUE	1	11/27/2017	WD	09-FAMILY	2017-03757	DEED	0.0
EISING DALE	EISING DALE J & MESSNER K	0	02/06/2017	QC	09-FAMILY	2017-00377	DEED	0.0
COWLES GERALD M & ROCHELL	EISING DALE	47,000	12/16/2016	WD	03-ARM'S LENGTH	2016-04059	PROPERTY TRANSFER	100.0
DOLL LARRY A & BETTY	COWLES GERALD M & ROCHELL	58,900	06/17/2005	WD	03-ARM'S LENGTH	05-0/2428	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7760 W DEER TRL	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/07/2023	2023-0270	0%
	P.R.E. 100% 01/06/2017		New House	04/13/2018	2018-0099	100%

Owner's Name/Address	MAP #:
EISING DALE J & KELLY SUE 7760 W DEER TRAIL LAKE CITY MI 49651	2024 Est TCV 338,244 TCV/TFA: 187.29

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors * 60X134
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP J 430/FF 120.00 134.31 0.9794 0.9988 430 100 50,475
		120 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 50,475

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC 2 T22N R8W LOT 62 & 63 CROW'S NEST. 12/2017 COMBINE WITH LOT 63 FORMERLY . SEC 2 T22N R8W LOT 62 CROW'S NEST.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value
		Water	D/W/P: 4in Concrete 6.97 16 50 56
		Sewer	D/W/P: 4in Ren. Conc. 8.18 212 50 867
		Electric	Wood Frame 23.24 336 94 7,340
		Gas	Total Estimated Land Improvements True Cash Value = 8,263
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Comments/Influences	X	Topography of Site
12/2018 COMBINE WITH LOT 63	X	Level
	X	Rolling
	X	Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
	X	Wetland
	X	Flood Plain
	X	PRIVATE RD



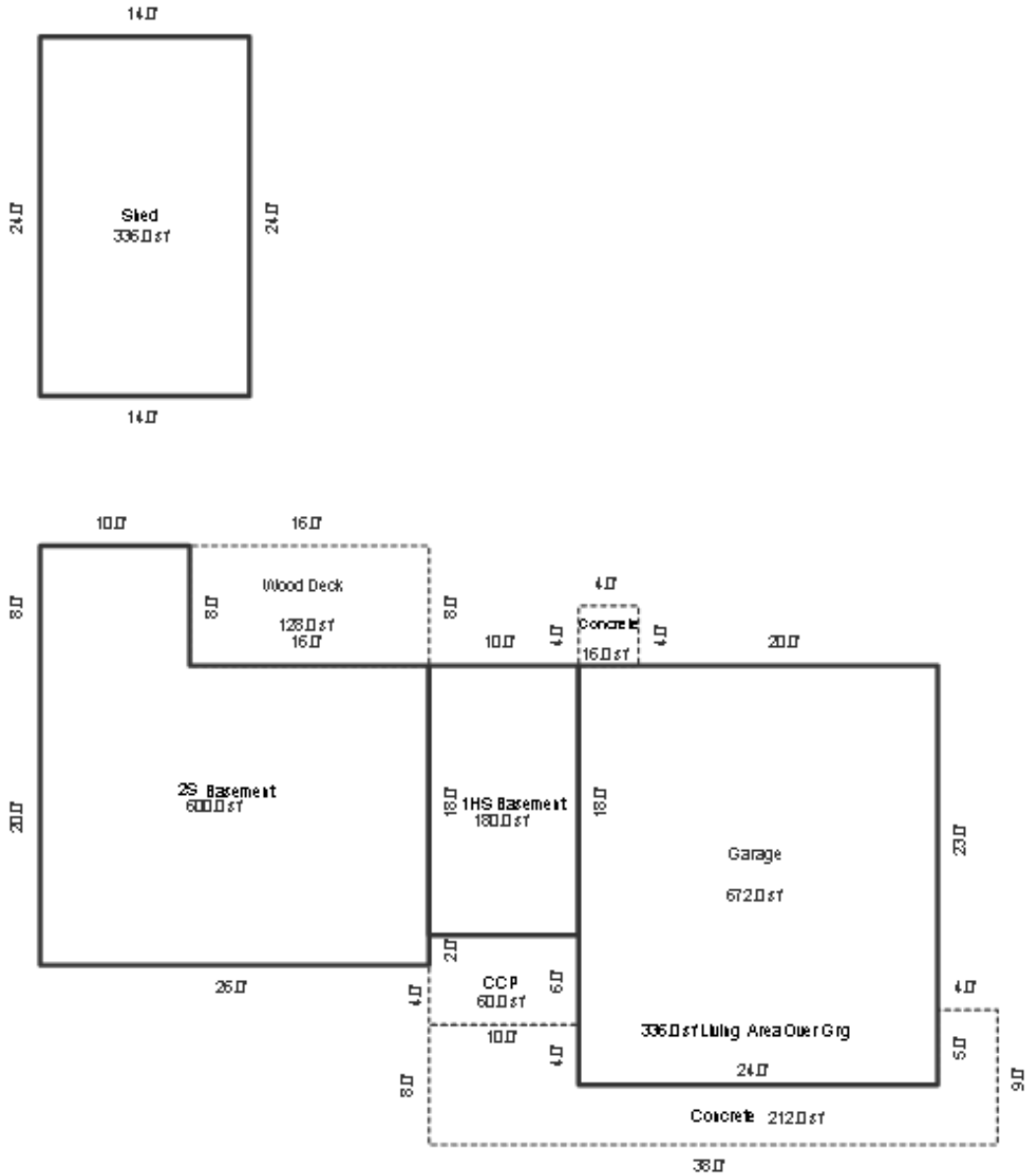
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,200	143,900	169,100			133,817C
2023	15,800	126,600	142,400			127,445C
2022	10,000	115,200	125,200			121,377C
2021	8,000	109,500	117,500			117,500S

\*\*\* 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 128	Type CCP (1 Story) Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % 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 No Heating/Cooling	Class: C Effec. Age: 6 Floor Area: 1,806 Total Base New : 277,374 Total Depr Cost: 254,096 Estimated T.C.V: 279,506
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 1806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Cls C Blt 2018						
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas						
A-Frame		Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Wood Frame		Ex Ord Min		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 180 1 Story Siding Overhang 336			Total: 215,174 202,264						
Building Style: 2S		Size of Closets Lg Ord Small		(12) Electric 0 Amps Service			Other Additions/Adjustments Recreation Room 780 15,077 7,538 Plumbing Average Fixture(s) 1 1,476 1,387 3 Fixture Bath 1 4,646 4,367 Porches CCP (1 Story) 60 1,777 1,670 Deck Treated Wood 128 3,089 2,904 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 Common Wall: 1 Wall 1 -2,686 -2,525 Door Opener 2 1,093 1,027 Water/Sewer Public Sewer 1 1,494 1,404 Water Well, 100 Feet 1 5,808 5,460 Built-Ins Appliance Allow. 1 2,766 2,600			Totals: 277,374 254,096						
Yr Built Remodeled 2018 0		Doors Solid H.C.		(14) Water/Sewer			Lump Sum Items:									
Condition: Average		(5) Floors		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Room List		Kitchen: Other: Other:		(10) Floor Support												
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		Joists: Unsupported Len: Cntr.Sup:												
(1) Exterior		(7) Excavation														
Wood/Shingle Aluminum/Vinyl Brick		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Insulation		(8) Basement														
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Many Avg. Few Large Avg. Small		(9) Basement Finish														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof		780 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle																
Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROGERS CORY & RACHEL	EISING DALE & KELLY	57,000	07/24/2023	WD	03-ARM'S LENGTH	2023-01960	PROPERTY TRANSFER	100.0
HARRIS LARY & KIRKLAND-HA	ROGERS CORY & RACHEL	12,500	06/19/2015	WD	03-ARM'S LENGTH	2015-02211	PROPERTY TRANSFER	100.0
HARRIS LARRY L	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03108	PROPERTY TRANSFER	0.0
HARRIS LARY & HARRIS- KIR	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03106	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/31/2023					

Owner's Name/Address	MAP #:
EISING DALE & KELLY 7760 W DEER TRL LAKE CITY MI 49651	2024 Est TCV 25,694

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors * 60X126 IRR				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	GROUP J 430/FF	60.00	121.97	1.0000	0.9959	430	100	25,694	
. SEC 2 T22N R8W LOT 64 CROW'S NEST.		Gravel Road	60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	25,694

Comments/Influences	Topography of Site
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	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,800	0	12,800			12,800S
2023	9,200	0	9,200		9,200A	4,134C
2022	5,000	0	5,000			3,938C
2021	4,000	0	4,000			3,813C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS LARY & KIRKLAND-HA	ROGERS CORY & RACHEL	12,500	06/19/2015	WD	03-ARM'S LENGTH	2015-02212	PROPERTY TRANSFER	100.0
HARRIS LARRY L	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03108	PROPERTY TRANSFER	0.0
HARRIS LARY & HARRIS- KIR	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03106	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W DEER TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ROGERS CORY & RACHEL 7200 W WHITE BIRCH AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 25,665					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors * 60X122 IRR				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP J 430/FF	60.00	117.61	1.0000 0.9948 430 100	25,665
			60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =				25,665

Tax Description

. SEC 2 T22N R8W LOT 65 CROW'S NEST.

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

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

Who When What

TPC 12/27/2017 INSPECTED  
TPC 06/29/2015 INSPECTED

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,800	0	12,800			5,694C
2023	9,100	0	9,100			5,423C
2022	7,500	0	7,500			5,165C
2021	5,000	0	5,000			5,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLUNDER JACK & JODI	SIETSEMA MARK E & DEBRA L	196,000	06/29/2010	WD	03-ARM'S LENGTH	2010/2462	PROPERTY TRANSFER	100.0
ADAMS DEBRA TRUST	KLUNDER JACK & JODI (H/W)	0	01/19/2007	WD	21-NOT USED/OTHER	2007/234	DEED	0.0
ADAMS DEBRA L	KLUNDER JACK & JODI (H/W)	183,500	08/11/2006	WD	20-MULTI PARCEL SALE REF	06-0/3532	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W OAK LN	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
SIETSEMA MARK E & DEBRA L 33575 N DOVE LAKES DR UNIT 1017 CAVE CREEK AZ 85331	2024 Est TCV 321,614 TCV/TFA: 274.88

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
	Public Improvements		* Factors * LAKE SAPPPIRE			
			Description	Frontage	Depth	Value
			GROUP A 1200/	50.00	174.00	68,911
			50 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value = 68,911

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SEC 10 T22N R8W LOT 1 DUCK POINT PLAT.		Dirt Road		Description			
Comments/Influences		Gravel Road		Rate	Size % Good	Cash Value	
		Paved Road		Residential Local Cost Land Improvements			
		Storm Sewer		Description	Rate	Size % Good	Cash Value
		Sidewalk		LAND IMPROVE 5000	5,000.00	1 95	4,750
		Water		Total Estimated Land Improvements True Cash Value = 4,750			
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2024	34,500	126,300	160,800			87,393C
Rolling				2023	27,300	120,700	148,000			83,232C
Low	X			2022	13,800	108,900	122,700			79,269C
High				2021	12,500	101,700	114,200			76,737C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront	X									
Ravine										
Wetland										
Flood Plain										
PRIVATE RD	X									

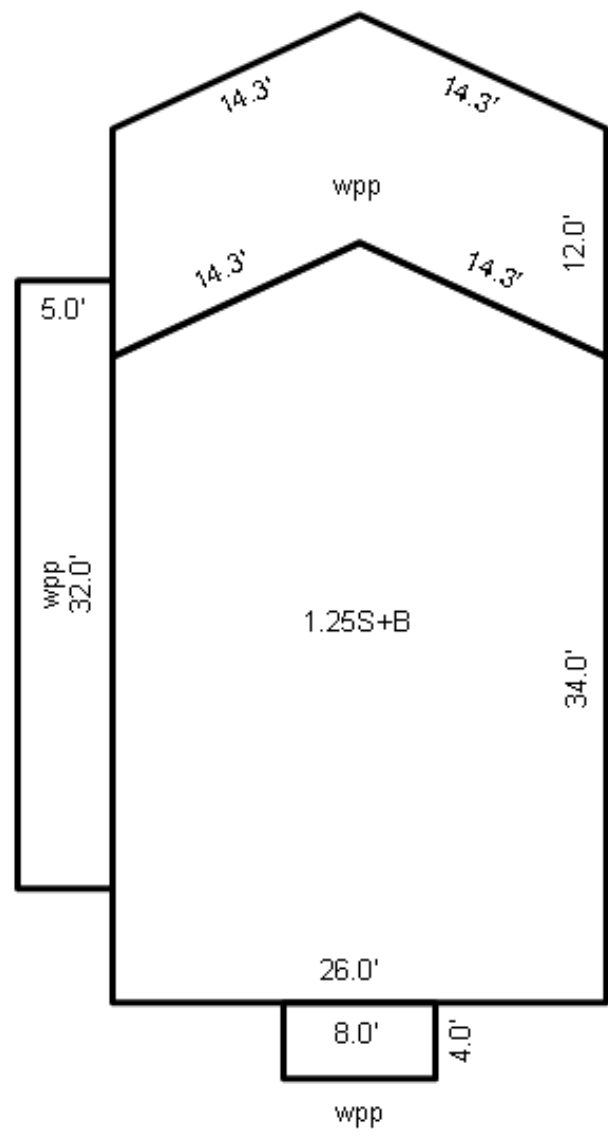


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 292 160 32	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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,170 Total Base New : 232,465 Total Depr Cost: 169,831 Estimated T.C.V: 247,953		E.C.F. X 1.460		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 10		Blt 1992	
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 936 SF		Floor Area = 1170 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories		Exterior		Foundation	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.25 Story		Siding		Basement	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Recreation Room		936	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 936 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			Plumbing		Average Fixture(s)		3 Fixture Bath	
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Deck		Treated Wood		292	
X	Many Avg. Few	X	Large Avg. 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			Built-Ins		Appliance Allow.		1	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Notes:			Fireplaces		Interior 2 Story		1	
(3) Roof		(10) Floor Support		Chimney: Metal			ECF (4087 SAPPHERE LAKE) 1.460 => TCY:			Local Cost Items		SANITARY SEWER		1	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Totals:			232,465		169,831		247,953		
Totals:		232,465		169,831		247,953									

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIETSEMA MARK E & DEBRA L	SIETSEMA MARK E & DEBRA L	0	10/16/2019	QC	09-FAMILY	2019-03266	DEED	0.0
KLUNDER JACK & JODI	SIETSEMA MARK E & DEBRA L	196,000	06/29/2010	WD	03-ARM'S LENGTH	2010-2462WD	PROPERTY TRANSFER	100.0
ADAMS DEBRA TRUST	KLUNDER JACK & JODI (H/W)	0	01/19/2007	WD	21-NOT USED/OTHER	2007/234	DEED	0.0
ADAMS DEBRA L	KLUNDER JACK & JODI (H/W)	183,500	08/11/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/3532	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
9142 W OAK LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 66,924					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors * LAKE SAPPPIRE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			GROUP A 1200/	50.00	154.78	1.0000 1.1154	1200 100	
			50 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =	66,924

Tax Description  
 . SEC 10 T22N R8W LOT 2 EXC BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO POB. DUCK POINT PLAT

Comments/Influences  
 20903274 \$209,900-2010 SALE INCLUDES 1-0

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	33,500	0	33,500			14,234C
2023	26,500	0	26,500			13,557C
2022	13,800	0	13,800			12,912C
2021	12,500	0	12,500			12,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLOUSTON WILLIAM A & ELEN	VIOX DANIEL J & MICHELLE	265,000	06/10/2019	WD	03-ARM'S LENGTH	2019-01852	PROPERTY TRANSFER	100.0
INDIAN LAKES LC	CLOUSTON WILLIAM A & ELEN	14,000	11/30/2010	WD	32-SPLIT VACANT	2010-00118WD	PROPERTY TRANSFER	0.0
		89,000	08/01/1998	WD	33-TO BE DETERMINED	03-0:3487	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9122 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	07/14/2003	2003-0213	100%
	P.R.E. 100% 07/08/2019		Addition	07/28/1999	1999-0303	100%

Owner's Name/Address	MAP #:
VIOX DANIEL J & MICHELLE S 9122 W OAK LN LAKE CITY MI 49651	2024 Est TCV 452,107 TCV/TFA: 285.42

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
SEC 10 T22N R8W LOTS 3 & 4 & THAT PART OF LOT 2 BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT, N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34" E 102.67 FT TO POB. DUCK POINT PLAT INCLUDING 2011 SPLIT FROM 009-009-033-00 .32 ACRES - PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE			* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 1200/	110.00	151.00	0.6985	1.1085	1200	100		102,213
				GROUP A 1200/	100.00	139.39	0.6985	1.0866	1200	100		91,081
				210 Actual Front Feet, 0.70 Total Acres		Total Est. Land Value =						193,294
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Dock: Light posts	42.92	420	0	0				
				D/W/P: 4in Concrete	6.97	650	0	0				
				D/W/P: 4in Concrete	6.97	800	0	0				
			D/W/P: 4in Concrete	6.97	200	0	0					
			Residential Local Cost Land Improvements									
			Description	Rate	Size	% Good	Cash Value					
			LAND IMPROVE 5000	5,000.00	1	95	4,750					
			Total Estimated Land Improvements True Cash Value = 4,750									



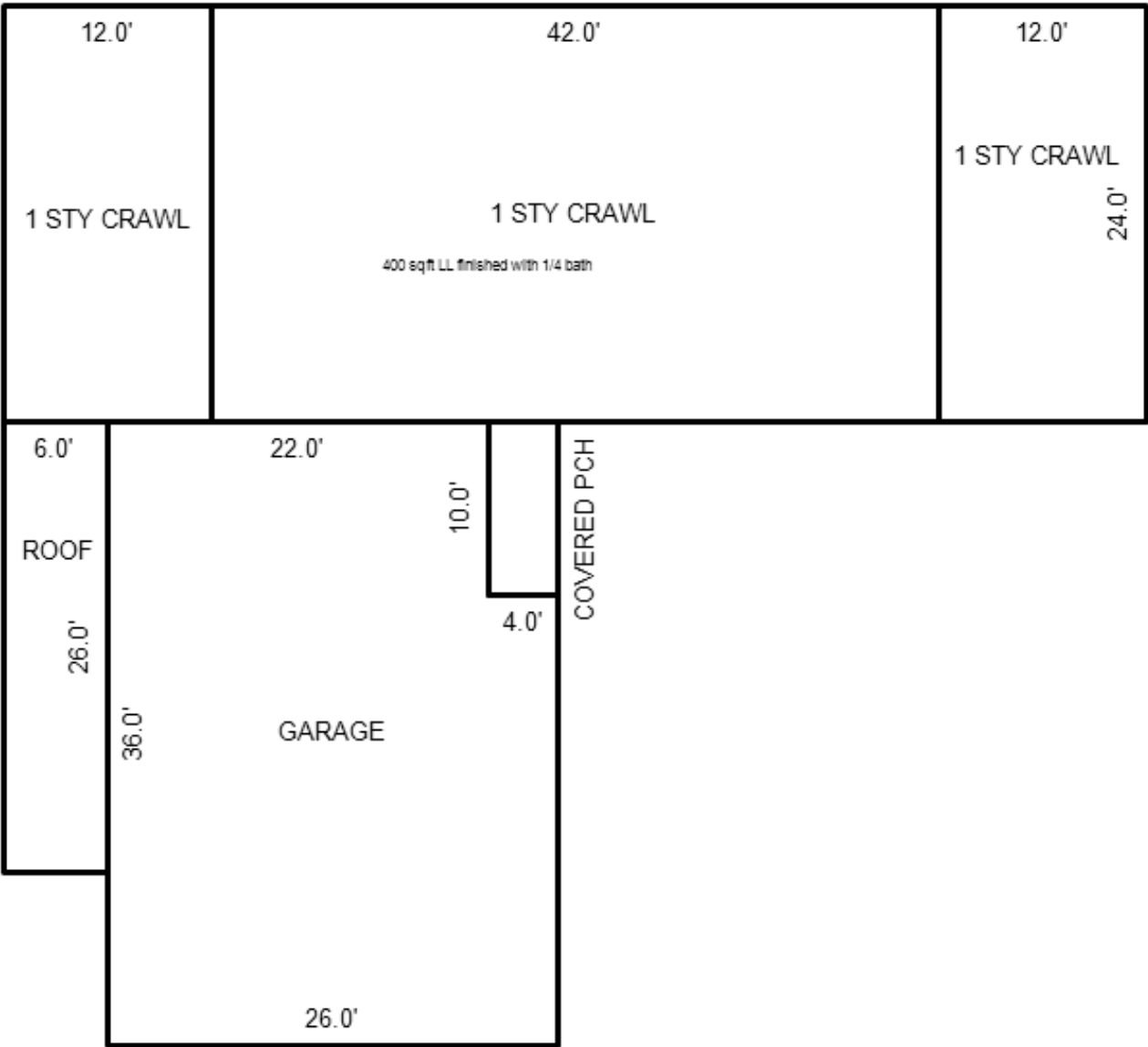
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	96,600	129,500	226,100			140,310C
Rolling	2023	76,500	123,600	200,100			133,629C
Low	2022	28,300	111,600	139,900			127,266C
High	2021	24,100	104,200	128,300			123,201C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X	Central Air Wood Furnace	Class: C Effec. Age: 35 Floor Area: 1,584 Total Base New : 267,718 Total Depr Cost: 174,016 Estimated T.C.V: 254,063	40 WCP (1 Story) 250 CPP 156 Roof Cover Onl	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 (11) Heating System: Forced Heat & Cool Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Yr Built Remodeled 1968 REM 2010		Ex	Ord	X	Min	200 Amps Service			Building Areas							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 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 1,008 1 Story Siding Crawl Space 288 1 Story Siding Crawl Space 288			Total: 206,361 134,135				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 2 Fixture Bath 1 3,108 2,020						
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1584 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches WCP (1 Story) 40 2,720 1,768 CPP 250 4,235 2,753						
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		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: Siding Foundation: 42 Inch (Unfinished) Base Cost 896 33,967 22,079 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710						
Insulation		(8) Basement		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. 1 2,766 1,798						
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						
Many Avg. X Large Avg. X Small		(9) Basement Finish		Lump Sum Items:			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck w/Roof (Roof portion) 156 2,730 1,774			Total: 206,361 134,135						

\*\*\* 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.
HICE DAVID D	HICE DAVID D & HICE DONAL	0	09/27/2019	QC	09-FAMILY	2019-03027	PROPERTY TRANSFER	33.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9102 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/13/1999					
Owner's Name/Address	MAP #:					
HICE DAVID D & HICE DONALD P & HICE TRACY L 3901 WATERVIEW DR SHELBY TWP MI 48316	2024 Est TCV 275,859 TCV/TFA: 261.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				IRR LOTS 5&6	Value		
			Description	Frontage	Depth	Rate				
. SEC 10 T22N R8W LOTS 5 & 6 DUCK POINT PLAT.	X		GROUP A 1200/	124.00	144.93	0.7969	1.0972	1200	100	130,101
Comments/Influences			124 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =			130,101

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
2011MLS21101277\$194,900:5/5/2011								Wood Frame	25.11	114	75	2,147
								Residential Local Cost Land Improvements				
								LAND IMPROVE 1000	1,000.00	1	97	970
								Total Estimated Land Improvements True Cash Value = 3,117				

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	65,100	72,800	137,900			74,209C
	X High	2023	51,500	69,600	121,100			70,676C
	Landscaped	2022	24,800	62,700	87,500			67,311C
	Swamp	2021	22,600	58,400	81,000			65,161C
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



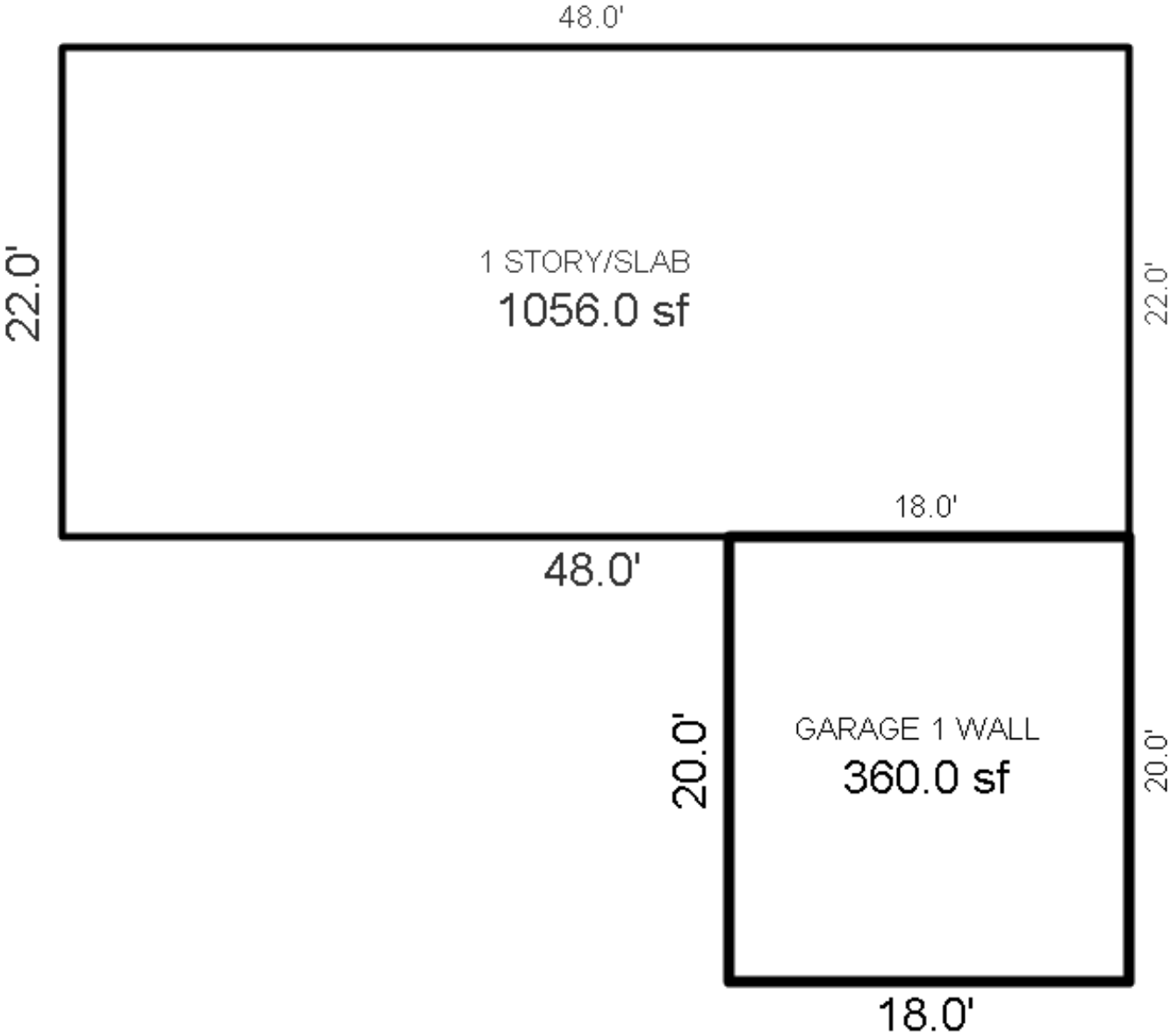
Who	When	What	2024	2023	2022	2021
			65,100	51,500	24,800	22,600
			72,800	69,600	62,700	58,400
			137,900	121,100	87,500	81,000
			74,209C	70,676C	67,311C	65,161C

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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: 1992 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: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration											
Yr Built 1968	Remodeled 196	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg		Ord	X	Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(5) Floors										
	Basement 1st Floor 2nd Floor 2 Bedrooms			(6) Ceilings				(12) Electric									
(1) Exterior				Kitchen: Other: Other:		200		Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No./Qual. of Fixtures													
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0				Many		X	Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				(13) Plumbing									
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1		Average Fixture(s)							
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish				1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Asphalt Shingle			(14) Water/Sewer				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Chimney: Block				(10) Floor Support				1		Water Well							
				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1968					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 1,056 Total: 123,256 80,116																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,230 799					
Garages																	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost										360		16,297 10,593					
Common Wall: 1 Wall										1		-2,512 -1,633					
Door Opener										1		485 315					
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					
Notes:																	
Totals:										150,308		97,699					
ECF (4087 SAPPHERE LAKE) 1.460 => TCv:												142,641					

\*\*\* 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.				
DUDDLES DONALD A	TOASO RIK & DONNA	131,000	01/17/2013	WD	03-ARM'S LENGTH	2013-00154	PROPERTY TRANSFER	100.0				
WELLS FARGO BANK	DUDDLES DONALD A (S/M)	125,000	09/24/2008	OTH	11-FROM LENDING INSTITUT	2008/3941	DEED	100.0				
BOLLINI MAURIZIO & LISA	OPTION ONE MORTGAGE CORP	137,700	08/01/2008	SD	11-FROM LENDING INSTITUT	2008/414	DEED	0.0				
OPTION ONE MORTGAGE CORP	WELLS FARGO BANK	0	02/04/2008	QC	11-FROM LENDING INSTITUT	2008/1104	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9082 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
TOASO RIK & DONNA 717 ARLENE FOWLERVILLE MI 48836		2024 Est TCV 275,637 TCV/TFA: 224.46										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 7 DUCK POINT PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 1200/	66.00	193.00	0.9329	1.1787	1200	100		87,091
		Paved Road		66 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		87,091		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	183	71	800				
		X Sewer		Total Estimated Land Improvements True Cash Value = 800								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	43,500	94,300	137,800		75,898C		
		TPC 12/27/2017	INSPECTED		2023	34,500	90,000	124,500		72,284C		
		TPC 11/04/2013	INSPECTED		2022	16,500	81,000	97,500		68,842C		
					2021	15,000	75,500	90,500		66,643C		



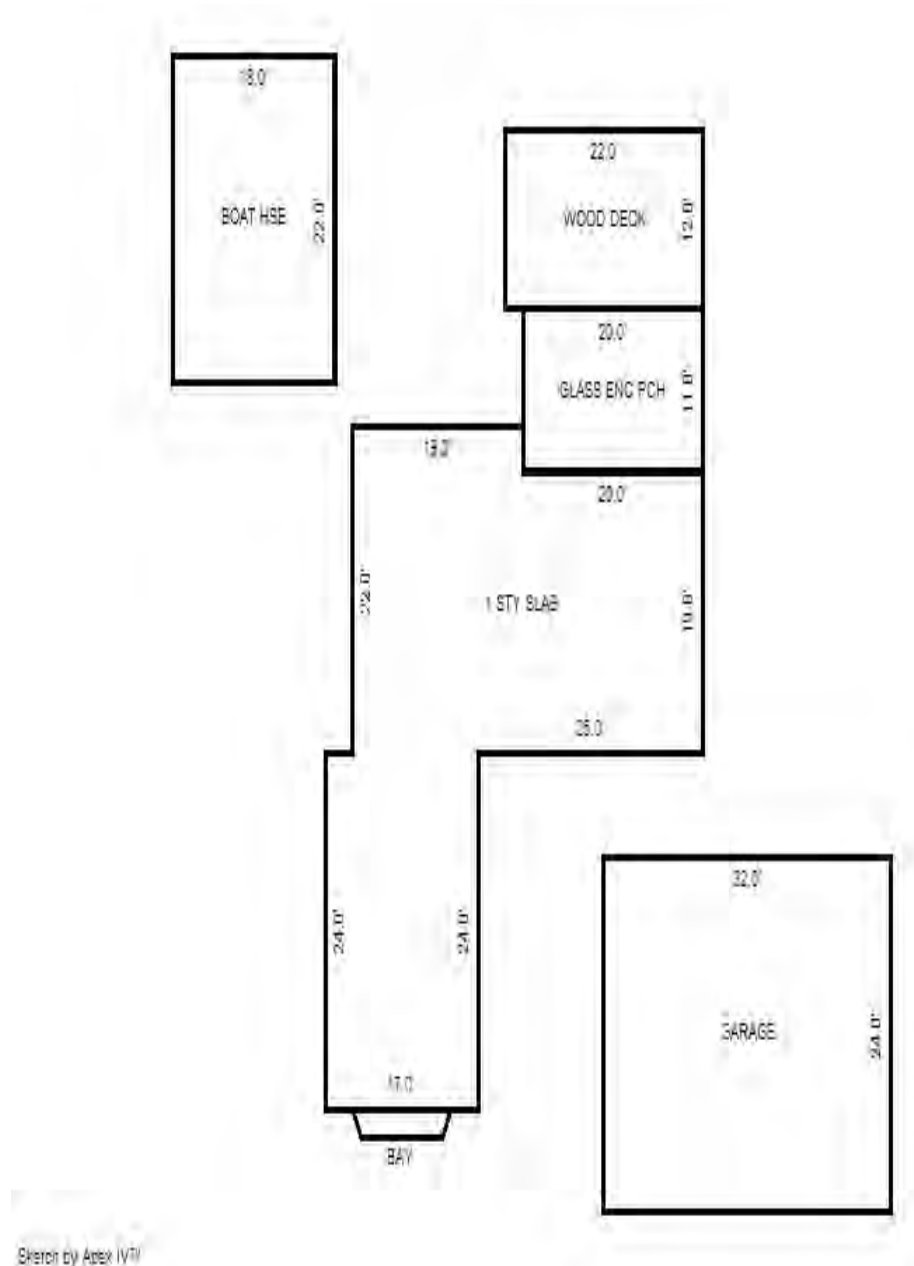
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 220 264	Type CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 82 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: 36 Floor Area: 1,228 Total Base New : 193,847 Total Depr Cost: 128,593 Estimated T.C.V: 187,746			E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1228 SF Floor Area = 1228 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Cls CD		Blt 1960	
Yr Built 1960	Remodeled 1978	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			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 Slab 1,228 Total: 136,339 87,258						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s) 1 2,330 787 1 2,596 1,661						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1228 S.F. Height to Joists: 0.0			Many X Ave. Few			Porches CGEP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,361 19,976 *						
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,934 1,238 Fireplaces Interior 1 Story 1 4,700 3,008 Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT 396 2,095 1,487 *								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654						
(3) Roof		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			Built-Ins Appliance Allow. 1 1,934 1,238 Fireplaces Interior 1 Story 1 4,700 3,008 Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT 396 2,095 1,487 *			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *			Water/Sewer Public Sewer 1 1,326 849 Water Well, 50 Feet 1 2,585 1,654						

\*\*\* 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.
MORGAN LAWRENCE & MARY AN	THOMPSON DARRELL & THERES	125,500	11/04/2004	WD	20-MULTI PARCEL SALE REF	04-0/4561	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9062 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		New House	10/07/2005	20050354	Complete
	P.R.E. 100% 12/30/2007		Demolition/Removal	07/29/2005	20050243	Complete
Owner's Name/Address	MAP #:					
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651	2024 Est TCV 494,564 TCV/TFA: 246.79					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 8 DUCK POINT PLAT.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Value
231-839-0083			GROUP A 1200/	50.00	183.00	69,785
HOLE ON LOT			50 Actual Front Feet, 0.21 Total Acres			69,785
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	6.97	1000 0	0
	X		Wood Frame	26.75	150 50	2,006
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 5000	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value = 7,006			



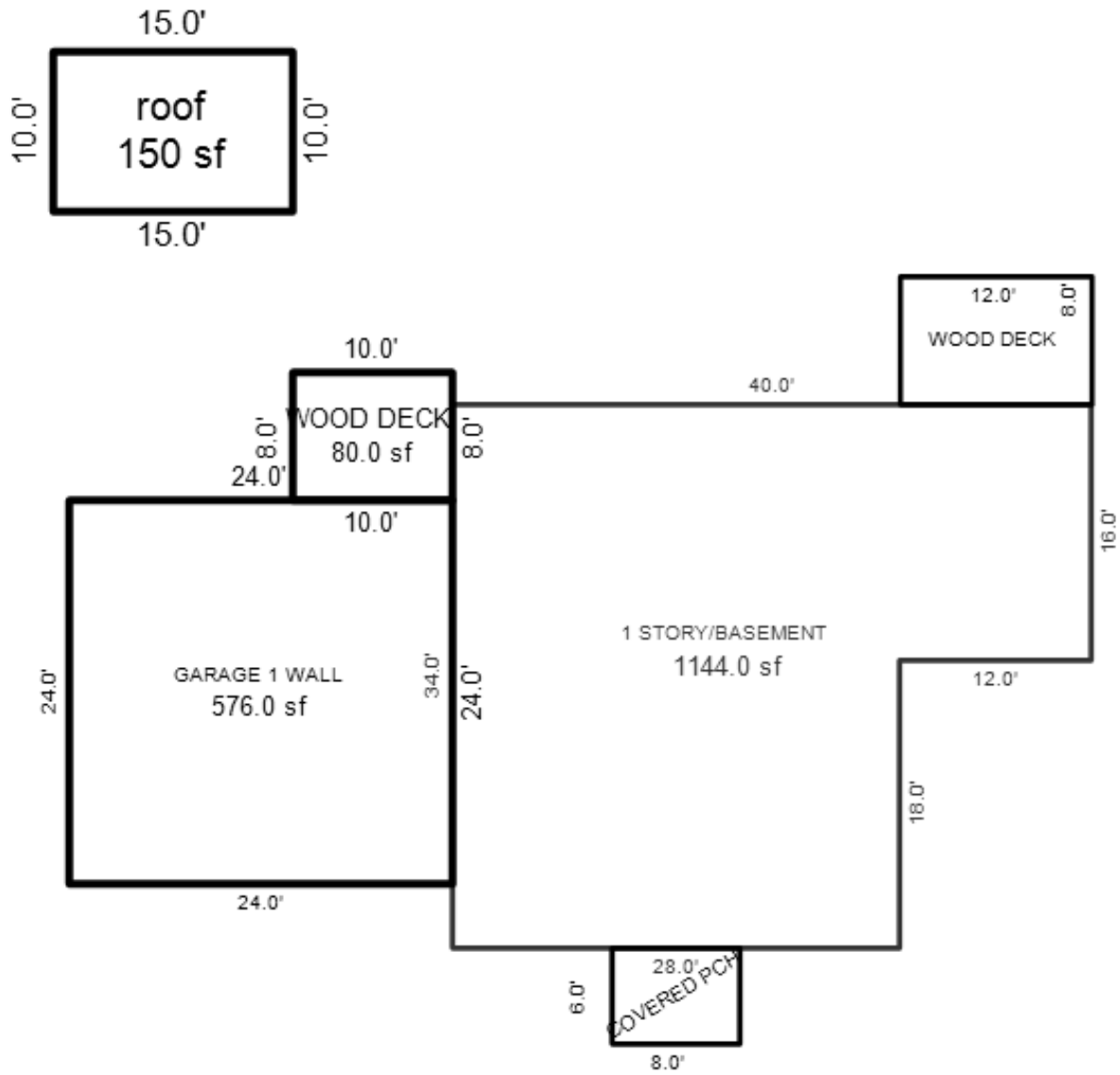
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	34,900	212,400	247,300			113,484C
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	27,600	203,900	231,500			108,080C
Ravine							
Wetland							
Flood Plain	2022	13,800	183,700	197,500			102,934C
X PRIVATE RD	2021	12,500	171,500	184,000			99,646C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 48 96 140 275 80	Type CCP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration									
	Building Style: 1.25S				Ex	X	Ord		Min									
	Yr Built 2006		Remodeled 0		Size of Closets													
	Condition: Average				Lg	X	Ord		Small									
	Room List		Doors			Solid	X		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:													
	(1) Exterior				No./Qual. of Fixtures													
					Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No. of Elec. Outlets													
			X	Drywall														
	(2) Windows		(7) Excavation		Many				X	Ave.								
X	Many Avg. Few		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)													
					1	3 Fixture Bath												
					2	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water													
					8	Public Sewer												
						Water Well												
						1000 Gal Septic												
						2000 Gal Septic												
	(3) Roof		(9) Basement Finish		Lump Sum Items:													
X	Gable Hip Flat		500 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water													
					1 Public Sewer													
					1 Water Well													
X	Asphalt Shingle		(10) Floor Support		1000 Gal Septic													
					2000 Gal Septic													
	Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Sewer													
					Water Well, 100 Feet													
					<<<<< 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.
MORGAN LAWRENCE W & MARY	THOMPSON DARRELL & THERES	125,500	11/04/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4561	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 12/30/2007

Owner's Name/Address: THOMPSON DARRELL & THERESA  
 9062 W OAK LANE  
 Lake City MI 49651  
 MAP #: 2024 Est TCV 68,411

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

GROUP A 1200/ 50.00 169.00 1.0000 1.1402 1200 100 68,411  
 50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 68,411

Taxpayer's Name/Address: THOMPSON DARRELL & THERESA  
 9062 W OAK LANE  
 Lake City MI 49651  
 Tax Description: X Dirt Road, X Gravel Road, X Paved Road, X Storm Sewer, X Sidewalk, X Water, X Sewer, X Electric, X Gas, X Curb  
 Comments/Influences: HAS SEWER STUB. SEE HOUSE ON LOT 8 REMOVED ALL BLDGS FOR 08.

. SEC 10 T22N R8W LOT 9 DUCK POINT PLAT.



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
2024	34,200	0	34,200			14,234C
2023	27,100	0	27,100			13,557C
2022	13,800	0	13,800			12,912C
2021	12,500	0	12,500			12,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURNER ROBERT J	THOMPSON DARREL	19,000	08/01/2014	WD	03-ARM'S LENGTH	2014-02686	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/11/2014					
Owner's Name/Address	MAP #:					
THOMPSON DARREL 9062 W OAK LN LAKE CITY MI 49651	2024 Est TCV 67,162					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	157.00	1.0000	1.1194	1200	100		67,162
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			67,162

Tax Description

. SEC 10 T22N R8W LOT 10 DUCK POINT PLAT.

Comments/Influences



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 Missaukee, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
X Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2024	33,600	0	33,600			14,234C
TPC 04/30/2021 INSPECTED	2023	26,600	0	26,600			13,557C
TPC 12/27/2017 INSPECTED	2022	13,800	0	13,800			12,912C
TPC 11/04/2013 INSPECTED	2021	12,500	0	12,500			12,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWAGER DONALD F	SCHWAGER MATTHEW A	0	03/21/2018	QC	09-FAMILY	2018-00851	DEED	0.0
SCHWAGER DONALD F	SCHWAGER DONALD F	0	12/15/2016	QC	09-FAMILY	2016-04075	DEED	0.0
		145,000	08/01/2000	WD	33-TO BE DETERMINED	339:845	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9042 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Garage	04/27/2021	2021-0212	100%

Owner's Name/Address	MAP #:
SCHWAGER MATTHEW A 1459 27TH ST DENVER CO 80205	2024 Est TCV 352,395 TCV/TFA: 262.20

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOTS 11 & 12 DUCK POINT PLAT.	X		Dirt Road	100.00	149.00	111,486
			Gravel Road			

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	D/W/P: 3.5 Concrete	6.58	550 50	1,809
				D/W/P: Brick on Sand	18.02	150 50	1,351
				Total Estimated Land Improvements True Cash Value = 3,160			

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



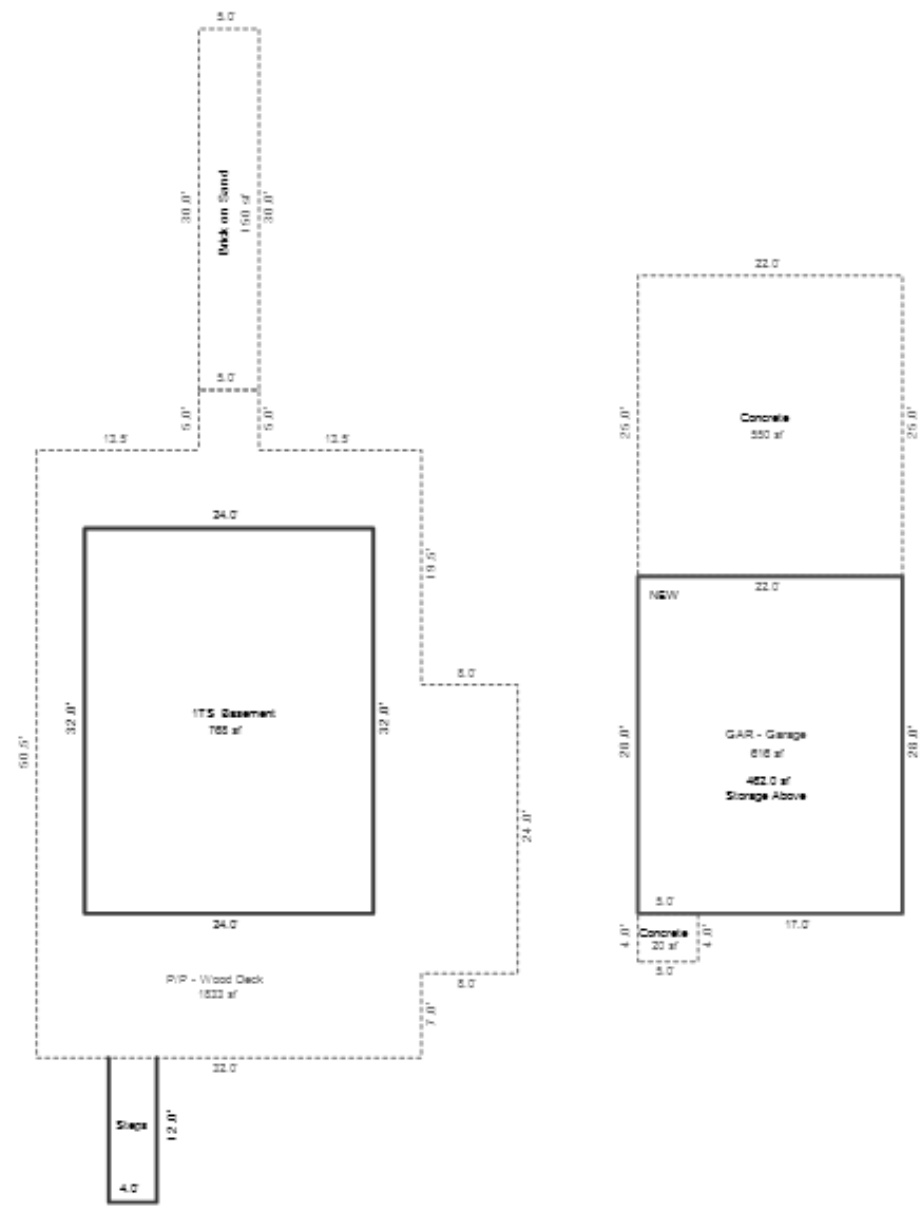
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/13/2021	INSPECTED	2023	44,100	115,000	159,100			108,730C
TPC	05/06/2018	INSPECTED	2022	21,600	103,500	125,100			103,553C
TPC	12/27/2017	INSPECTED	2021	19,600	71,800	91,400			74,592C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1833	Type Treated Wood	Year Built: 2021 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: 616 % Good: 0 Storage Area: 462 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: 1,344 Total Base New : 232,623 Total Depr Cost: 162,842 Estimated T.C.V: 237,749		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C -5 Blt 1977			
Yr Built 1977 202	Remodeled 1981	Ex	Ord	X	Min	200 Amps Service			Ground Area = 768 SF Floor Area = 1344 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		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.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 768		Total: 161,830 113,286				
(1) Exterior		(5) Floors		(12) Electric			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade		1 2,560 1,792			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		200 Amps Service			Plumbing			Average Fixture(s)		1 1,476 1,033			
	Insulation			Ex. X Ord. Min			(14) Water/Sewer			Garages					
(2) Windows		(7) Excavation		Many X Ave. Few			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Many Avg. X Few	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Public Sewer			Base Cost		616 25,983 18,188			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		1			Water Well			Storage Over Garage		462 6,348 4,444			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1			1000 Gal Septic 2000 Gal Septic			Door Opener		1 547 383			
(3) Roof		(9) Basement Finish		Lump Sum Items:			Ceramic Tub Alcove Vent Fan			Water/Sewer		1 1,494 1,046			
X	Gable Hip X Flat	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer		1 5,808 4,066			
X	Asphalt Shingle	(10) Floor Support		1			Vent Fan			Water Well, 100 Feet		1 5,808 4,066			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Vent Fan			Built-Ins		1 2,766 1,936			
				1			Vent Fan			Appliance Allow.		1 2,766 1,936			
				1			Vent Fan			Deck		1833 23,811 16,668			
				1			Vent Fan			Treated Wood		1833 23,811 16,668			
				1			Vent Fan			Local Cost Items					
				1			Vent Fan			SANITARY SEWER		1 0 0		*	
				1			Vent Fan			Notes:		Totals: 232,623 162,842			
				1			Vent Fan			ECF (4087 SAPPHERE LAKE) 1.460 => TCV:		237,749			

\*\*\* 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.
RIFE EDNA & JONES PATRICI	LEITER KENDRICK P & CARME	0	11/06/2020	WD	16-LC PAYOFF	2020-03414	DEED	0.0
RIFE EDNA & JONES PATRICI	LEITER KENDRICK P & CARME	85,450	06/06/2018	LC	03-ARM'S LENGTH	2018-01822	PROPERTY TRANSFER	100.0
RIFE JACK F & RIFE EDNA M	RIFE EDNA M	0	03/10/2001	QC	09-FAMILY	2018-01820	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9020 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LEITER KENDRICK P & CARMELA 15264 NEHIS AVE EASTPOINTE MI 48021	2024 Est TCV 152,564 TCV/TFA: 227.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 13 DUCK POINT PLAT.	X		GROUP A 1200/	50.00	143.00	65,612
Comments/Influences			* Factors *			
ADD SEWER FOR 05			50 Actual Front Feet, 0.16 Total Acres			65,612
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	6.16	493 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			Gas	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			
			2,375			



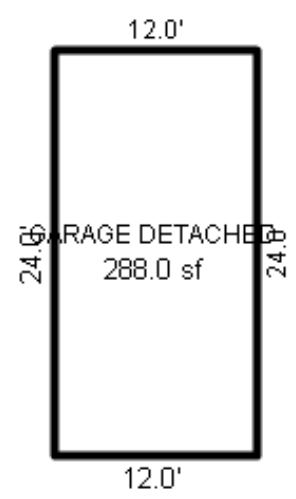
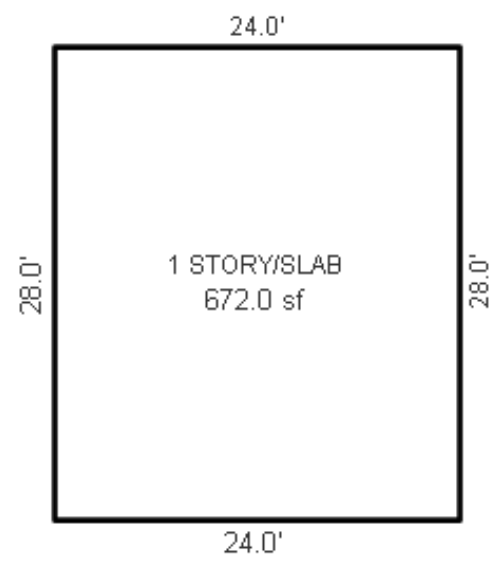
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	32,800	43,500	76,300			49,775C
X	Rolling		2023	26,000	41,500	67,500			47,405C
X	Low		2022	13,800	37,500	51,300			45,148C
X	High		2021	12,500	35,100	47,600			43,706C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1990 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: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1969	Remodeled 0	Ex	X Ord	Min	Central Air Wood Furnace											
Condition: Average		Size of Closets		Lg	Ord	X Small	(12) Electric									
Room List		Doors	Solid	X H.C.	100 Amps Service											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile			Many	X Ave.	Few	(11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 672 Total: 79,139 43,526								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments									
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Plumbing									
(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			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 288 13,406 7,373 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 Local Cost Items SANITARY SEWER 1 0 0								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Notes:									
Chimney: Block							Totals: 105,327 57,929									
							ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 84,577									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON REUBEN R	JOHNSON REUBEN R	0	11/26/2018	QC	09-FAMILY	2018-03896	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9010 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
JOHNSON REUBEN R 9010 W OAK LANE LAKE CITY MI 49651	MAP #: 2024 Est TCV 246,654 TCV/TFA: 244.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
SEC 10 T22N R8W LOTS 14 & 15 DUCK POINT PLAT.	X		Dirt Road	100.00	160.00	0.8409	1.1247	1200	100		113,489	
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =	113,489	
ADD SEWER FOR 05			Paved Road	Land Improvement Cost Estimates								
			Storm Sewer	Description						Rate	Size % Good	Cash Value
			Sidewalk	Residential Local Cost Land Improvements								
			Water	Description						Rate	Size % Good	Cash Value
	X		Sewer	LAND IMPROVE 1000						1,000.00	1 94	940
	X		Electric	Total Estimated Land Improvements True Cash Value =								940
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									



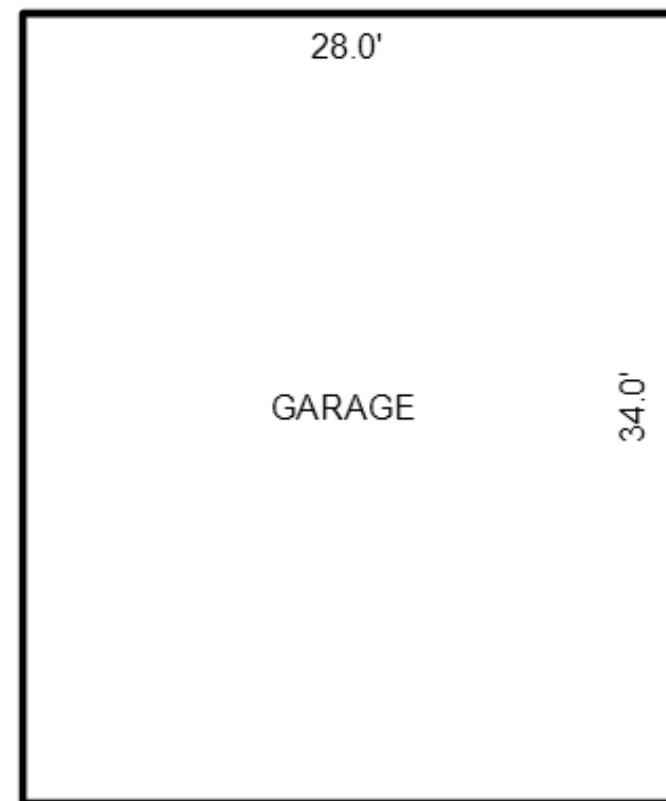
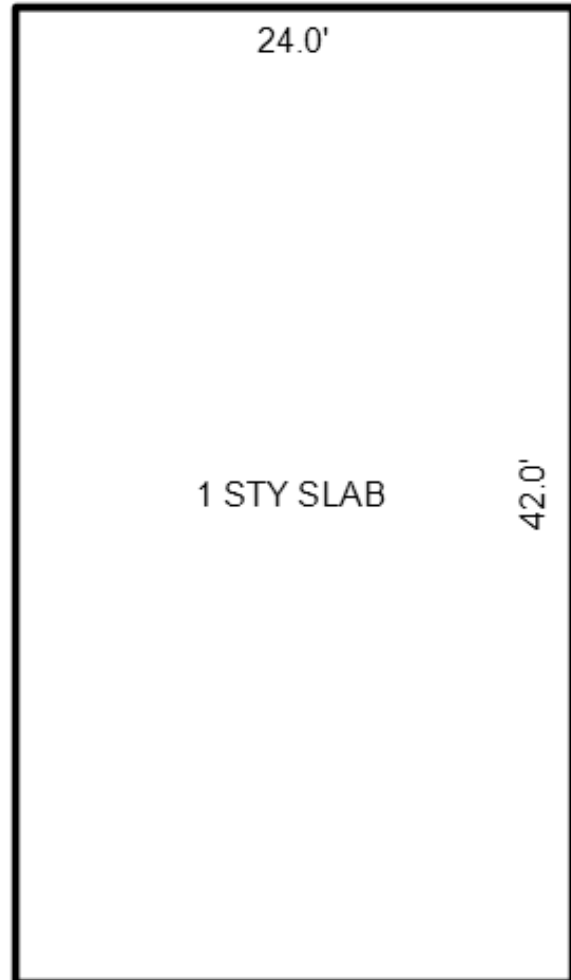
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	56,700	66,600	123,300			64,399C
X	Rolling		2023	44,900	63,600	108,500			61,333C
X	Low		2022	21,600	57,300	78,900			58,413C
X	High		2021	19,600	53,500	73,100			56,547C
X	Landscaped								
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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,008 Total Base New : 150,941 Total Depr Cost: 90,565 Estimated T.C.V: 132,225		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 (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1946	
Yr Built 1946	Remodeled 1982	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		60 Amps Service			Many X Ave. Few			1 Story Siding Slab 1,008		Total: 115,049 69,030			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Plumbing					
(1) Exterior		Kitchen: Other: Other:		60 Amps Service			3 Fixture Bath			Average Fixture(s)		1 1,230 738			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Garages					
	Insulation			Ex. X Ord. Min			Softener, Auto			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
(2) Windows		(7) Excavation		No. of Elec. Outlets			Softener, Manual			Base Cost		952 28,817 17,290			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1008 S.F. Height to Joists: 0.0		Many X Ave. Few			Solar Water Heat			Water/Sewer					
X	Large Avg. X Small			(13) Plumbing			No Plumbing			Public Sewer		1 1,326 796			
X	Wood Sash	(8) Basement		(14) Water/Sewer			Extra Toilet			Water Well, 50 Feet		1 2,585 1,551			
X	Metal Sash	Conc. Block		1 Public Water			Extra Sink			Built-Ins					
X	Vinyl Sash	Poured Conc.		1 Public Sewer			Separate Shower			Appliance Allow.		1 1,934 1,160			
X	Double Hung	Stone		1 Water Well			Ceramic Tile Floor			Local Cost Items					
X	Horiz. Slide	Treated Wood		1000 Gal Septic			Ceramic Tile Wains			SANITARY SEWER		1 0 0 *			
X	Casement	Concrete Floor		2000 Gal Septic			Ceramic Tub Alcove			Totals:		150,941 90,565			
X	Double Glass	(9) Basement Finish		Lump Sum Items:			Vent Fan			Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 132,225			
X	Patio Doors														
X	Storms & Screens	(10) Floor Support													
(3) Roof		Recreation SF													
X	Gable	Living SF													
X	Hip	Walkout Doors (B)													
X	Flat	No Floor SF													
X	Asphalt Shingle	Walkout Doors (A)													
Chimney: Metal		Concrete Floor													

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGINNES LINDA & HOOKER S	GRUMM JOEL & NANCY	130,000	04/03/2013	WD	03-ARM'S LENGTH	2013-00945 WD	PROPERTY TRANSFER	100.0
WILLSON JOY ESTATE	MCGINNES (F) & HOOKER (F)	0	02/13/2008	QC	21-NOT USED/OTHER	2008/486	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8980 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/18/2021	2021-0294	100%
	P.R.E. 100% 07/23/2018		Remodel	06/22/2017	2017-0264	100%

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
GRUMM JOEL & NANCY 8980 W OAK LN LAKE CITY MI 49651		386,204	204	TCV/TFA: 224.93	

Tax Description	Public Improvements	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
SEC 10 T22N R8W LOTS 16 & 17 DUCK POINT PLAT.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 1200/ 100.00 147.00 0.8409 1.1011 1200 100 111,110 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 111,110
Comments/Influences	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.97 234 0 0 D/W/P: Asphalt Paving 3.10 891 0 0 Residential Local Cost Land Improvements
MLS20903539\$159,900 10/2009DOM781		Description Rate Size % Good Cash Value LAND IMPROVE 5000 5,000.00 1 100 5,000 Total Estimated Land Improvements True Cash Value = 5,000



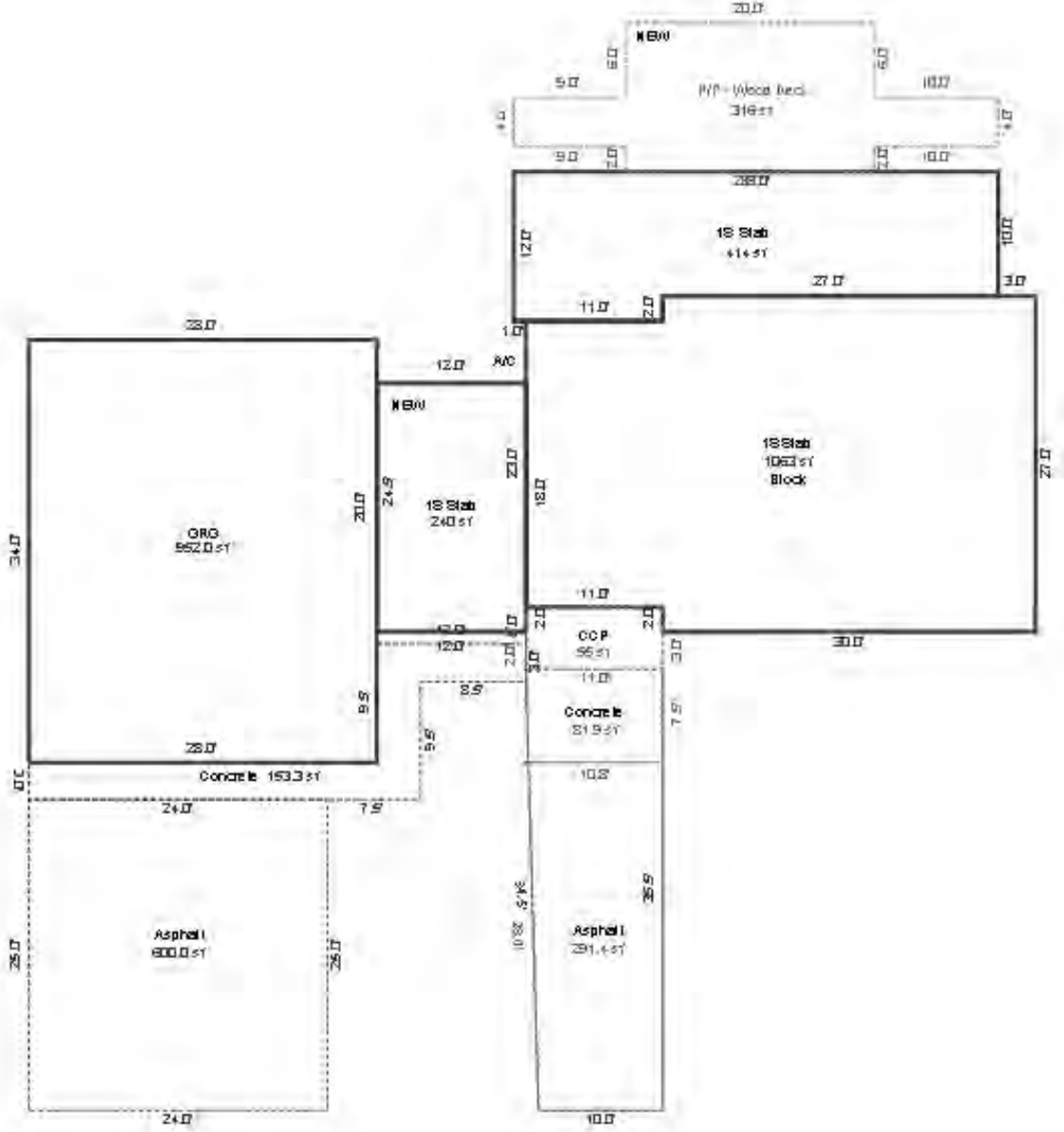
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	55,600	137,500	193,100			127,351C
	X High	2023	44,000	131,400	175,400			121,287C
	X Waterfront	2022	21,600	119,600	141,200			115,512C
	X PRIVATE RD	2021	19,600	110,600	130,200			109,596C

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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 55 316	Type CCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 952 % Good: 0 Storage Area: 762 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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
	Yr Built 1964 201	Remodeled 2020	Ex X Ord Min		(12) Electric 60 Amps Service											
	Condition: Average		Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min											
	Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few											
	(1) Exterior		(6) Ceilings X Tile		(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											
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1717 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Many Avg. X Few	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Water/Sewer Public Sewer Water Well, 50 Feet											
X	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story											
X	Asphalt Shingle				Local Cost Items											
	Chimney: Block				Class: C Effec. Age: 35 Floor Area: 1,717 Total Base New : 284,609 Total Depr Cost: 184,996 Estimated T.C.V: 270,094											
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1717 SF Floor Area = 1717 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 Block Slab 1,063											
					1 Story Siding Slab 414											
					1 Story Siding Slab 240											
					Total: 214,304 139,298											
					Other Additions/Adjustments											
					Plumbing											
					Average Fixture(s)											
					2 Fixture Bath											
					Porches											
					CCP (1 Story)											
					Deck											
					Treated Wood											
					Garages											
					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
					Base Cost											
					Storage Over Garage											
					Water/Sewer											
					Public Sewer											
					Water Well, 50 Feet											
					Built-Ins											
					Appliance Allow.											
					Fireplaces											
					Exterior 1 Story											
					Local Cost 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.
MEYER LARRY L & GAIL R	MEYER LARRY L & GAIL R	0	01/26/2024	QC	09-FAMILY	2024-00225	PROPERTY TRANSFER	0.0
MEYER LARRY L & GAIL R	MEYER LARRY L & GAIL R	0	09/22/2010	QC	09-FAMILY	2010-4510QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8968 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Shed	09/02/2021	2021-0609	100%
Owner's Name/Address	P.R.E. 0%		New House	08/08/2003	20030274	Complete
MEYER LARRY L & GAIL R 8968 W OAK LN LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 453,250 TCV/TFA: 236.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SEC 10 T22N R8W LOTS 18 & 19 DUCK POINT PLAT.	X		Dirt Road	100.00	121.00	0.8409	1.0488	1200	100	105,833			
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	105,833		
SEWER FOR 05			Paved Road	Land Improvement Cost Estimates									
			Storm Sewer	Description						Rate	Size % Good	Cash Value	
			Sidewalk	D/W/P: Brick on Sand						18.02	555	0	0
	X		Water	D/W/P: 4in Concrete						6.97	1186	0	0
	X		Sewer	D/W/P: Crushed Rock						2.27	308	0	0
	X		Electric	Wood Frame						24.24	240	50	2,909
			Gas	Residential Local Cost Land Improvements									
			Curb	Description						Rate	Size % Good	Cash Value	
			Street Lights	LAND IMPROVE 5000						5,000.00	1	95	4,750
			Standard Utilities	Total Estimated Land Improvements True Cash Value =						7,659			
			Underground Utils.										



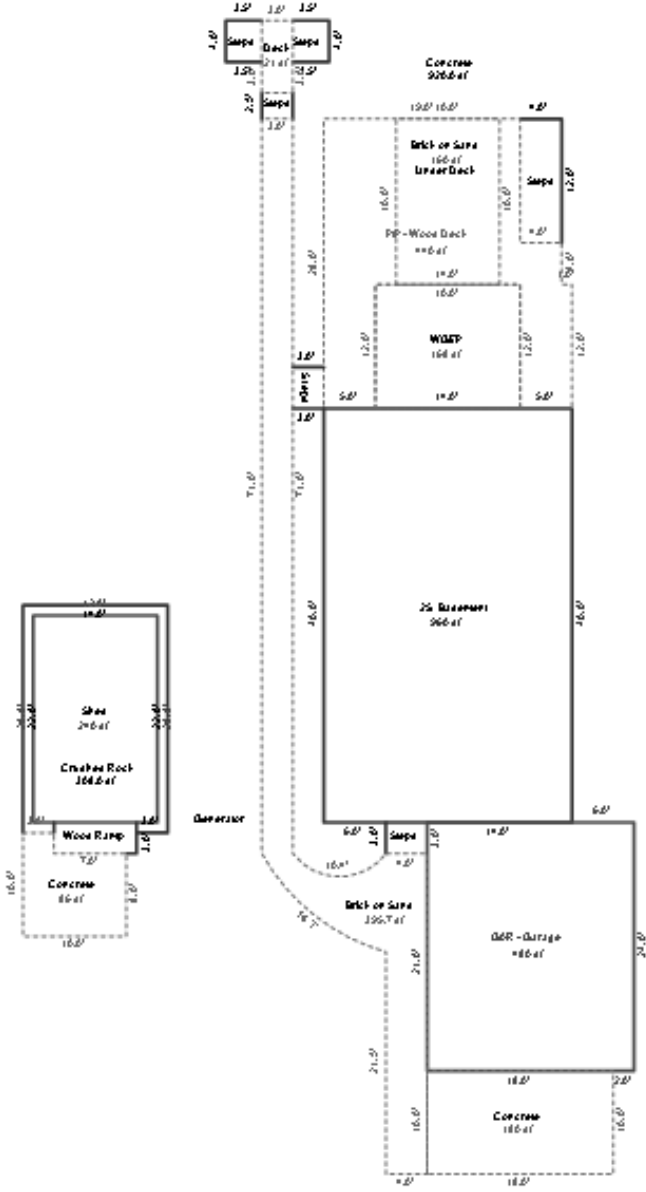
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	52,900	173,700	226,600			114,034C
	Rolling								
	Low								
X	High		2023	41,900	176,000	217,900			108,604C
	Landscaped								
	Swamp								
	Wooded		2022	21,600	158,700	180,300			103,433C
	Pond								
X	Waterfront		2021	19,600	154,600	174,200			98,968C
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
JWV	09/13/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	11/04/2013	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 440	Type WGEP (1 Story) Treated Wood	Year Built: 1963 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 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			Class: C Effec. Age: 20 Floor Area: 1,920 Total Base New : 290,888 Total Depr Cost: 232,711 Estimated T.C.V: 339,758			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																
Building Style: 2S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg		Ord	X	Small																																																																																																																																																																													
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures		Ex.		X	Ord.	Min																																																																																																																																																																												
Condition: Average		Size of Closets		Lg			Ord	X	Small	No. of Elec. Outlets			Many		X	Ave.	Few																																																																																																																																																																											
Room List		Doors		Solid	X	H.C.	(12) Electric			0			Amps Service	No./Qual. of Fixtures			Ex.		X	Ord.	Min																																																																																																																																																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0			Amps Service	No./Qual. of Fixtures			Ex.		X	Ord.	Min	No. of Elec. Outlets			Many		X	Ave.	Few																																																																																																																																																																		
(1) Exterior		(6) Ceilings		X			Drywall	(13) Plumbing			1			Average Fixture(s)	2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	2			3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 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			(14) Water/Sewer			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																													
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			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 Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																																			
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																																				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																																						
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			1			Public Water	1			Public Sewer	1			Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																																																																																						
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>960</td> <td>Total:</td> <td>231,295</td> <td>185,036</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Exterior</td> </tr> <tr> <td></td> <td>Stone Veneer</td> <td></td> <td>64</td> <td></td> <td>2,429</td> <td>1,943</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td></td> <td>2,560</td> <td>2,048</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,476</td> <td>1,181</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td></td> <td>4,646</td> <td>3,717</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td></td> <td>WGEP (1 Story)</td> <td></td> <td>168</td> <td></td> <td>13,506</td> <td>10,805</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>440</td> <td></td> <td>6,943</td> <td>5,554</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>480</td> <td></td> <td>19,637</td> <td>15,710</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td></td> <td>-2,219</td> <td>-1,775</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td></td> <td>547</td> <td>438</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td>1,494</td> <td>1,195</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,808</td> <td>4,646</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>2,766</td> <td>2,213</td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td colspan="7">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	960	Total:	231,295	185,036	Other Additions/Adjustments							Exterior								Stone Veneer		64		2,429	1,943		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								WGEP (1 Story)		168		13,506	10,805	Deck								Treated Wood		440		6,943	5,554	Garages							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								Base Cost		480		19,637	15,710		Common Wall: 1 Wall		1		-2,219	-1,775		Door Opener		1		547	438	Water/Sewer								Public Sewer		1		1,494	1,195		Water Well, 100 Feet		1		5,808	4,646	Built-Ins								Appliance Allow.		1		2,766	2,213	Local Cost Items							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																																						
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Exterior																																																																																																																																																																																												
	Stone Veneer		64		2,429	1,943																																																																																																																																																																																						
	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																																																																																																																																																																																												
	WGEP (1 Story)		168		13,506	10,805																																																																																																																																																																																						
Deck																																																																																																																																																																																												
	Treated Wood		440		6,943	5,554																																																																																																																																																																																						
Garages																																																																																																																																																																																												
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																																																																																												
	Base Cost		480		19,637	15,710																																																																																																																																																																																						
	Common Wall: 1 Wall		1		-2,219	-1,775																																																																																																																																																																																						
	Door Opener		1		547	438																																																																																																																																																																																						
Water/Sewer																																																																																																																																																																																												
	Public Sewer		1		1,494	1,195																																																																																																																																																																																						
	Water Well, 100 Feet		1		5,808	4,646																																																																																																																																																																																						
Built-Ins																																																																																																																																																																																												
	Appliance Allow.		1		2,766	2,213																																																																																																																																																																																						
Local Cost Items																																																																																																																																																																																												
<<<<< 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.
BROWN EARL & BROWN BONNIE	BROWN EARL & BROWN BONNIE	0	10/13/2020	QC	09-FAMILY	2020-03103	PROPERTY TRANSFER	0.0
STEPHENS FAMILY TRUST	BROWN EARL & BROWN BONNIE	126,225	06/15/2018	WD	03-ARM'S LENGTH	2018-01967	PROPERTY TRANSFER	100.0
STEPHENS WILLIAM J & REGI	STEPHENS FAMILY TRUST	1	09/19/2014	QC	09-FAMILY	2014-03293	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8944 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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BROWN EARL M 8928 W OAK LN LAKE CITY MI 49651	2024 Est TCV 176,448 TCV/TFA: 284.59
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		GROUP A 1200/	50.00	123.00	1.0000	1.0531	1200	100		63,187
		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								63,187

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 10 T22N R8W LOT 20 DUCK POINT PLAT. Comments/Influences		Wood Frame	39.24	28	71	780
		Total Estimated Land Improvements True Cash Value =				780



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	31,600	56,600	88,200			59,778C
X Rolling	2023	25,000	54,100	79,100			56,932C
X Low	2022	13,800	48,600	62,400			54,221C
X High	2021	12,500	45,400	57,900			52,489C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

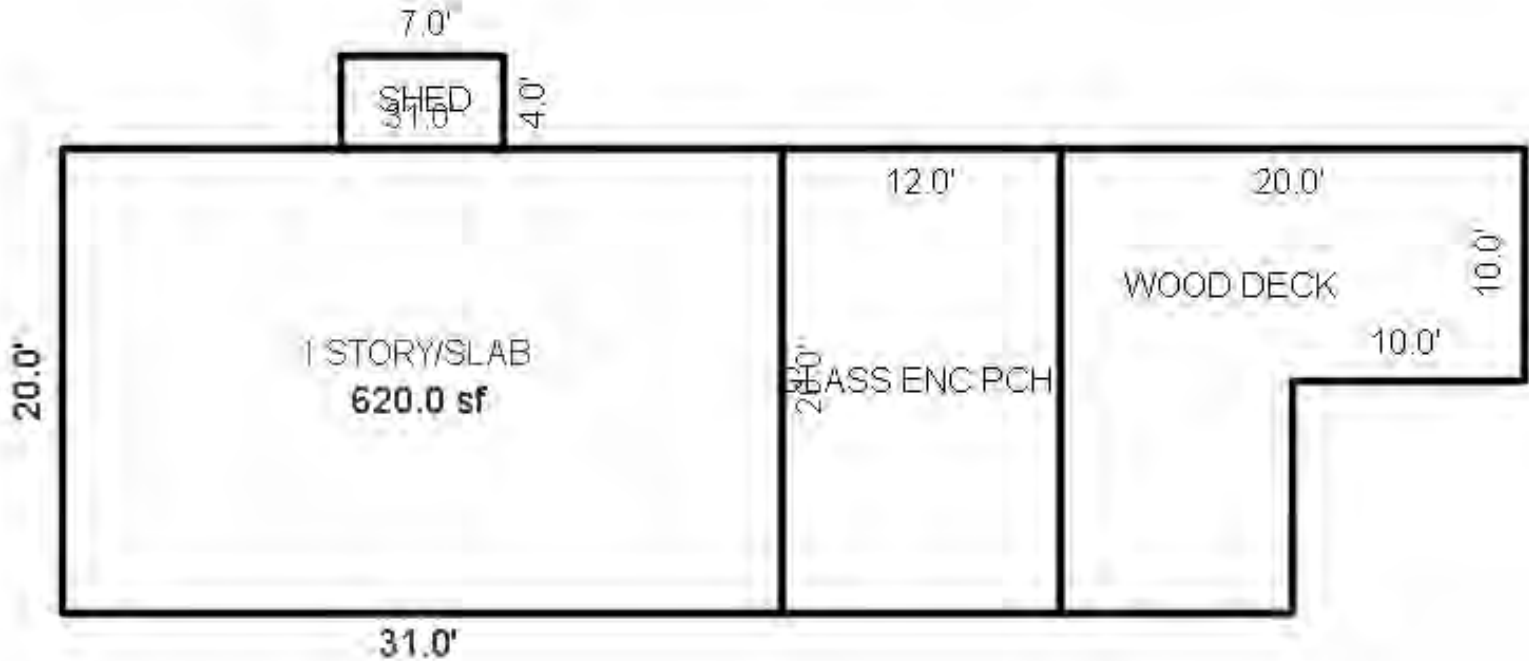
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 240 300	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: 620 Total Base New : 118,527 Total Depr Cost: 77,042 Estimated T.C.V: 112,481		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 = 620 SF Floor Area = 620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1968			
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Building Areas			Size 620		Cost New 84,009		Depr. Cost 54,606		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Total:					
Room List		Doors	Solid	X H.C.	(12) Electric			(13) Plumbing			Plumbing		Porches		Deck		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Public Sewer		Water Well			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Fireplaces		Local Cost Items		SANITARY SEWER		Notes:	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			Public Water			Exterior 1 Story		1		0		0 *	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 620 S.F. Height to Joists: 0.0		X Ave.			Public Sewer			1		6,513		4,233			
X	Many Avg. Few	X	Large Avg. Small	1			Water Well			1		2,686		1,746			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			1000 Gal Septic			1		2,766		1,798			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2000 Gal Septic			1		6,513		4,233			
(3) Roof		(9) Basement Finish		1			Lump Sum Items:			1		0		0			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Lump Sum Items:			1		0		0			
X	Asphalt Shingle	(10) Floor Support		1			Lump Sum Items:			1		0		0			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:			1		0		0			
Totals:												118,527		77,042		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 112,481	

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EARL & BROWN BONNIE	BROWN EARL & BROWN BONNIE	0	10/13/2020	QC	09-FAMILY	2020-03103	PROPERTY TRANSFER	0.0
BROWN EARL M & BONNIE L T	BROWN EARL M & BONNIE L	10	07/16/2020	QC	03-ARM'S LENGTH	2020-02370	PROPERTY TRANSFER	0.0
BROWN EARL M	BROWN EARL M TRUST	0	02/01/2007	OTH	21-NOT USED/OTHER	2007/21	DEED	0.0
BROWN BONNIE	BROWN BONNIE TRUST	0	01/02/2007	OTH	21-NOT USED/OTHER	2007/22	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8928 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/14/2020	2020-0335	100%
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
BROWN EARL & BROWN BONNIE 8928 W OAK LN LAKE CITY MI 49651	2024 Est TCV 408,734 TCV/TFA: 283.84

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 1200/	100.00	133.00	0.8409	1.0739	1200	100		108,364
			100 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =		108,364

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SEC 10 T22N R8W LOTS 21 & 22 DUCK POINT PLAT.	X	Dirt Road	Gazeboo(s): Standard	8,683.19	1	50	4,341	
		Gravel Road	D/W/P: 4in Ren. Conc.	8.18	952	0	0	
		Paved Road	D/W/P: 3.5 Concrete	6.58	300	0	0	
		Storm Sewer	Wood Frame	33.17	75	20	498	
		Sidewalk	Residential Local Cost Land Improvements					
		Water	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Sewer	LAND IMPROVE 5000	5,000.00	1	100	5,000	
		Electric	Total Estimated Land Improvements True Cash Value =				9,839	
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Topography of Site
ADD SEWER FOR 05	X <td>Level</td>	Level
COMBO W/022-00 FOR 93	X <td>Rolling</td>	Rolling
	X <td>Low</td>	Low
	X <td>High</td>	High
	X <td>Landscaped</td>	Landscaped
	X <td>Swamp</td>	Swamp
	X <td>Wooded</td>	Wooded
	X <td>Pond</td>	Pond
	X <td>Waterfront</td>	Waterfront
	X <td>Ravine</td>	Ravine
	X <td>Wetland</td>	Wetland
	X <td>Flood Plain</td>	Flood Plain
	X <td>PRIVATE RD</td>	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	54,200	150,200	204,400			108,885C
2023	42,900	143,400	186,300			103,700C
2022	21,600	129,400	151,000			98,762C
2021	19,600	120,800	140,400			95,607C

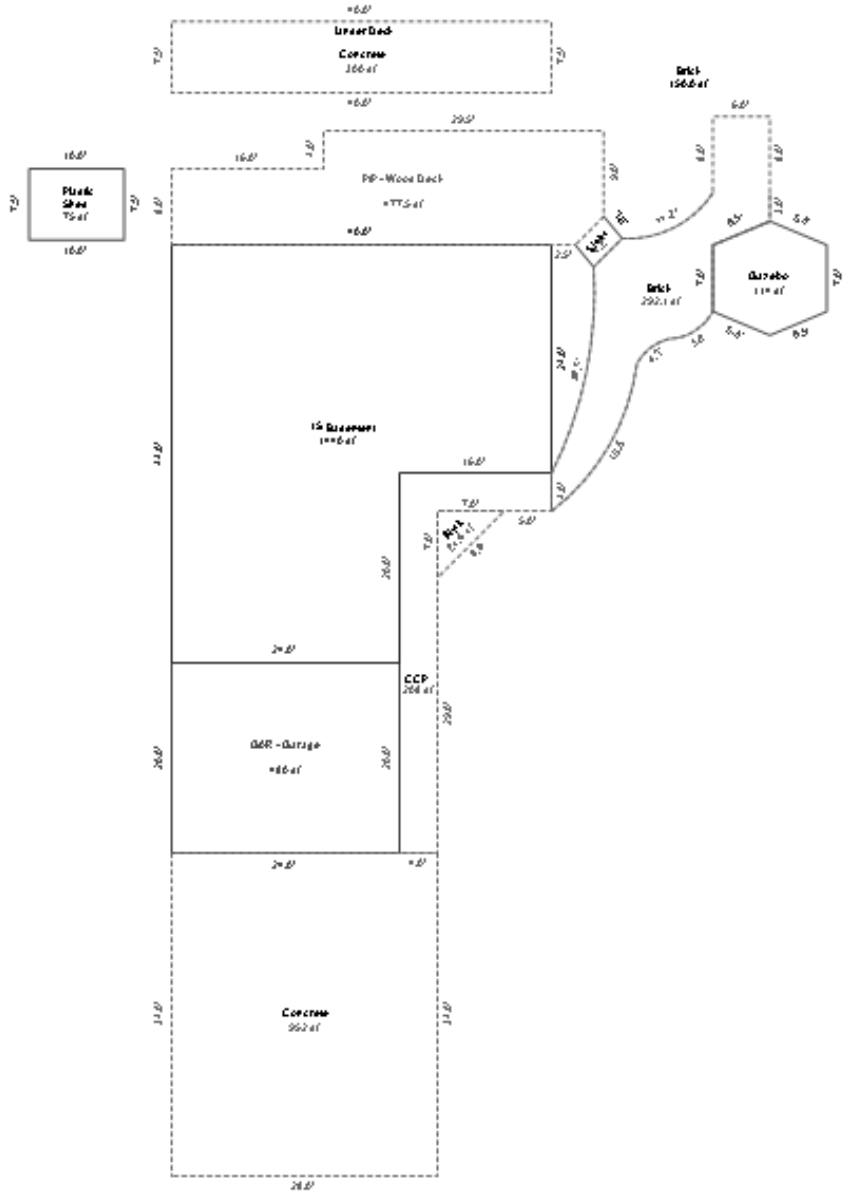


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			1			477	WPP	Bsmnt Garage:														
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,440 Total Base New : 306,146 Total Depr Cost: 198,994 Estimated T.C.V: 290,531			E.C.F. X 1.460		Roof:													
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1974														
Condition: Average		Lg	X	Ord	Small	200 Amps Service			Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total:		213,818 138,982														
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200			1 Story			Siding		Basement		1,440		600		11,598		7,539					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			736		12,652		8,224		1,476		959							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			3 Fixture Bath			Recreation Room			Exterior		Brick Veneer		Plumbing		Average Fixture(s)		1		1,476		959			
(2) Windows		(8) Basement		Basement: 1440 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Exterior			736		12,652		8,224		3 Fixture Bath		1		4,646		3,020			
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing			736		12,652		8,224		Extra Toilet		1		4,646		3,020			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		600 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Porches			736		12,652		8,224		Extra Sink		1		3,108		2,020			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Deck			736		12,652		8,224		Separate Shower			1		3,108		2,020		
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1			Garages			736		12,652		8,224		Ceramic Tile Floor			1		4,646		3,020			
X	Asphalt Shingle	Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Water/Sewer			736		12,652		8,224		Ceramic Tile Wains			1		4,646		3,020	
																				Ceramic Tub Alcove			1		4,646		3,020	
																				Vent Fan			1		4,646		3,020	
																				Treated Wood			1		4,646		3,020	
																				Treated Wood w/Roof (Deck Portion)			1		4,646		3,020	
																				Treated Wood w/Roof (Roof portion)			1		4,646		3,020	
																				Garages			1		4,646		3,020	
																				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			1		4,646		3,020	
																				Base Cost			1		4,646		3,020	
																				Common Wall: 1 Wall			1		4,646		3,020	
																				Water/Sewer			1		4,646		3,020	
																				Public Sewer			1		4,646		3,020	
																				Water Well, 100 Feet			1		4,646		3,020	
																				<<<<< 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.
MILLER SHANNON & TERESA D	MILLER SHANNON W TRUST &	0	08/24/2022	WD	09-FAMILY	2023-00129	DEED	0.0
BALDWIN ROBERT E ESTATE	MILLER SHANNON & TERESA D	157,500	06/04/2013	WD	03-ARM'S LENGTH	2013-01969	PROPERTY TRANSFER	100.0
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	AFF	07-DEATH CERTIFICATE	2013-01967 DC	DEED	100.0
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER	0	10/09/2007	OTH	21-NOT USED/OTHER	2008/798	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8918 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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MILLER SHANNON W TRUST & MILLER TERESA D TRUST 6401 SUMMER MEADOWS DR NE ROCKFORD MI 49341	2024 Est TCV 333,089 TCV/TFA: 297.40
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X		Dirt Road	50.00	134.00	1.0000	1.0759	1200	100		64,555	
X		Gravel Road	50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	64,555

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

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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X	LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	32,300	134,200	166,500			99,426C
			2023	25,600	128,200	153,800			94,692C
			2022	13,800	115,600	129,400			90,183C
			2021	12,500	107,900	120,400			87,303C

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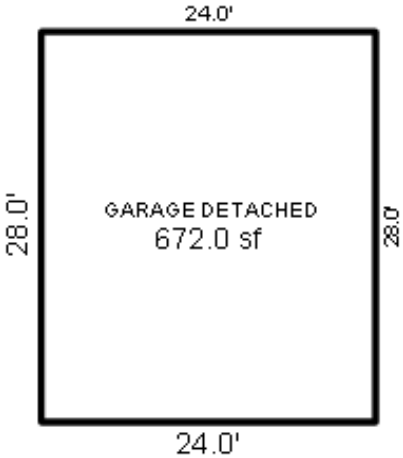
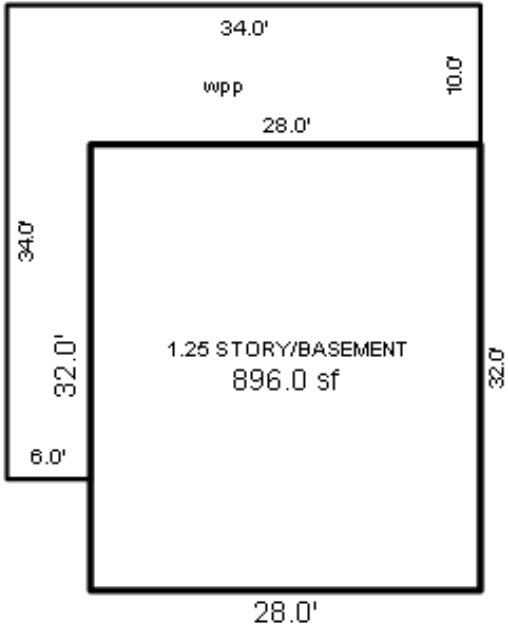
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 484	Type Treated Wood	Year Built: 2000 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 322 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration											
Building Style: 1.25S		Yr Built 2002		Remodeled 0		Condition: Average		Size of Closets		Ex		X		Ord		Min			
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		(6) Ceilings		No./Qual. of Fixtures		Ex.		X		Ord.				Min					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X		Drywall		No. of Elec. Outlets		Many		X		Ave.		Few					
(2) Windows		(7) Excavation		Basement: 896 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		1		Average Fixture(s)		1			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1		Public Water		1			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		X		X		Ord.		SF		1		Public Sewer		1			
(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed		1		Walkout Doors (B) No Floor Walkout Doors (A)		1		Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Chimney:		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TC		V:		266,034			
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls		C		5		Blt 2002			
(11) Heating System: Forced Air w/ Ducts										Ground Area = 896 SF		Floor Area = 1120 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		Building Areas			
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
1.25 Story		Siding		Basement		896		Total:		164,361		134,781							
Other Additions/Adjustments										Basement, Outside Entrance, Below Grade		1		2,560		2,099			
Plumbing										Average Fixture(s)		1		1,476		1,210			
Deck										Treated Wood		484		7,396		6,065			
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		672		27,660		22,681	
										Storage Over Garage		322		4,424		3,628			
										Door Opener		2		1,093		896			
Water/Sewer										Public Sewer		1		1,494		1,225			
										Water Well, 100 Feet		1		5,808		4,763			
Built-Ins										Appliance Allow.		1		2,766		2,268			
Fireplaces										Prefab 2 Story		1		3,169		2,599			
Local Cost Items										SANITARY SEWER		1		0		0		*	
Totals:										222,207		182,215							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS TERENCE O & KAREN	WYATT DAVID L JR & LINDA	99,000	10/11/2006	WD	03-ARM'S LENGTH	06-0/4110	DEED	100.0
		89,600	09/01/2001	WD	33-TO BE DETERMINED	01-0:3882	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8906 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Garage	03/15/2011	2011-0063	100%

Owner's Name/Address	MAP #:
WYATT DAVID L JR & LINDA R 66037 HAVENRIDGE LENOX TOWNSHIP MI 48050	2024 Est TCV 143,407 TCV/TFA: 351.49

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 24 DUCK POINT PLAT.			
ADD SEWER FOR 05			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	X Gravel Road	GROUP A 1200/ 50.00 135.00 1.0000 1.0779 1200 100 64,675
	Paved Road	50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 64,675
	Storm Sewer	
	Sidewalk	
	Water	
	X Sewer	Land Improvement Cost Estimates
	X Electric	Description Rate Size % Good Cash Value
	X Gas	Gazeboo(s): Standard 6,415.41 1 50 3,207
	Curb	D/W/P: 3.5 Concrete 6.16 540 0 0
	Street Lights	Residential Local Cost Land Improvements
	Standard Utilities	Description Rate Size % Good Cash Value
	Underground Utils.	LAND IMPROVE 2500 2,500.00 1 95 2,375
		Total Estimated Land Improvements True Cash Value = 5,582

Topography of Site
X Level
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	32,300	39,400	71,700			43,309C
2023	25,600	37,600	63,200			41,247C
2022	13,800	33,900	47,700			39,283C
2021	12,500	31,800	44,300			38,029C

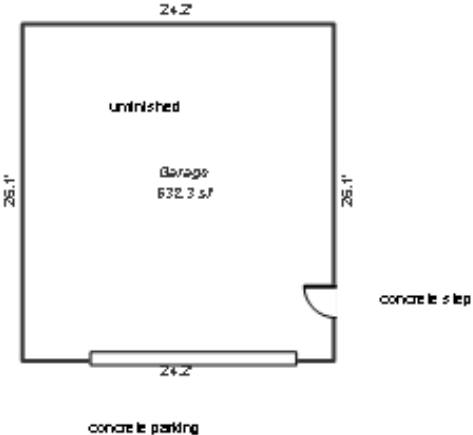
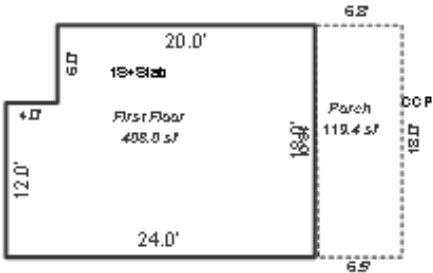
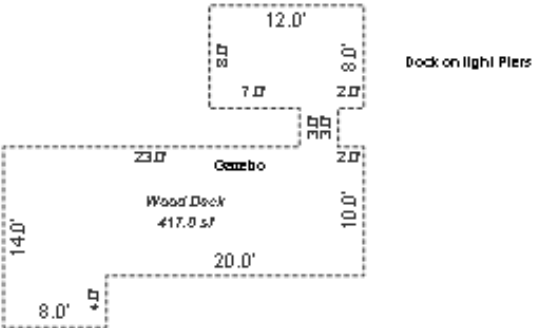
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 119 417	Type CCP (1 Story) Treated Wood	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 632 % Good: 0 Storage Area: 316 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 1948		Remodeled GAR 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 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0		Many	Ave.	X	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: Block	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 408 SF Floor Area = 408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1948				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 408 Total: 50,794 25,905																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 1,230 627																
Porches CCP (1 Story) 119 3,019 1,540																
Deck Treated Wood 417 6,551 3,341																
Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 632 26,462 13,496																
Storage Over Garage 316 4,342 2,214																
Water/Sewer Public Sewer 1 1,326 676																
Water Well, 50 Feet 1 2,585 1,318																
Built-Ins Appliance Allow. 1 1,934 986																
Local Cost Items SANITARY SEWER 1 0 0																
Totals: 98,243 50,103																
Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 73,150																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLADAFFER SCOTT	LOZEN WALER AND LINDA	132,000	05/20/2019	WD	03-ARM'S LENGTH	2019-01552	PROPERTY TRANSFER	100.0
CHOUINARD GERARD & PETRIN	ALLADAFFER SCOTT (SM)	148,000	12/22/2009	WD	03-ARM'S LENGTH	2009/99	DEED	100.0
		85,000	10/01/1997	WD	33-TO BE DETERMINED	03-0:4017	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8896 W OAK LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 265,509 TCV/TFA: 238.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
. SEC 10 T22N R8W LOTS 25 & 26 DUCK POINT PLAT.	X		Dirt Road	80.62	120.00	0.8874	1.0466	1200	100	89,857		
Comments/Influences			Gravel Road	61 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	89,857	
ADD FB TO GRG FOR 95 GRG HAS FIN LA			Paved Road	Land Improvement Cost Estimates								
ADD SEWER FOR 05			Storm Sewer	Description						Rate	Size % Good	Cash Value
	X		Sidewalk	D/W/P: Asphalt Paving						3.10	792 0	0
	X		Water	D/W/P: 4in Concrete						6.97	200 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
			Curb	Total Estimated Land Improvements True Cash Value =								970

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	44,900	87,900	132,800			95,732C
Rolling							
Low							
X High	2023	35,600	83,800	119,400			91,174C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	18,800	75,500	94,300			86,833C
Ravine							
Wetland							
Flood Plain	2021	17,100	70,400	87,500			84,060C

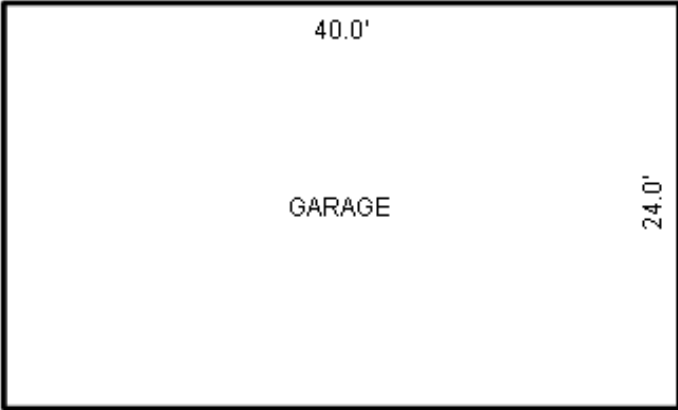
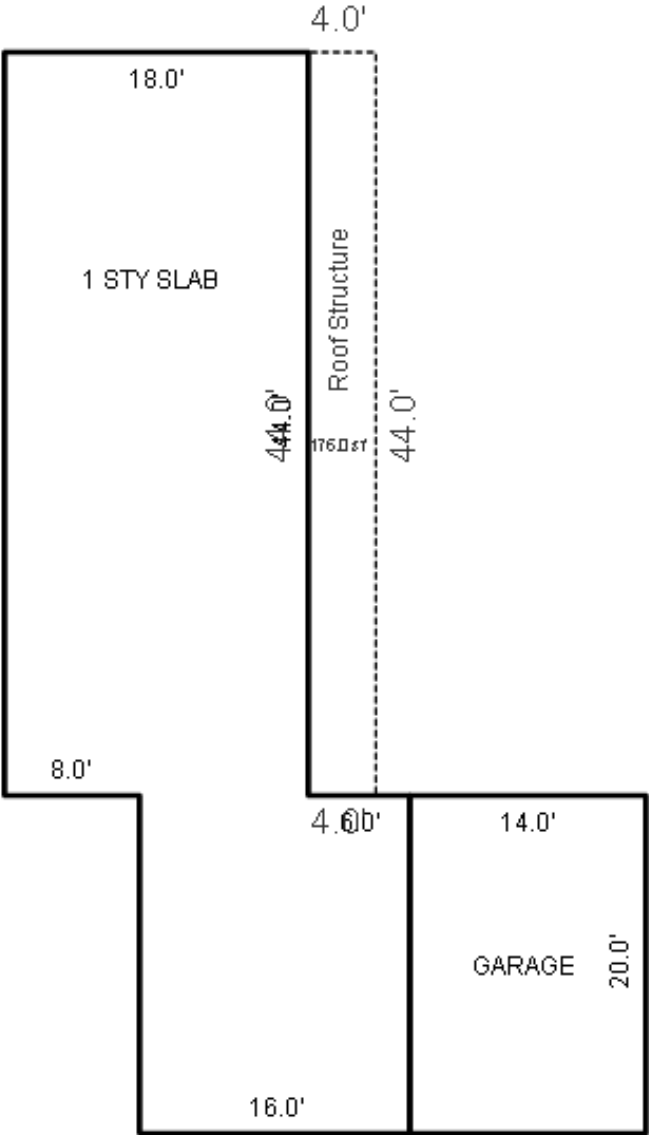


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type Roof Cover Onl	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % 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 Effec. Age: 45 Floor Area: 1,112 Total Base New : 217,539 Total Depr Cost: 119,645 Estimated T.C.V: 174,682		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1112 SF Floor Area = 1112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Cls C Blt 1948												
Yr Built 1948	Remodeled 1975	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		Lg		Ord	X	Small	150 Amps Service			1 Story		Siding		Slab		1,112		146,521		80,586				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Many			Average Fixture(s)			Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		280		15,590		8,574	
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			X			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		Class: C Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost		960		40,157		22,086	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			X			1			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost		1		1,494		822			
(2) Windows		(7) Excavation		(14) Water/Sewer			X			1			Built-Ins		Appliance Allow.		Fireplaces		1		2,766		1,521			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1112 S.F. Height to Joists: 0.0			1			1			Deck		Exterior 1 Story		Deck		w/Roof (Roof portion)		176		3,022		1,662	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			Local Cost Items		SANITARY SEWER		1		0		0		0		*	
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Notes:			Totals:		217,539		119,645		174,682							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:											ECF (4087 SAPPHIRE LAKE) 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.
HSBC MORTGAGE SERVICES	COOLEY DAVID & KATHLEEN (	99,000	10/12/2009	OTH	21-NOT USED/OTHER	2009/3885	DEED	100.0
MARKLIN LINDA KAY	HSBC MORTGAGE SERVICES	133,752	07/16/2009	SD	21-NOT USED/OTHER	2009/308	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1646 S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 265,937 TCV/TFA: 218.88					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A 1200/	80.00	124.00	0.8891	1.0553	1200	100	90,073	
. SEC 10 T22N R8W LOTS 27 & 28 DUCK POINT PLAT.	X	Gravel Road	80 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	90,073

Comments/Influences	X <th>Improved</th> <th colspan="8">Land Improvement Cost Estimates</th>	Improved	Land Improvement Cost Estimates								
ADD SEWER FOR 05	X	Water	Description	Rate	Size	% Good	Cash Value				

	X	Sewer	D/W/P: 4in Concrete	6.97	1200	0	0				
	X	Electric	Wood Frame	26.33	160	50	2,106				

X	Improved	Residential Local Cost Land Improvements									
	X	Gas	Description	Rate	Size	% Good	Cash Value				
	X	Curb	LAND IMPROVE 2500	2,500.00	1	100	2,500				
	X	Street Lights	Total Estimated Land Improvements True Cash Value =							4,606	



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

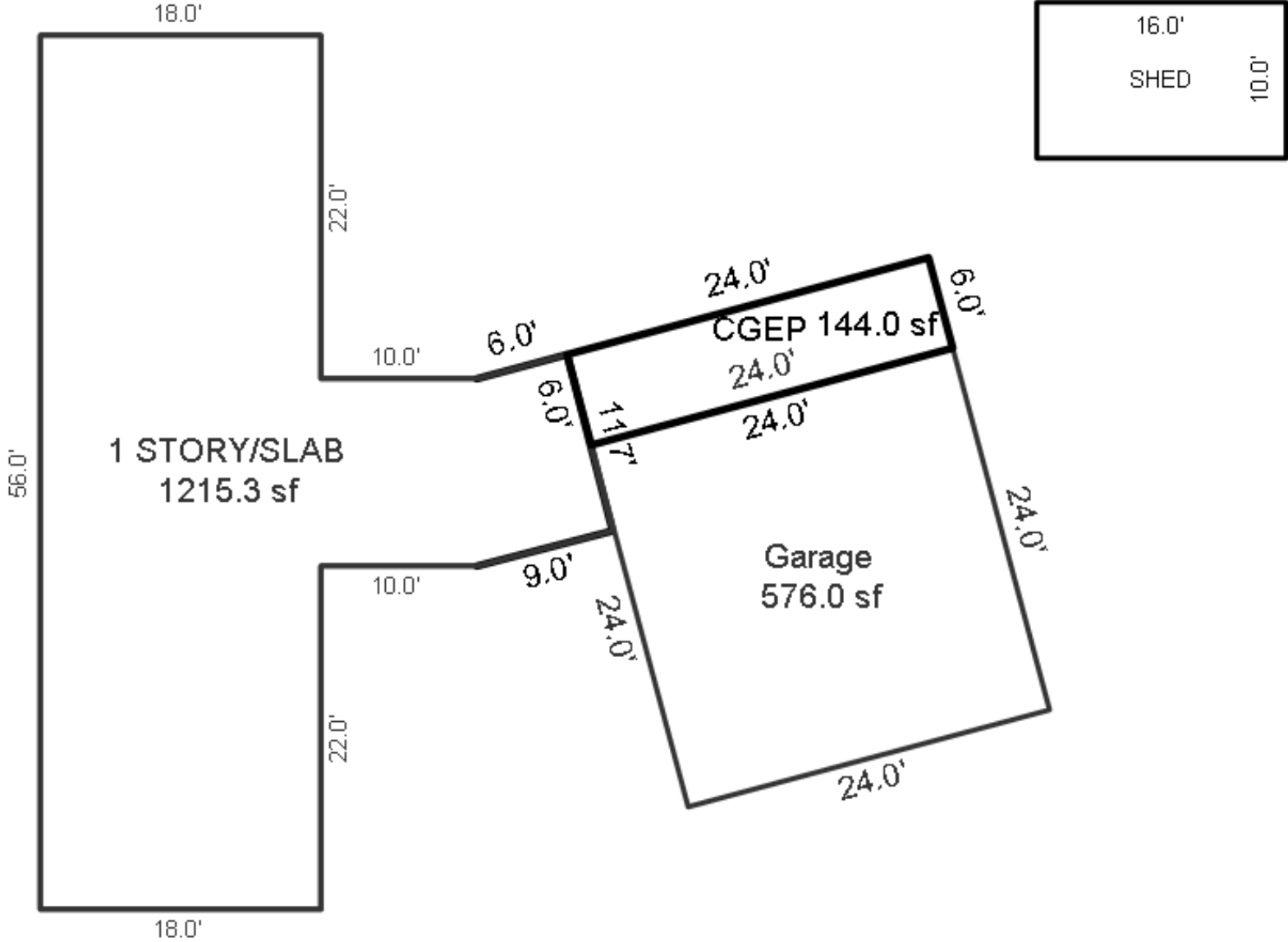
Who	When	What	2024	2023	2022	2021	
			45,000	88,000	133,000	63,693C	
TPC	12/27/2017	INSPECTED	2023	35,700	83,900	119,600	60,660C
TPC	11/05/2013	INSPECTED	2022	18,700	75,700	94,400	57,772C
TPC	11/20/2012	INSPECTED	2021	17,000	70,700	87,700	55,927C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 144	Type WGEP (1 Story)	Year Built: 1968 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: 2 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: 40 Floor Area: 1,215 Total Base New : 195,497 Total Depr Cost: 117,300 Estimated T.C.V: 171,258		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 = 1215 SF Floor Area = 1215 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1968					
Yr Built 1968 201	Remodeled 2011	Ex	Ord	X	Min	100 Amps Service			Building Areas		Size 1,215		Cost New 146,062		Depr. Cost 87,638		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories 1 Story		Exterior Siding		Foundation Slab		Other Additions/Adjustments	
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1		Porches WGEP (1 Story) 144		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X Ave.		Few			Built-Ins Appliance Allow. 1		
(1) Exterior		(6) Ceilings		(7) Excavation			1			Public Water		Fireplaces Interior 1 Story 1		Local Cost Items SANITARY SEWER 1		Totals: 195,497	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1215 S.F. Height to Joists: 0.0			1			Public Sewer		Water Well 1		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(2) Windows		Many Avg.	X Large Avg.	Basement (8) Basement			1			Water Well 1		1000 Gal Septic 2000 Gal Septic		Notes:			
X	Wood Sash Metal Sash Vinyl Sash	X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well 1		1000 Gal Septic 2000 Gal Septic		ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 171,258			
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			Water Well 1		1000 Gal Septic 2000 Gal Septic					
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Water Well 1		1000 Gal Septic 2000 Gal Septic						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON JAMES R & VICKI	THOMPSON JAMES R & VICKI	1	01/24/2020	QC	09-FAMILY	2020-00220	DEED	0.0
LEMAY FAMILY LIVING TRUST	THOMPSON JAMES R & VICKI	133,500	10/27/2017	WD	03-ARM'S LENGTH	2017-03402	PROPERTY TRANSFER	100.0
LEMAY CHARLES D & SHIRLEY	LEMAY FAMILY LIVING TRUST	0	02/11/2015	QC	21-NOT USED/OTHER	2015-00562	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1636 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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THOMPSON JAMES R & VICKI L 6321 WESTSHIRE ST PORTAGE MI 49024	2024 Est TCV 190,861 TCV/TFA: 224.02					
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	101.00	1.0000	1.0025	1200	100		60,149
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 60,149

Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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X Sewer				
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X Electric	LAND IMPROVE 1000	1,000.00	1	97
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X Gas	Total Estimated Land Improvements True Cash Value =			970
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X Curb				
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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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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	30,100	65,300	95,400			58,319C
TPC	12/27/2017	INSPECTED	2023	23,800	62,400	86,200			55,542C
TPC	11/05/2013	INSPECTED	2022	13,800	56,200	70,000			52,898C
TPC	11/20/2012	INSPECTED	2021	12,500	52,500	65,000			51,209C

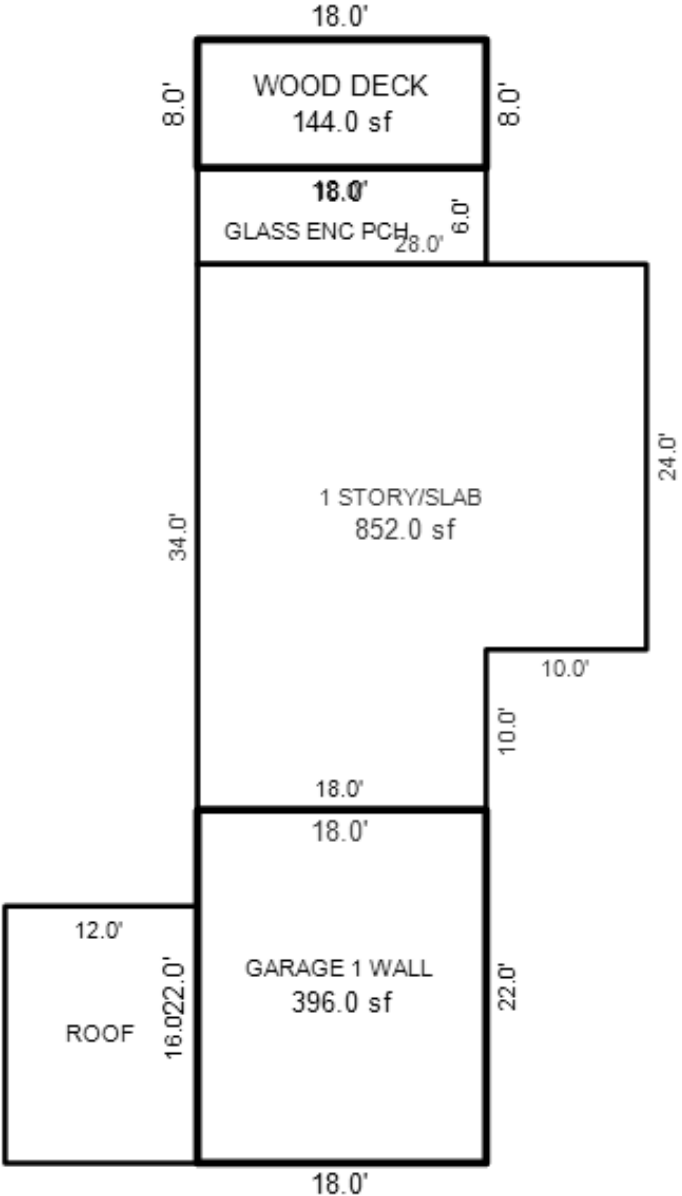
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 108 192 144	Type CGEP (1 Story) Roof Cover Onl Treated Wood	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: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																												
Building Style: 1S			Drywall Paneled		Plaster Wood T&G																												
Yr Built 1946		Remodeled 1979			Ex	X	Ord																										
Condition: Average		Size of Closets																															
Room List			Lg		Ord	X	Small																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Central Air Wood Furnace																												
(1) Exterior		Kitchen: Other: Other:			(12) Electric																												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			100 Amps Service																												
	Insulation	No./Qual. of Fixtures			Ex.	X	Ord.																										
(2) Windows		No. of Elec. Outlets																															
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing																												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 852 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																												
(3) Roof		(8) Basement			(14) Water/Sewer																												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:																												
	Chimney: Block	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
		Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 852 SF Floor Area = 852 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>Slab</td> <td>852</td> <td></td> <td>*</td> </tr> <tr> <td colspan="4">Total:</td> <td>97,045</td> <td>64,049</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	852		*	Total:				97,045	64,049	E.C.F. X 1.460		Class: CD Effec. Age: 40 Floor Area: 852 Total Base New : 134,418 Total Depr Cost: 88,865 Estimated T.C.V: 129,742	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	852		*																												
Total:				97,045	64,049																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 812 Porches CGEP (1 Story) 108 7,174 4,735 Deck Treated Wood 144 3,264 2,154 w/Roof (Roof portion) 192 2,961 1,954 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396 17,262 11,393 Common Wall: 1 Wall 1 -2,512 -1,507 Water/Sewer Public Sewer 1 1,326 875 Water Well, 50 Feet 1 2,585 1,706 Built-Ins Appliance Allow. 1 1,934 1,276 Fireplaces Wood Stove 1 2,149 1,418 Local Cost Items SANITARY SEWER 1 0 0												Totals: 134,418 88,865		<<<< 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.
LEMAY FAMILY LIVING TRUST	THOMPSON JAMES R & VICKI	1	10/27/2017	WD	19-MULTI PARCEL ARM'S LE	2017-03404	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
THOMPSON JAMES R & VICKI L 6321 WESTSHIRE ST PORTAGE MI 49024	2024 Est TCV 23,489					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	15.00	87.00	1.3512	0.9658	1200	100		23,489
15 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value = 23,489

Tax Description	X	Dirt Road
SEC 10 T22N R8W W'LY 15 FT OF LOT 30. DUCK POINT PLAT.		Gravel Road
Comments/Influences		Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Topography of Site
Level
X Rolling
Low
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	11,700	0	11,700			6,491C
2023	9,300	0	9,300			6,182C
2022	6,300	0	6,300			5,888C
2021	5,700	0	5,700			5,700S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/05/2017	INSPECTED
TPC	11/04/2013	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESSNER RONALD W & REBEC	ZEIEN GERALD & CHRISTINE	150,000	09/25/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/3584	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1616 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/07/2014	2014-0302	100%

Owner's Name/Address	MAP #:
ZEIEN GERALD & CHRISTINE TRUST 1427 CRESTWEEOD Mount Pleasant MI 48858	2024 Est TCV 231,143 TCV/TFA: 275.17

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
			Description	Frontage	Depth	Front Depth	
. SEC 10 T22N R8W LOT 30 EXC W'LY 15 FT THOF& LOTS 31 & 32 DUCK POINT PLAT.	X		Dirt Road	136.00	85.50	0.7787	0.9616
Comments/Influences			Gravel Road				
ADD SEWER FOR 05	X		Paved Road				
05-16-07 Combined 300-030-00 with this pcl for 2008.	X		Storm Sewer				
	X		Sidewalk				
	X		Water				
	X		Sewer				
	X		Electric				
	X		Gas				
			Curb				
			Street Lights				
			Standard Utilities				
			Underground Utils.				



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

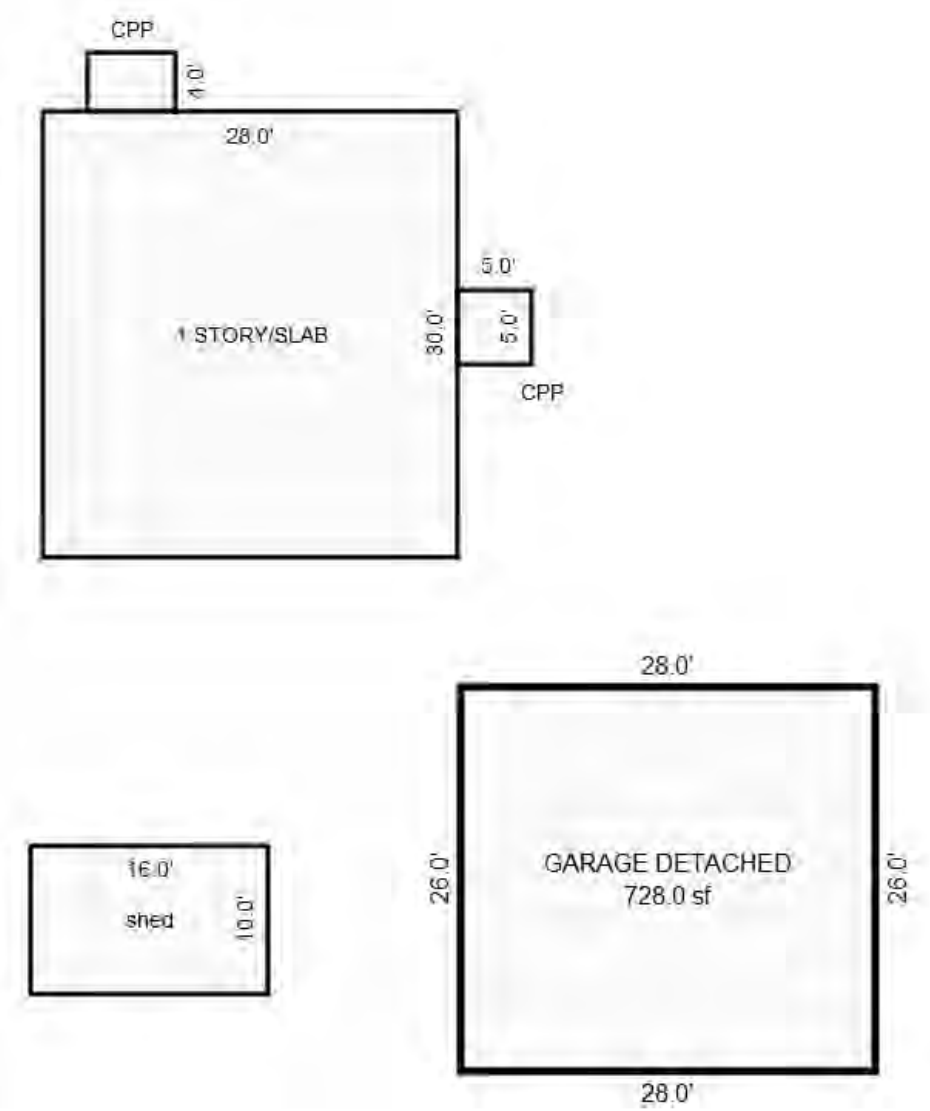
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	61,100	54,500	115,600			61,389C
2023	48,400	52,000	100,400			58,466C
2022	26,300	46,900	73,200			55,682C
2021	24,000	43,700	67,700			53,904C

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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: 2014 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: 728 % 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: 840 Total Base New : 131,536 Total Depr Cost: 72,344 Estimated T.C.V: 105,622			24	CPP	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 1.460		Bsmnt Garage:				
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	Size of Closets		200 Amps Service			X 1.460		Roof:				
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1964				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Building Areas			Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Stories Exterior Foundation			840		94,314		51,873		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		200		1 Story Siding Slab			Total:		94,314		51,873		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many		X	Ord.	Other Additions/Adjustments			Total:		94,314		51,873		
(2) Windows		(8) Basement		X		Ave.	Few	Plumbing			Total:		94,314		51,873		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 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:		94,314		51,873		
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		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:		94,314		51,873		
X	Storms & Screens	(10) Floor Support		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			Total:		94,314		51,873		
(3) Roof		(11) Heating/Cooling		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			Total:		94,314		51,873		
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		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			Total:		94,314		51,873	
X	Asphalt Shingle	(13) Plumbing		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			Total:		94,314		51,873		
Chimney: Metal		(14) Water/Sewer		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			Total:		94,314		51,873		
Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces		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			Total:		94,314		51,873		
Lump Sum Items:		(16) Porches/Decks		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			Total:		94,314		51,873		
Notes:		(17) Garage		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			Total:		94,314		51,873		
ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:		Year Built: 2014 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		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			Total:		94,314		51,873		

\*\*\* 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.
MARKLEWITZ ROBERT & PHYLL	BERG PAUL D & KATRINA L	104,900	06/02/2010	WD	03-ARM'S LENGTH	2010-2232WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1625 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/07/2020	2020-0011	100%
Owner's Name/Address	P.R.E. 0%					
BERG PAUL D & KATRINA L 2331 N OLD PINE TRL MIDLAND MI 48642	MAP #:					
	2024 Est TCV 483,786 TCV/TFA: 294.99					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				100'X165'X192'' TRIANGLE				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 33 EXC BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SD LOT TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT ON THE N LINE OF SAID LOT 50 FT: NE'LY FROM THE NW COR OF SAID LOT TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.	X	Dirt Road		GROUP A 1200/	70.00	42.97	0.7144	0.8096	1200	100		48,583
	X	Gravel Road		BACKLOTS 150/	122.00	42.70	0.7144	0.8083	150	100		10,567
	X	Paved Road		192 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		59,150		
	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	384	0	0	
	X	Sewer		D/W/P: 4in Ren. Conc.				8.18	48	0	0	
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description				Rate	Size	% Good	Cash Value	
	X	Curb		LAND IMPROVE 5000				5,000.00	1	100	5,000	
	X	Street Lights		Total Estimated Land Improvements True Cash Value =				5,000				
	X	Standard Utilities										
	X	Underground Utils.										

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	29,600	212,300	241,900			215,561C
2023	23,500	206,700	230,200			205,297C
2022	22,000	186,500	208,500			195,521C
2021	18,400	131,600	150,000			145,326C

Who When What

JWV 09/13/2021	INSPECTED	
JWV 11/04/2020	INSPECTED	
TPC 12/27/2017	INSPECTED	

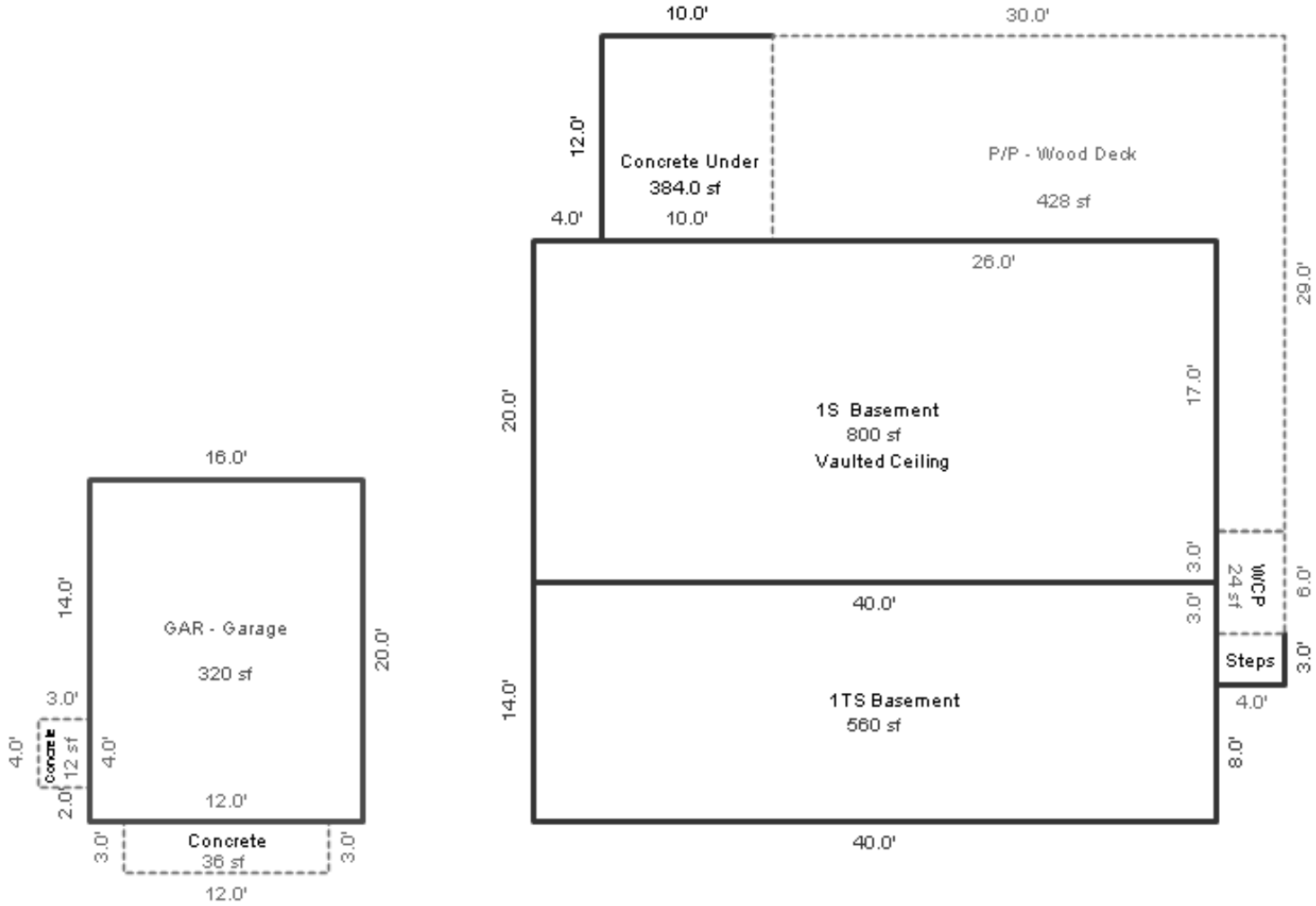
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 428	Type WCP (1 Story) Treated Wood	Year Built: 2020 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 1,640 Total Base New : 309,048 Total Depr Cost: 287,422 Estimated T.C.V: 419,636			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1360 SF Floor Area = 1640 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls C Blt 2021						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
	Insulation			Ex. Ord. Min			1 Story Siding Basement 800 1.5 Story Siding Basement 560									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Total: 230,876 223,951									
Many Avg. Few	Large Avg. Small	Basement: 1360 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Other Additions/Adjustments									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing										
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Deck										
(3) Roof		1360 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Porches									
							WCP (1 Story)									
							Totals: 309,048 287,422									
<<<<< 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				
1635 S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST		New House		09/18/2003	20030351	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 323,529 TCV/TFA: 240.72							
BERG LAWRENCE D 3221 E BULLOCK CREEK DR MIDLAND MI 48640		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SAID LOT, TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT THE NW'LY TO A PT ON N LINE OF SAID LOT 50 FT; NE'LY FROM TH NW COR OF SAID LOT, TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Sewer	GROUP A 1200/	70.00	98.00	0.9193	0.9950	1200	100		76,834
		X	Electric	70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 76,834								
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate		Size % Good		Cash Value			
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description	Rate		Size % Good		Cash Value			
		X	Underground Utils.	LAND IMPROVE 2500 2,500.00 1 100 2,500								
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 2,500								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	38,400	123,400	161,800			88,042C		
		X	Low	2023	30,400	117,800	148,200			83,850C		
		X	High	2022	17,100	106,200	123,300			79,858C		
		X	Landscaped	2021	15,600	104,800	120,400			77,307C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 01/08/2016	INSPECTED									
		TPC 11/19/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 224 32	Type WPP 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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex	X	Ord	Min	Condition: Average													
	Building Style: 1.5S					Lg	X	Ord		Small	Doors		Solid	X	H.C.														
	Yr Built 2003	Remodeled 0	Room List		(5) Floors		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Room List Basement 1st Floor 2nd Floor 3 Bedrooms											
					Kitchen: Other: Other:		No. of Elec. Outlets		Many		X	Ave.		Few	(13) Plumbing		1		Average Fixture(s)										
	(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		1		Public Water	1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	
X	Many Avg. Few	X	Large Avg. Small	(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	
X	Asphalt Shingle	(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	
	Chimney:	(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1		Public Water		1		Public Sewer	1		Water Well	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		244,195	

\*\*\* 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.
HUFFER DANIEL & ALYSSA	SAMPLE RANDY E	172,000	06/20/2019	WD	03-ARM'S LENGTH	2019-02073	PROPERTY TRANSFER	100.0
BRINKMAN ROGER & NORMA	HUFFER DANIEL & ALYSSA	129,500	03/26/2018	WD	03-ARM'S LENGTH	2018-00864	PROPERTY TRANSFER	100.0
		104,000	01/01/2001	WD	33-TO BE DETERMINED	01-0:0585	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1645 S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 232,497 TCV/TFA: 220.59					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A 1200/	56.00	114.00	0.9721	1.0333	1200	100	67,498	
. SEC 10 T22N R8W LOT 34 DUCK POINT PLAT.		Gravel Road	56 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	67,498

Comments/Influences	X	Improved	Land Improvement Cost Estimates							
ADD SEWER FOR 05		Paved Road	Description	Rate	Size	% Good	Cash Value			
		Storm Sewer	Metal Prefab	18.89	96	50	906			

X	Improved	Residential Local Cost Land Improvements									
		Sidewalk	Description	Rate	Size	% Good	Cash Value				
		Water	LAND IMPROVE 1000	1,000.00	1	95	950				
		Sewer	Total Estimated Land Improvements True Cash Value =								1,856

X	Improved	Topography of Site								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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

X	Improved	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	33,700	82,500	116,200			86,956C
		2023	26,700	78,800	105,500			82,816C
		2022	14,800	71,000	85,800			78,873C
		2021	13,500	66,200	79,700			76,354C

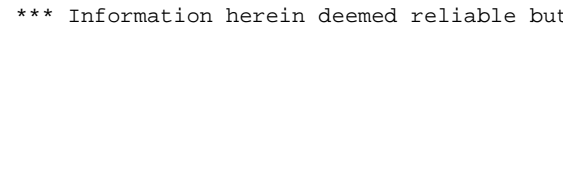
Who When What

TPC 04/03/2018 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 01/08/2016 INSPECTED

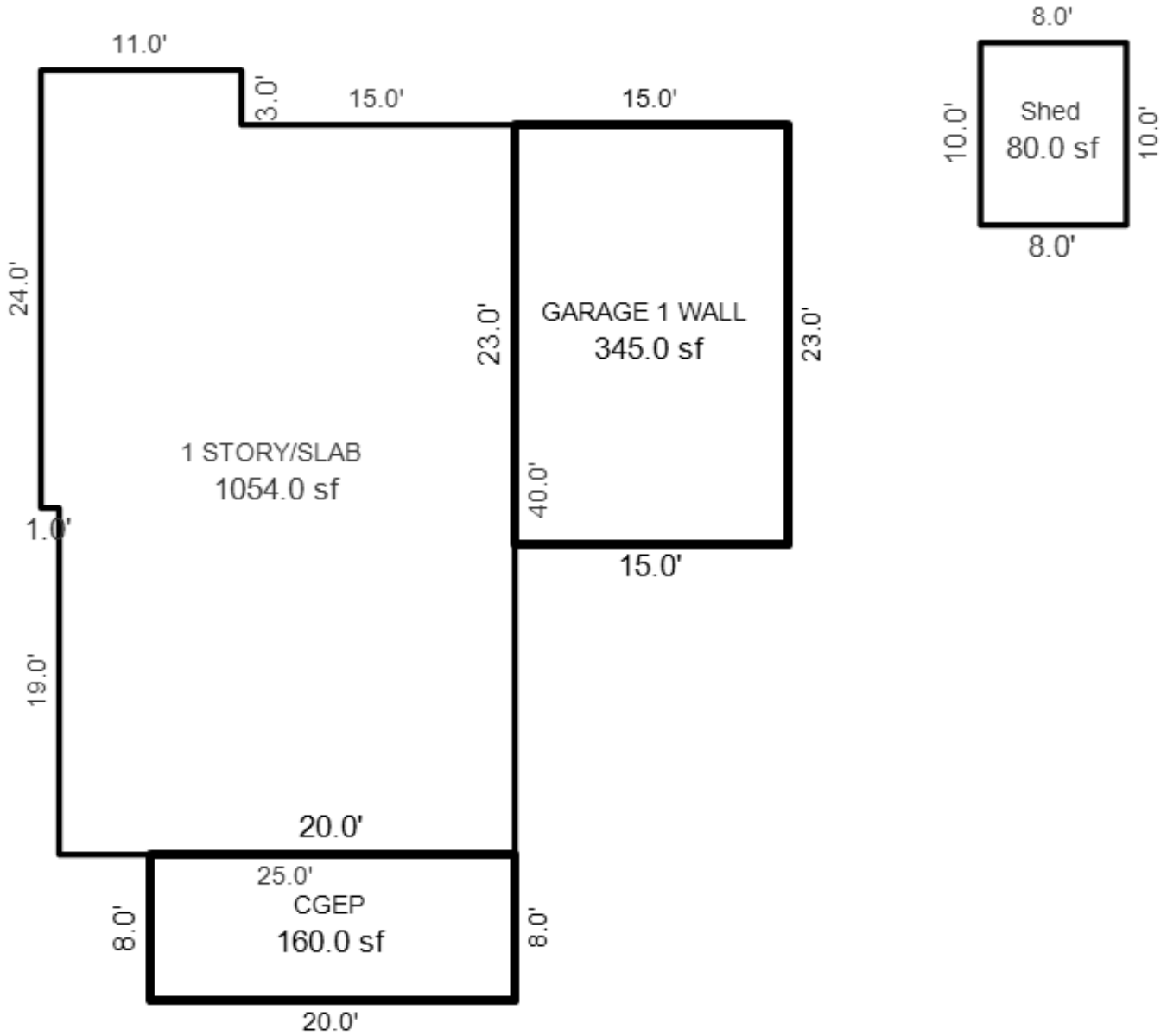
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 160	Type CGEP (1 Story)	Year Built: 1947 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: 345 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,054 Total Base New : 171,918 Total Depr Cost: 111,742 Estimated T.C.V: 163,143			E.C.F. X 1.460		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 Hot Water Ground Area = 1054 SF Floor Area = 1054 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C -5 Blt 1947			
Yr Built	Remodeled	Trim & Decoration		(12) Electric			No. of Elec. Outlets								
1947	200	Ex	X	Ord		100	Amps Service	No./Qual. of Fixtures							
Condition:	Average	Lg		Ord	X	Small		Ex. X Ord. Min							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(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 Siding Slab 1,054			Total: 132,729 86,269					
(2) Windows	Many Avg. X Avg. Few Small	(7) Excavation		14) Water/Sewer			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1054 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,476 959 Porches CGEP (1 Story) 160 10,618 6,902 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 345 17,692 11,500 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 Fireplaces Prefab 1 Story 1 2,592 1,685 Wood Stove 1 2,551 1,658 Local Cost Items SANITARY SEWER 1 0 0 *								
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Lump Sum Items:			Notes:							
X	Asphalt Shingle	(9) Basement Finish		Notes:			Totals: 171,918 111,742								
Chimney:		(10) Floor Support		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 163,143											
		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.
AMIS KATHERINE & CHRIS	METCALF DOUGLAS & DEBORAH	50	07/05/2011	QC	21-NOT USED/OTHER	2011-02136	DEED	0.0
DEFENDANTS*	METCALF DOUGLAS J & DEBOR	0	11/02/2009	OTH	21-NOT USED/OTHER	2009/3743	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1655 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
METCALF DOUGLAS & DEBORAH 518 DECKER RD WALLED LAKE MI 48390	MAP #:					
	2024 Est TCV 178,474 TCV/TFA: 163.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 35 DUCK POINT PLAT. & 2011-02136QD 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04"(E 56.29') THENCE N30°11'W 56.87' TO POB.	X			GROUP A 1200/	67.00	133.00	0.9294 1.0739	1200 100	80,250
				67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =				80,250	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
ADD SEWER FOR 05 LOT 36 TRANSFER 7' ROAD FRONTAGE IN TRIANGLE TO 1/2 TO LAKE TO LOT 35	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	5.78	350 61	1,234
	X	Sewer	Wood Frame	22.86	100 75	1,714
	X	Electric	Total Estimated Land Improvements True Cash Value =			2,948
	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		
PRIVATE RD		

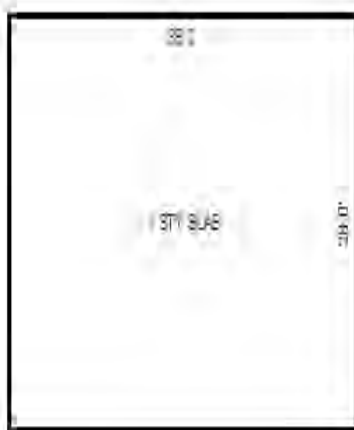
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,100	49,100	89,200			36,580C
2023	31,800	46,800	78,600			34,839C
2022	16,600	42,200	58,800			33,180C
2021	15,100	39,400	54,500			32,121C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	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		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1949			Trim & Decoration		X Space Heater												
Remodeled 0			Ex		Ord	X	Min										
Condition: Average			Size of Closets														
Room List			Lg		Ord	X	Small										
	Basement 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X	H.C.										
(1) Exterior			(5) Floors														
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:														
(2) Windows			(6) Ceilings														
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 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		(7) Excavation														
X			(8) Basement														
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets												
X			(9) Basement Finish														
X			(10) Floor Support														
X	Asphalt Shingle		(11) Heating/Cooling														
	Chimney: Metal		(12) Electric														
			(13) Plumbing														
			(14) Water/Sewer														
			(15) Fireplaces														
			(16) Porches/Decks														
			(17) Garage														
Joints: Unsupported Len: Cntr.Sup:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Notes:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
Cost Est. for Res. Bldg: 1 Single Family 1S			No./Qual. of Fixtures														
(11) Heating System: Space Heater			Ex.	X	Ord.		Min										
Ground Area = 1092 SF Floor Area = 1092 SF.			Many			X	Ave.		Few								
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			(12) Electric														
Building Areas			100 Amps Service														
Stories Exterior Foundation Size Cost New Depr. Cost			No. of Elec. Outlets														
1 Story Siding Slab 1,092 Total: 110,534 60,794			Other Additions/Adjustments														
Plumbing			Average Fixture(s)														
Average Fixture(s)			Water/Sewer														
Public Sewer			Solar Water Heat														
Water Well, 50 Feet			No Plumbing														
Built-Ins			Extra Toilet														
Appliance Allow.			Extra Sink														
Fireplaces			Separate Shower														
Wood Stove			Ceramic Tile Floor														
Local Cost Items			Ceramic Tile Wains														
SANITARY SEWER			Ceramic Tub Alcove														
Totals: 118,649 65,257			Vent Fan														
ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 95,276			(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														

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



Sketch by Alex Viti

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIS CHRIS E & KATHERINE	POLTORAK ERIN J	121,500	07/08/2016	WD	03-ARM'S LENGTH	2016-02347	PROPERTY TRANSFER	100.0
POLTORAK ERIN J	POLTORAK ERIN J & BRANDON	0	07/08/2016	QC	09-FAMILY	2016-03237	DEED	0.0
AMIS CHRIS E & KATHERINE	LEHMAN JAMES E & DIANE K	1,200	09/28/2013	QC	21-NOT USED/OTHER	2013-03428	PROPERTY TRANSFER	0.0
SPANGLER EDWARD M JR	AMIS CHRIS E & KATHERINE	0	07/14/2010	QC	09-FAMILY	2011-1574QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1665 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
POLTORAK ERIN J & BRANDON 428 OTT RD BAY CITY MI 48706	2024 Est TCV 281,041 TCV/TFA: 196.26					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP A 1200/	50.00	148.00	0.8541	1.1030	1200	100		56,520	
			GROUP A 1200/	43.98	148.00	0.8541	1.1030	1200	100		49,715	
			94 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =		106,235

Tax Description		X		Description		Rate	Size	% Good	Cash Value
LOTS 36 & 37 EXC 2011-02136 QC BEG AT NW COR LOT 36, TH S 51 DEG 35'00"W 7 FT, S 37 DEG 15'04"E 56.29 FT, N 30 DEG 11'00"W 56.87 FT TO POB & EXC 2013-03428QC BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.		X		Dirt Road					
		X		Gravel Road					
		X		Paved Road					
		X		Storm Sewer					
		X		Sidewalk					
		X		Water					
		X		Sewer		6.16	724	0	0
		X		Electric		6.16	416	0	0
		X		Gas		23.93	146	50	1,747
				Wood Frame					
				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 =					2,717

FORMELRY: . SEC 10 T22N R8W LOTS 36 & 37 DUCK POINT PLAT EXC 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35		Topography of Site	
		X	Level
			Rolling
			Low
			High
			Landscaped
			Swamp
			Wooded
			Pond
		X	Waterfront
			Ravine
			Wetland
			Flood Plain
		X	PRIVATE RD



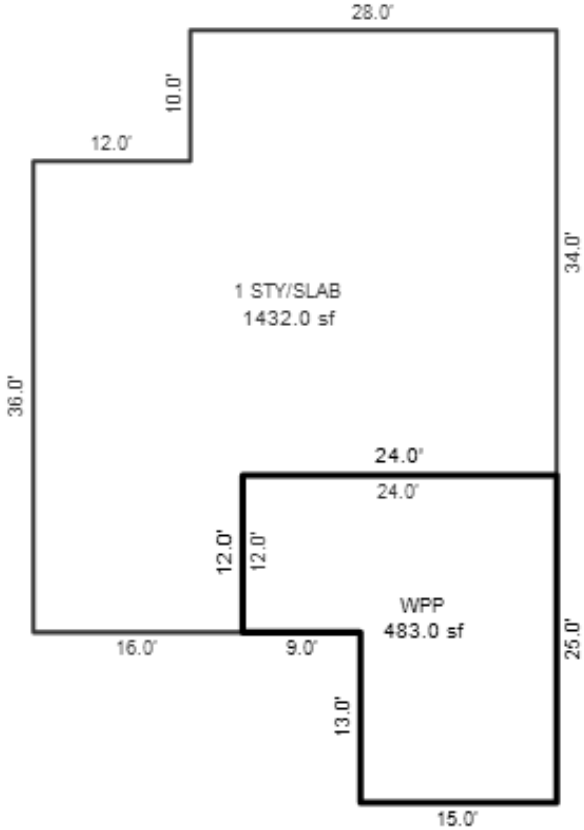
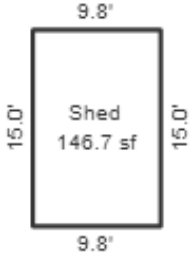
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	53,100	87,400	140,500			77,383C
2023	42,100	83,400	125,500			73,699C
2022	20,700	75,200	95,900			70,190C
2021	18,800	70,200	89,000			67,948C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 483	Type WPP	Year Built: 1964 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,432 Total Base New : 214,309 Total Depr Cost: 117,869 Estimated T.C.V: 172,089		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1964	
1964	1977	Lg	Ord	X	Small	200 Amps Service			(11) Heating System: Forced Hot Water		Total		160,601 88,330		
Condition: Fair		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 1432 SF Floor Area = 1432 SF.		Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	
Room List		Doors		Solid X H.C.			Many X Ave. Few			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		X Drywall			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		1,432		Total: 160,601 88,330	
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1432 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Plumbing		Porches		WPP	
(2) Windows		Many Avg. 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: D Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Water/Sewer		Public Sewer		1 1,230 676	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick						Fireplaces		Exterior 1 Story		Local Cost Items	
X	Storms & Screens									SANITARY SEWER		1 0 0		* Totals: 214,309 117,869	
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:		172,089		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		132,500	04/01/1999	WD	33-TO BE DETERMINED	327:881	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1685 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 298,926 TCV/TFA: 197.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
	Public Improvements		* Factors *								
SEC 10 T22N R8W LOT 38 & 2013-03428QD PART OF LOT 37 BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT. FORMERLY DESCRIBED AS: . SEC 10 T22N R8W LOT 38 DUCK POINT PLAT.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	GROUP A 1200/	47.26	173.28	1.0142	1.1473	1200	100		65,991
	X	Paved Road	47 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =		65,991
	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	336	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				
		Curb	Total Estimated Land Improvements True Cash Value = 1,900								

Comments/Influences



Topography of Site	X Level	Rolling
	X Landscaped	Swamp
	X Waterfront	Wetland
	X Flood Plain	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	33,000	116,500	149,500			70,941C
2023	26,100	111,200	137,300			67,563C
2022	13,300	100,200	113,500			64,346C
2021	12,100	93,500	105,600			62,291C

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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 35 180	Type CGEP (1 Story) Treated Wood	Year Built: 1977 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: 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: C Effec. Age: 30 Floor Area: 1,512 Total Base New : 226,061 Total Depr Cost: 158,243 Estimated T.C.V: 231,035		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																											
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets																																																																																														
Yr Built 1977	Remodeled 0		Ex	X	Ord		Min				Condition: Average																																																																																														
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	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			100 Amps Service																																																																																																		
(1) Exterior		Kitchen: Other: Other:		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																																																																																																		
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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	14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet																																																																																																		
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Built-Ins Appliance Allow. Fireplaces Wood Stove																																																																																																		
X	Storms & Screens	(9) Basement Finish					Local Cost Items																																																																																																		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Wood Stove																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support				Joints: Unsupported Len: Cntr.Sup:																																																																																																		
X	Asphalt Shingle						Chimney: Metal																																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1104 SF Floor Area = 1512 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70                  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>816</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>178,721</td> <td>125,104</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,033</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>2,176</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>35</td> <td>3,914</td> <td>2,740</td> </tr> <tr> <td>Deck Treated Wood</td> <td>180</td> <td>3,861</td> <td>2,703</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>26,280</td> <td>18,396</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,343</td> <td>-940</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>547</td> <td>383</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>1,046</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>1,880</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,936</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,551</td> <td>1,786</td> </tr> </tbody> </table> <p>Local Cost Items                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	816			1 Story	Siding	Crawl Space	288			Total:				178,721	125,104	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,476	1,033	2 Fixture Bath	1	3,108	2,176	Porches CGEP (1 Story)	35	3,914	2,740	Deck Treated Wood	180	3,861	2,703	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	480	26,280	18,396	Common Wall: 1/2 Wall	1	-1,343	-940	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	Fireplaces				Wood Stove	1	2,551	1,786
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\*\*\* 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.
CHEMICAL BANK	CATALFIO VITO III	240,000	02/01/2017	CD	11-FROM LENDING INSTITUT	2017-00437	PROPERTY TRANSFER	100.0
SHERIFF	CHEMICAL BANK	319,748	08/22/2014	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0
THOLA DWAIN A & CAROL E (	CHEMICAL BANK	1	08/14/2014	WD	11-FROM LENDING INSTITUT	2014-02894	DEED	100.0
KRAFVE LOIS A TRUST	THOLA DWAIN A & CAROL E (	380,000	08/26/2005	WD	21-NOT USED/OTHER	05-0/3452	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1725 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/19/2015	2015-0168	100%
	P.R.E. 0%		Remodel	09/19/2005	20050320	Complete

Owner's Name/Address	MAP #:
CATALFIO VITO III 657 S BRYN DR GROSS POINTE WOODS MI 48236	2024 Est TCV 660,482 TCV/TFA: 233.55

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP A 1200/ 207.00 159.00 0.7011 1.1229 1200 100 195,547
		207 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 195,547

Tax Description  
 2017-00437 LOTS 40, 41, 42, 43, 44, AND PART OF LOT 39, DUCK POINT PLAT, AS RECORDED IN LIBER 2 OF PLATS, PAGE 63, BEING PART OF SECTIONS 9 AND 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE NORTHERLY CORNER COMMON TO LOTS 38 AND 39 OF SAID PLAT, SAID CORNER BEING NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 113.68 FEET FROM A FOUND CONCRETE MONUMENT AT THE RIGHT-OF-WAY COMMON TO DUCK POINT ROAD AND LANE D; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST

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

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1877 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

- Topography of Site
- X Level
- X Rolling
- Low
- 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	97,800	232,400	330,200			200,149C
2023	77,400	238,900	316,300			190,619C
2022	20,700	215,400	236,100			181,542C
2021	17,300	200,800	218,100			175,743C

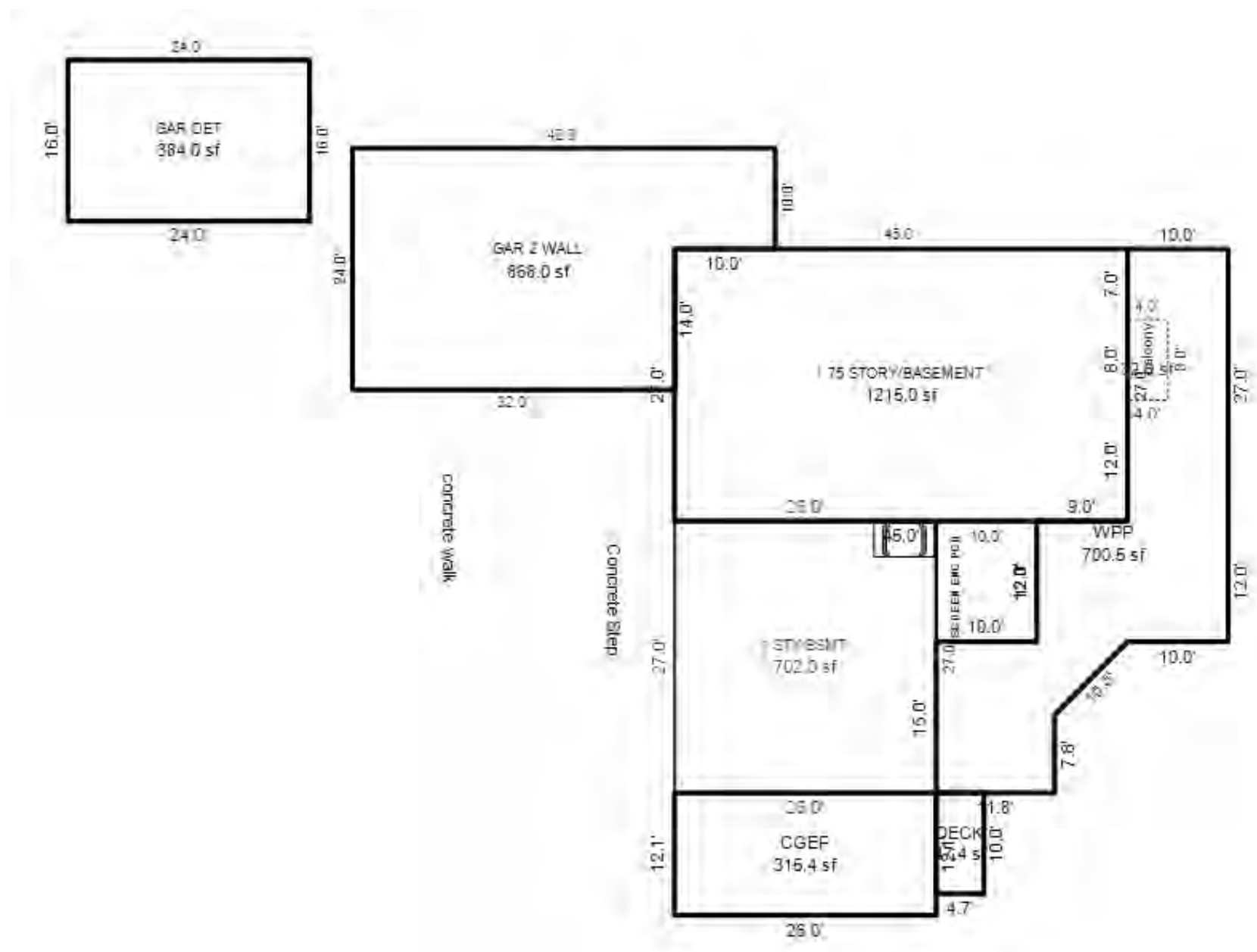


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 315 120 700 47 32	Type CGEP (1 Story) WSEP (1 Story) WPP Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 868 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: C Effec. Age: 35 Floor Area: 2,828 Total Base New : 487,419 Total Depr Cost: 316,822 Estimated T.C.V: 462,560		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75S		Trim & Decoration		X	Ex		Ord		Min	Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Hot Water Ground Area = 1917 SF Floor Area = 2828 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls C		Blt 1985				
Yr Built 1985	Remodeled 2015	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		X	Lg	X	Ord		Small	(12) Electric			1.75 Story Siding Basement 1,215							
Room List		Doors		Solid	X	H.C.		200 Amps Service			702		346,375		225,143			
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 1500		28,995		18,847		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing		1 1,476		959				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		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		3 13,937		9,059			
(2) Windows		(7) Excavation		Basement: 1917 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			Porches		CGEP (1 Story) 315		17,234		11,202		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1917 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Deck		Treated Wood 47		1,717		1,116		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Balcony		Wood Balcony 32		1,304		848		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1500 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 868		33,123		21,530		
(3) Roof		1500 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Deck		Treated Wood 47		1,717		1,116		
X	Gable Hip Flat		Gambrel Mansard Shed	1500 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Balcony		Wood Balcony 32		1,304		848		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384		16,858		10,958		
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384		16,858		10,958		

\*\*\* 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.
KRAFVE TRUST	LEHMAN JAMES E & DIANE K	8,000	08/01/2008	OTH	21-NOT USED/OTHER	2008/2723	DEED	0.0
KRAFVE LOIS TRUST	LEHMAN JAMES E & DIANE K	0	12/31/2005	OTH	21-NOT USED/OTHER	06-0/0060	DEED	0.0
KRAFVE LOIS A TRUST	LEHMAN JAMES E & DIANE K	8,000	09/23/2005	LC	32-SPLIT VACANT	05-0/4331	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/23/2005					

Owner's Name/Address	MAP #:	2024 Est TCV 4,693
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT DR LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																												
SEC 10 T22N R8W BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD, N 51D 35' 00" E 35 FT TO POB. DUCK POINT PLAT. Split on 12/12/2005 from 009-300-039-00; Comments/Influences	X			<p>Public Improvements</p> <p>* Factors * EFF</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>BACKLOTS 150/</td> <td>23.33</td> <td>150.92</td> <td>1.2099</td> <td>1.1084</td> <td>150</td> <td>100</td> <td></td> <td>4,693</td> </tr> <tr> <td colspan="8">23 Actual Front Feet, 0.08 Total Acres</td> <td>Total Est. Land Value =</td> <td>4,693</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACKLOTS 150/	23.33	150.92	1.2099	1.1084	150	100		4,693	23 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value =	4,693
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																								
BACKLOTS 150/	23.33	150.92	1.2099	1.1084	150	100		4,693																								
23 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value =	4,693																							



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	2,300	0	2,300			1,995C
		TPC 12/27/2017 INSPECTED	2023	1,900	0	1,900			1,900S
		TPC 01/08/2016 INSPECTED	2022	3,500	0	3,500			2,995C
		PSC 11/20/2012 INSPECTED	2021	2,900	0	2,900			2,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8907 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 06/01/1995										
LOCKWOOD JOEL M 8907 W OAK LANE LAKE CITY MI 49651		MAP #:		2024 Est TCV 213,375 TCV/TFA: 134.54								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 45 & 46 DUCK POINT PLAT.		Public Improvements		* Factors *		LOT 45 & 46						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	145.41	50.00	0.6439	0.8409	150	100		11,810
			Paved Road	BACKLOTS 150/	145.41	50.00	0.6439	0.8409	150	100		11,810
			Storm Sewer	291 Actual Front Feet, 0.33 Total Acres		Total Est. Land Value =						23,621
			Sidewalk	Land Improvement Cost Estimates								
			Water	Description					Rate	Size	% Good	Cash Value
		X	Sewer	Fencing: Wd, Solid, 6 ft.					30.88	194	50	2,995
		X	Electric	D/W/P: 4in Concrete					6.97	760	50	2,648
		X	Gas	D/W/P: Brick on Sand					18.02	501	50	4,514
			Curb	D/W/P: 3.5 Concrete					6.58	472	50	1,553
			Street Lights	Wood Frame					32.30	80	50	1,292
			Standard Utilities	Wood Frame					37.85	48	50	908
			Underground Utils.	Total Estimated Land Improvements True Cash Value =								13,910
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
		X	Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2024	11,800	94,900	106,700			51,847C		
			TPC 09/10/2018 INSPECTED	2023	9,400	82,200	91,600			49,379C		
			TPC 12/27/2017 INSPECTED	2022	6,000	75,400	81,400			47,028C		
				2021	5,000	67,200	72,200			45,526C		

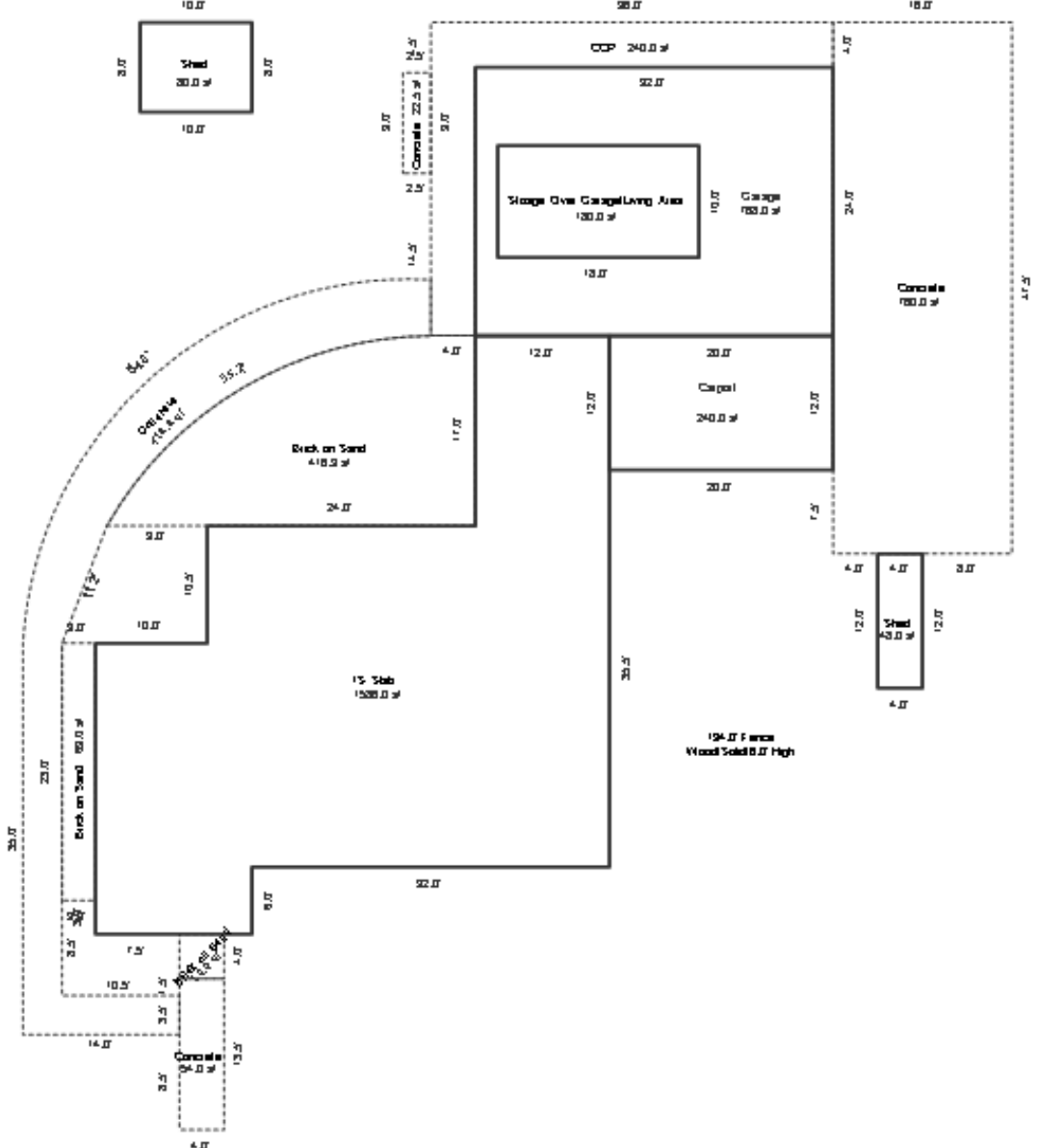


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type CCP (1 Story)	Year Built: 1958 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 180 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: 40 Floor Area: 1,586 Total Base New : 266,428 Total Depr Cost: 159,858 Estimated T.C.V: 175,844		E.C.F. X 1.100		Bsmnt Garage: Carport Area: 240 Roof: Comp.Shingle			
Building Style: 1S		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Ex X Ord Min		Condition: Average	
Yr Built 1958	Remodeled 1992	Lg X Ord Small		Doors Solid X H.C.		Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min	
Room List		(5) Floors		Kitchen: Other: Other:		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1586 SF Floor Area = 1586 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,586 Total: 200,222 120,133		Other Additions/Adjustments	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1586 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 36,710 Storage Over Garage 180 2,473 Common Wall: 1/2 Wall 1 -1,343 -806 Door Opener 2 1,093 656		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612	
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1586 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:	
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
X	Asphalt Shingle	Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Carports Comp.Shingle 240 3,931 2,359	
<<<<< 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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8939 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
HUTCHINSON EDWARD C 8939 W OAK LANE LAKE CITY MI 49651		MAP #:		2024 Est TCV 241,020 TCV/TFA: 103.98								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOTS 47 & 48 DUCK POINT PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	117.50	50.00	0.6792	0.8409	150	100	2 Lots	10,066
		X	Paved Road	BACKLOTS 150/	117.50	50.00	0.6792	0.8409	150	100		10,066
		X	Storm Sewer	235 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 20,132								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	Fencing: Wd, Solid, 6 ft.	30.88	294	50	4,539				
		X	Electric	D/W/P: 4in Concrete	6.97	1121	50	3,906				
		X	Gas	Wood Frame	32.30	80	50	1,292				
		X	Curb	Total Estimated Land Improvements True Cash Value = 9,737								
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2024	10,100	110,400	120,500			76,236C		
		X	TPC 09/10/2018 INSPECTED	2023	8,100	95,400	103,500			72,606C		
		X	TPC 12/27/2017 INSPECTED	2022	6,000	88,400	94,400			69,149C		
		X		2021	5,000	79,300	84,300			66,940C		

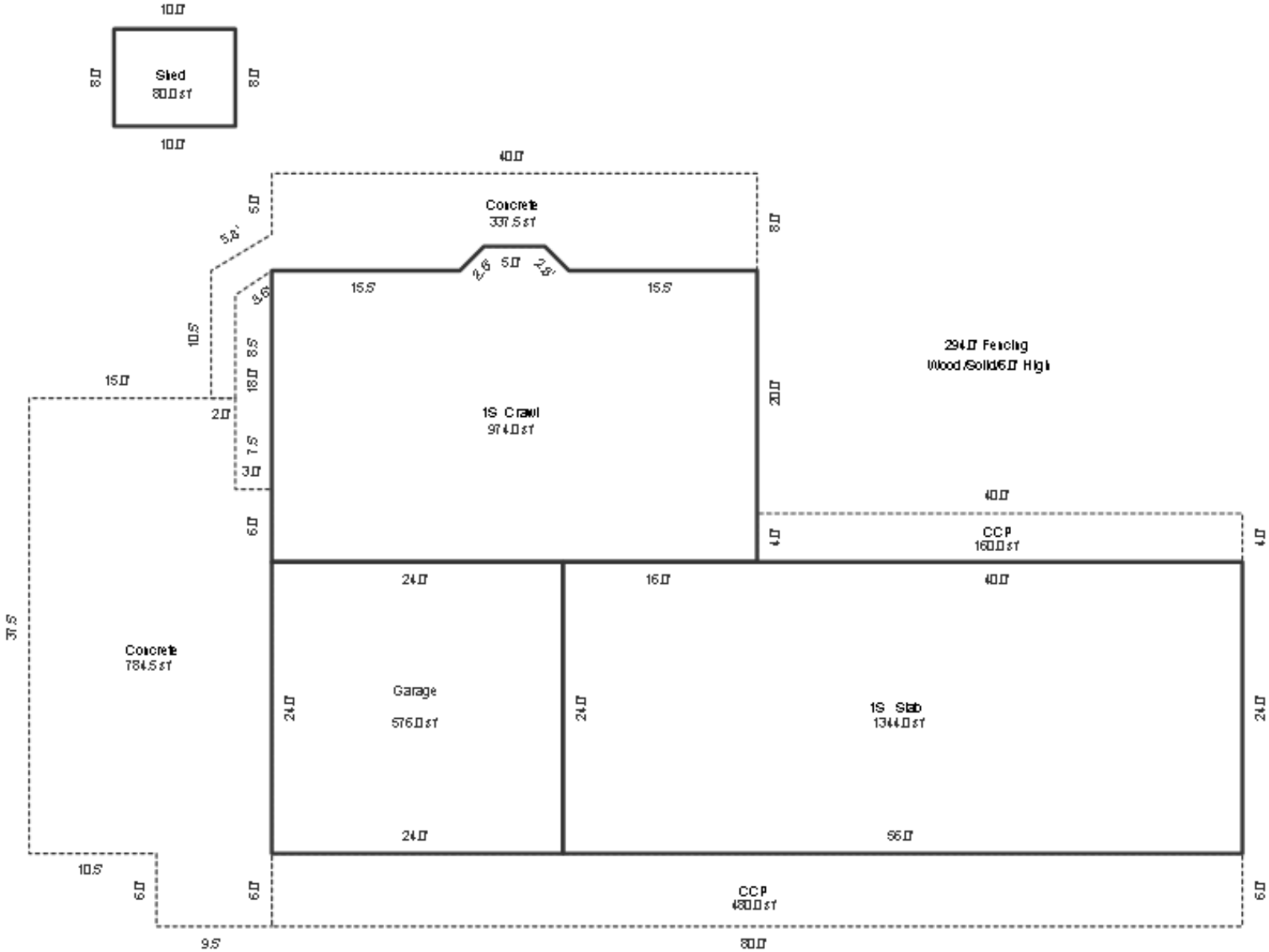


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other 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: 1960 Car Capacity: Class: C Exterior: Block 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	Block			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								480 160	CCP (1 Story) CCP (1 Story)																											
	Wood Frame	(4) Interior			Central Air Wood Furnace																																				
	Block		Drywall Plaster		(12) Electric																																				
	Building Style: 1S	X	Paneled		200	Amps Service																																			
	Yr Built 1960	Remodeled 1996	Trim & Decoration		No./Qual. of Fixtures																																				
	Condition: Average		Ex X Ord Min		Ex. X Ord. Min																																				
	Room List		Lg Ord X Small		Many X Ave. Few																																				
	Basement 1st Floor 2nd Floor Bedrooms		Doors Solid X H.C.		(13) Plumbing																																				
	(1) Exterior		(5) Floors		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 Block Insulation		Kitchen: Other: Other:		(14) Water/Sewer																																				
	(2) Windows		(6) Ceilings		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																				
X	Many Avg. Few Large Avg. Small		X Tile		Lump Sum Items:																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation																																						
	(3) Roof		Basement: 0 S.F. Crawl: 974 S.F. Slab: 1344 S.F. Height to Joists: 0.0																																						
X	Gable Hip Flat		(8) Basement																																						
	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																						
X	Asphalt Shingle		(9) Basement Finish																																						
	Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																						
			(10) Floor Support																																						
			Joists: Unsupported Len: Cntr.Sup:																																						
	Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1960 (11) Heating System: Forced Air w/ Ducts Ground Area = 2318 SF Floor Area = 2318 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 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>Block</td> <td>Slab</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>974</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>259,021</td> <td>160,601</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,452 900 Porches CCP (1 Story) 480 11,549 7,160 CCP (1 Story) 160 4,250 2,635 Garages Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 576 25,603 15,874 Common Wall: 1 Wall 1 -3,424 -2,123 Door Opener 2 1,075 666 Water/Sewer Public Sewer 1 1,494 926 Water Well, 100 Feet 1 5,808 3,601 Built-Ins Appliance Allow. 1 2,766 1,715 Local Cost Items SANITARY SEWER 1 0 0 * <b>Totals: 309,594 191,955</b> Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCY: 211,151																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,344			1 Story	Siding	Crawl Space	974			Total:				259,021	160,601
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Block	Slab	1,344																																						
1 Story	Siding	Crawl Space	974																																						
Total:				259,021	160,601																																				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOFF DENNIS H & NANCY L T	RANSOM DYLAN K	46,154	01/16/2018	LC	03-ARM'S LENGTH	2018-00149	PROPERTY TRANSFER	100.0
FLUTURE DONALD G & JULIE	GOFF DENNIS H & NANCY L T	30,000	09/23/2004	WD	03-ARM'S LENGTH	04-0/3991	DEED	100.0
		27,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3484	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8969 S OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/29/2018					

Owner's Name/Address	MAP #:
RANSOM DYLAN K 8969 W OAK LN LAKE CITY MI 49651	2024 Est TCV 46,596 TCV/TFA: 130.89

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Shared Lake Access
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
X Gravel Road	BACKLOTS 150/ 117.50 50.00 0.8077 0.8409 150 100	11,970
Paved Road	118 Actual Front Feet, 0.14 Total Acres	Total Est. Land Value = 11,970

Tax Description	Land Improvement Cost Estimates
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. SEC 10 T22N R8W LOT 49 DUCK POINT PLAT.	Description	Rate	Size % Good	Cash Value
Comments/Influences	Wood Frame	30.00	48 46	662
21003877 \$89,900	Total Estimated Land Improvements True Cash Value =			662

X Sewer	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.
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Topography of Site
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X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
												2024	6,000	17,300	23,300			15,412C
												2023	4,800	14,900	19,700			14,679C
												2022	3,000	13,700	16,700			13,980C
												2021	2,500	12,200	14,700			13,534C

Who	When	What
TPC	12/27/2017	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CSEP (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		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1946		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 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												
	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 356 S.F. Height to Joists: 0.0	Ex.	X	Ord.	Min								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Many		Ave.	X	Few								
(3) Roof		(9) Basement Finish		(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer												
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1946				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 356 SF Floor Area = 356 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 356																
Total: 44,114 24,264																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,025 564																
Porches																
CSEP (1 Story) 160 5,688 3,128																
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																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 56,138 30,877																
Notes:																
ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:														33,964		

\*\*\* 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.
LOVELAND ERIC & TRACY	HUTCHINSON CHRISTOPHER L	60,000	12/22/2023	WD	03-ARM'S LENGTH	2024-00023	PROPERTY TRANSFER	100.0
SMITS PAUL E & KATHERINE	LOVELAND ERIC & TRACY	29,000	04/30/2013	WD	03-ARM'S LENGTH	2013-01557 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
311 S OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HUTCHINSON CHRISTOPHER L & MELISSA 11498 LYNCH RD BATTLE CREEK MI 49014	MAP #:					
	2024 Est TCV 67,918 TCV/TFA: 85.76					

	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Tax Description	Public Improvements		* Factors *					
. SEC 10 T22N R8W LOT 50 DUCK POINT PLAT.	X	Dirt Road	Description	Frontage	Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road	BACKLOTS 150/	117.50	50.00	0.8077 0.8409	150 100	
ADD SEWER FOR 05		Paved Road	118 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	11,970

		Storm Sewer	Land Improvement Cost Estimates				
		Sidewalk	Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	5.78	15 71	62	
	X	Sewer	Metal Prefab	14.72	80 45	530	
	X	Electric	Total Estimated Land Improvements True Cash Value =				592
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	6,000	28,000	34,000			34,000S
		Low	2023	4,800	24,100	28,900			17,225C
		High	2022	3,000	22,100	25,100			16,405C
		Landscaped	2021	2,500	19,700	22,200			15,881C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



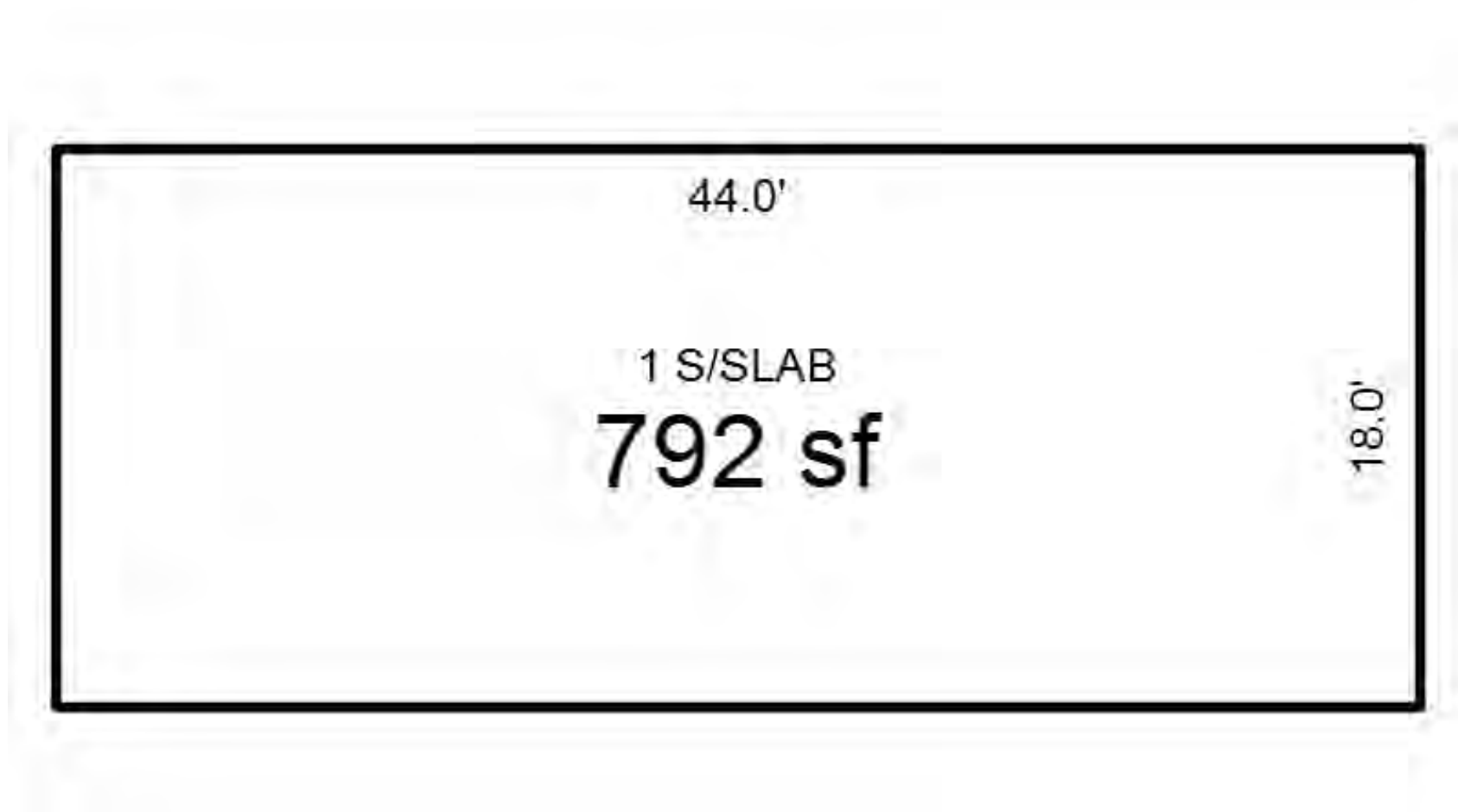
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G												
Yr Built 1946		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Size of Closets													
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D Blt 1946		
	Insulation			No. of Elec. Outlets			(11) Heating System: Space Heater								
(2) Windows		(7) Excavation		Many	X	Ave.	Few	Ground Area = 792 SF Floor Area = 792 SF.							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
X	Storms & Screens	(9) Basement Finish		Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 792 Total: 85,162 46,839								
X	Gable Hip Flat	Gambrel Mansard Shed	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			Other Additions/Adjustments								
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			Built-Ins								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow. Local Cost Items SANITARY SEWER								
				Lump Sum Items:			Notes:								
							ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 55,356								

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARARDJERRY D	GARARD MARLENE A	0	10/13/2017	OTH	07-DEATH CERTIFICATE	FORM 5107	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8991 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Other	10/26/2007	20070825	Complete
Owner's Name/Address	P.R.E. 100% 02/03/2004		Garage	10/10/2006	20060334	Complete
GARARD MARLENE A 8991 W OAK LN LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 146,107 TCV/TFA: 276.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOTS 51, 52, 53 & 54. DUCK POINT PLAT.	X	Dirt Road		BACKLOTS 150/	235.00	50.00	0.5711	0.8409	150	100	3 Lots	16,929
Comments/Influences		Gravel Road		BACKLOTS 150/	235.00	50.00	0.5711	0.8409	150	100		16,929
		Paved Road		470 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 33,857								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate		Size	% Good	Cash Value
		Water		D/W/P: 4in Concrete				6.49		48	50	156
	X	Sewer		Wood Frame				33.66		48	50	808
	X	Electric		Wood Frame				21.83		210	50	2,292
	X	Gas		Total Estimated Land Improvements True Cash Value = 3,256								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	X	Level													2024	16,900	56,200	73,100			42,189C	
		Rolling													2023	13,500	48,500	62,000	0M		0	
		Low													2022	9,000	44,500	53,500	0M		0	
		High													2021	7,500	39,500	47,000			37,045C	
		Landscaped																				
		Swamp																				
		Wooded																				
		Pond																				
		Waterfront																				
		Ravine																				
		Wetland																				
		Flood Plain																				
	X	PRIVATE RD																				

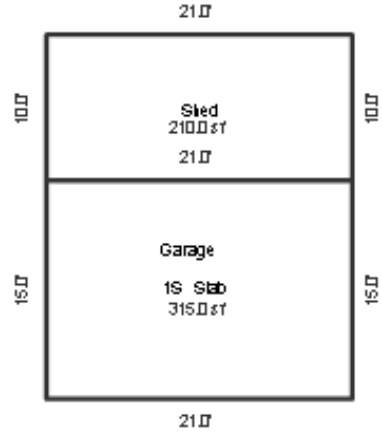
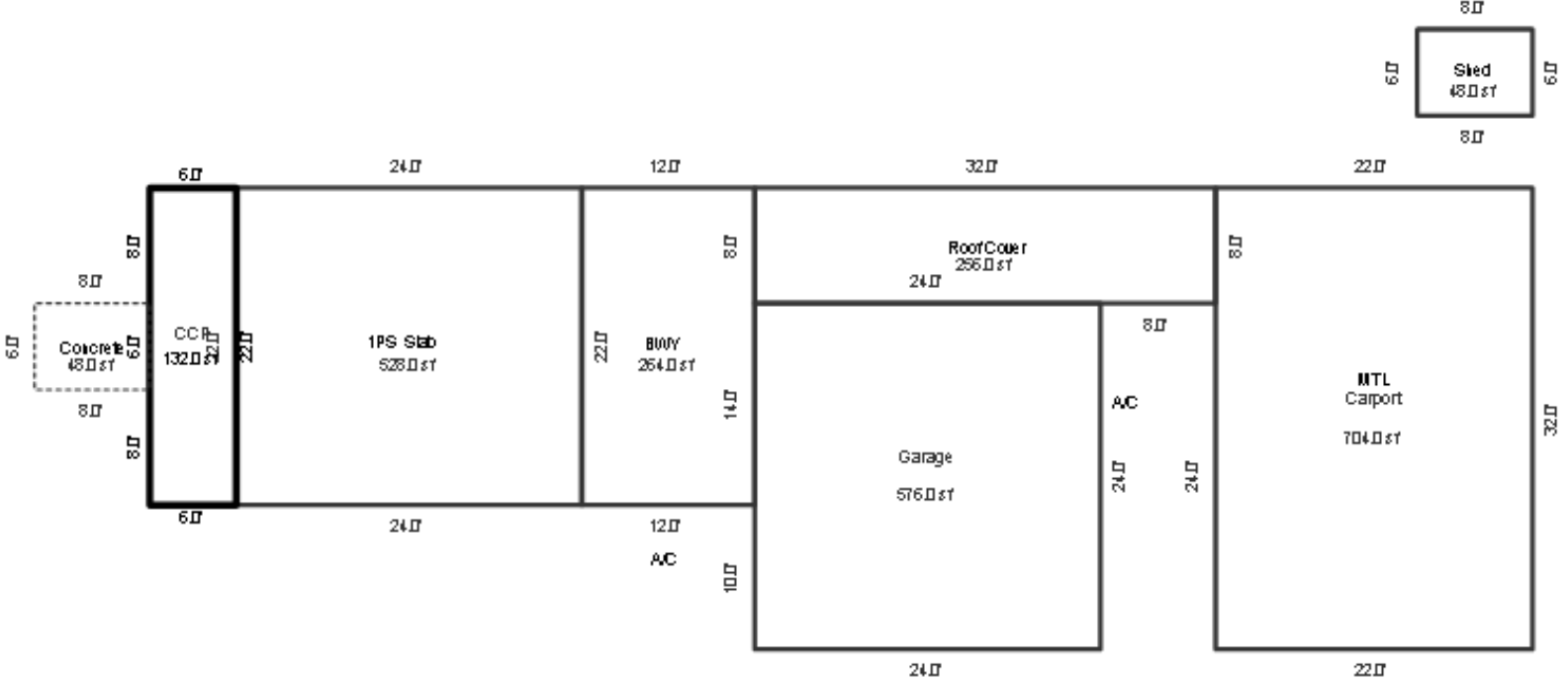


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	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	132 560 256 264	CCP (1 Story) Roof Cover Onl Roof Cover Onl Brzwy, FW	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 35 Floor Area: 528 Total Base New : 152,441 Total Depr Cost: 99,085 Estimated T.C.V: 108,994				E.C.F. X 1.100		Bsmnt Garage: Carport Area: 704 Roof: Aluminum					
Building Style: 1+S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration				Total Base New : 152,441 Total Depr Cost: 99,085 Estimated T.C.V: 108,994				E.C.F. X 1.100		Bsmnt Garage: Carport Area: 704 Roof: Aluminum			
Yr Built 1989	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Heat & Cool Ground Area = 528 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas				Cls CD Blt 1989			
Condition: Average		Size of Closets		X No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost				Total: 70,350 45,727							
Room List		Doors		Solid	X	H.C.	(12) Electric				Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		200 Amps Service				Plumbing				Plumbing							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				Average Fixture(s)				Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min				3 Fixture Bath 2 Fixture Bath Softener, Auto 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							
(2) Windows		(8) Basement		Many X Ave. Few				1 Average Fixture(s)				Garages							
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 528 S.F. Height to Joists: 0.0				1 3 Fixture Bath				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 2 Fixture Bath				Class: CD Exterior: Siding Foundation: 18 Inch (Finished)							
(3) Roof		(10) Floor Support		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				Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer				Lump Sum Items:				Built-Ins							
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Appliance Allow.							
Deck w/Roof (Roof portion) 560 7,706 5,009 w/Roof (Roof portion) 256 3,709 2,411 Breezeways Frame Wall 264 12,532 8,146 Carports Aluminum 704 9,448 6,141 <<<<< 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.
RAYMOND GREGORY P	RAYMOND GREGORY P	0	02/27/2018	QC	09-FAMILY	2018-00612	PROPERTY TRANSFER	0.0
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	09-FAMILY	2016-01948	DEED	0.0
WHIPPLE	RAYMOND GREGORY P & RENAUD	109,300	07/02/2003	WD	03-ARM'S LENGTH	2003-03263	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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RAYMOND GREGORY P 1420 FIELDCREST DRIVE WATERFORD MI 48327-4802	2024 Est TCV 143,950 TCV/TFA: 143.95
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
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Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 200/	445.00	100.00	0.8188	0.7071	200	100		51,528	
445 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	51,528	

Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value		

Wood Frame	23.11	168	50	1,941		
Total Estimated Land Improvements True Cash Value =				1,941		

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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Topography of Site						
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X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond
X	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD			

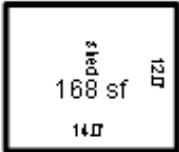
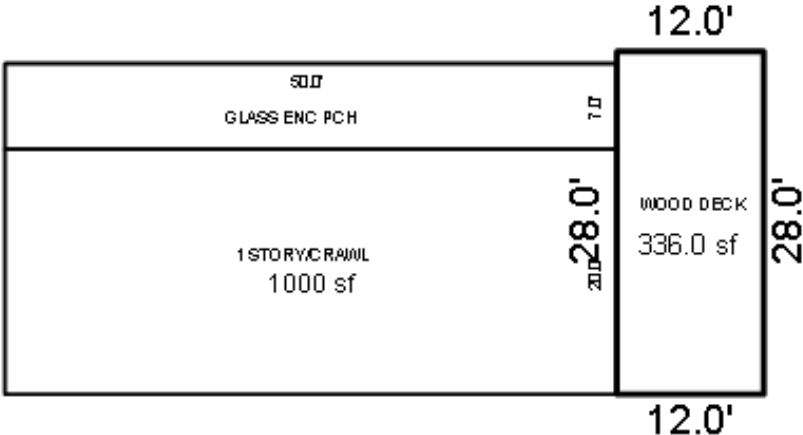
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	25,800	46,200	72,000			30,001C
TPC 04/30/2021 INSPECTED			2023	25,800	44,700	70,500			28,573C
TPC 12/27/2017 INSPECTED			2022	17,500	38,600	56,100			27,213C
			2021	15,000	35,200	50,200			26,344C

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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 350 276	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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: 45 Floor Area: 1,000 Total Base New : 176,896 Total Depr Cost: 97,291 Estimated T.C.V: 90,481			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1958	
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	0 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1000 SF Floor Area = 1000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
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.	(13) Plumbing			1 Story Siding Crawl Space 1,000							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			Total: 117,930 64,860			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes:						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:						
(2) Windows		(8) Basement		Lump Sum Items:												
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
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												
(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.
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: JORDAN KIMBERLY ANN  
 10450 S 49 RD  
 CADILLAC MI 49601

2024 Est TCV 16,818

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

Public Improvements \* Factors \* LOTS 9 & 10

Description Frontage Depth Front Depth Rate %Adj. Reason Value

I 200' @ 200/ 100.00 100.00 1.1892 0.7071 200 100 16,818

100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 16,818

Tax Description: SEC 27 T22N R8W LOTS 9 & 10. GRAY'S TROUT CAMP. PART OF PCL F OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P- 152

Comments/Influences:

X Dirt Road  
 Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer

X Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

Topography of Site

Level

X Rolling  
 Low  
 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

2024 8,400 0 8,400 8,400S

2023 8,400 0 8,400 7,452C

2022 10,000 0 10,000 7,098C

2021 7,500 0 7,500 6,872C

Who When What

TPC 12/07/2022 INSPECTED

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

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

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

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

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

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

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

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

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

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		76,000	12/01/1999	WD	33-TO BE DETERMINED	333:941	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 02/10/2000

Owner's Name/Address: LANGMESSER JEAN M  
 8415 WORKMAN ROAD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 16,818

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

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								16,818

Taxpayer's Name/Address: LANGMESSER JEAN M  
 8415 WORKMAN ROAD  
 LAKE CITY MI 49651

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

Tax Description: . SEC 27 T22N R8W LOTS 11 & 12 GRAYS  
 TROUT CAMP.

Comments/Influences: 5-97 STATE RECIND LIST LOCAL DENIAL FOR  
 96..BILL 95



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,400	0	8,400			5,662C
2023	8,400	0	8,400			5,393C
2022	10,000	0	10,000			5,137C
2021	7,500	0	7,500			4,973C

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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
8415 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	07/03/2008	20080306	Complete
	P.R.E. 100% 02/10/2000					

Owner's Name/Address	MAP #:
LANGMESSER JEAN M 8415 WORKMAN RD LAKE CITY MI 49651	2024 Est TCV 297,652 TCV/TFA: 158.49

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 27 T22N R8W LOTS 13, 14 & 15 ALSO BEG AT NW COR LOT 13 N 30 FT NE 269 FT TO PT 212 FT N OF NE COR OF LOT 15 S 212 FT W 150 FT TO BEG PT OF SE 1/4 GRAY'S TROUT CAMP.	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.								
	150 Actual Front Feet, 0.34 Total Acres      Total Est. Land Value =      22,795								

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

Comments/Influences	Topography of Site
ON 5-97 STATE DREC LIST BUT WAS RECINDED IN 94	Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain
	X PRIVATE RD



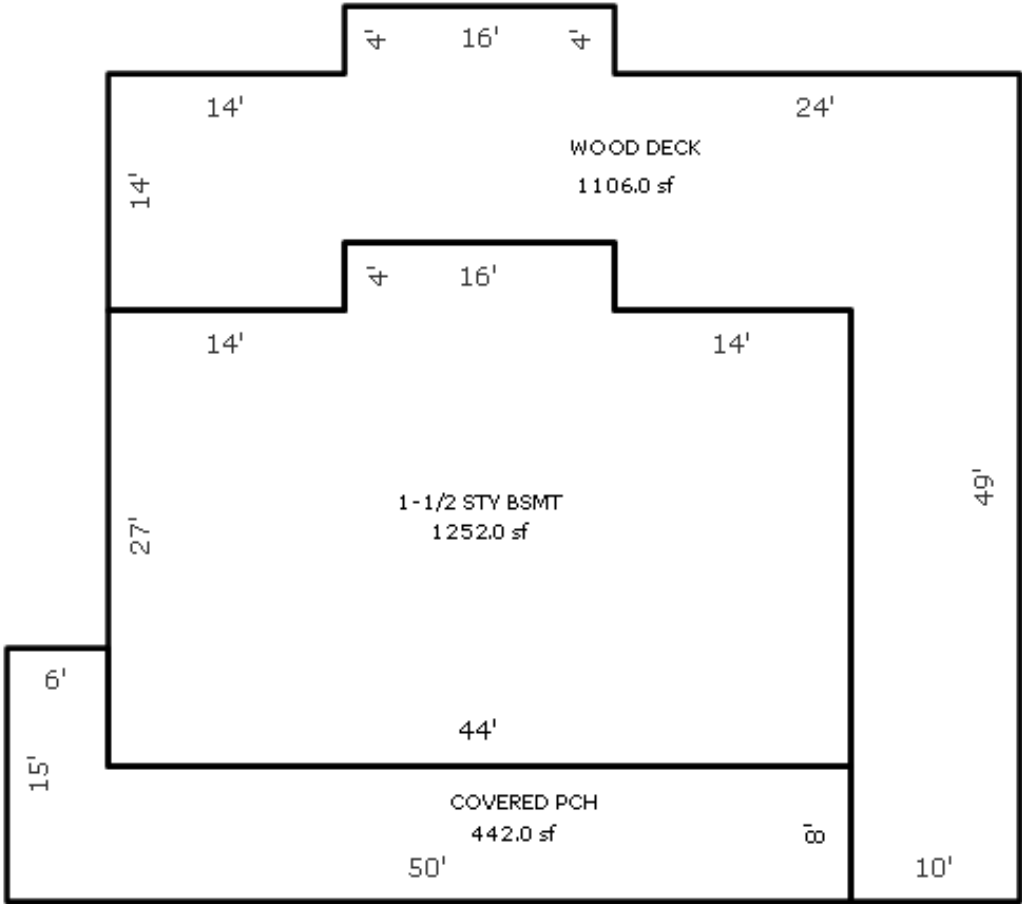
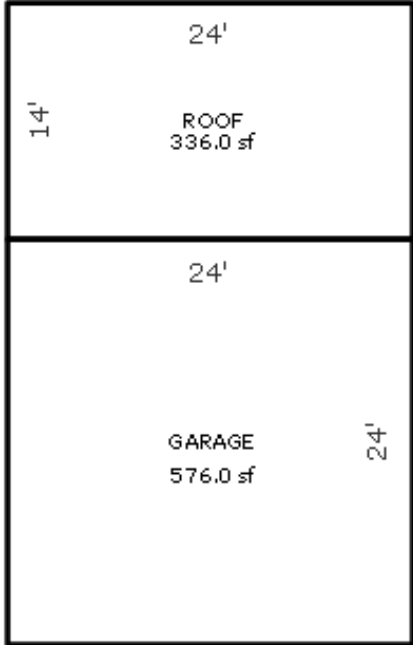
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Licensed To: Township of Lake, County of  
Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,400	137,400	148,800			96,646C
2023	11,400	133,200	144,600			92,044C
2022	10,000	122,500	132,500			87,661C
2021	7,500	118,100	125,600			84,861C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 442 1106	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,878 Total Base New : 327,231 Total Depr Cost: 294,524 Estimated T.C.V: 273,907			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 327,231						
Condition: Average		Lg		X	Ord		Central Air Wood Furnace			Total Depr Cost: 294,524			X 0.930			
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Total Estimated T.C.V: 273,907						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2008						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ground Area = 1252 SF Floor Area = 1878 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	(2) Windows	(7) Excavation		Ex. X Ord. Min			1.5 Story Siding Basement 1,252			Total: 250,785 225,724						
X	Many Avg. X Few	Basement: 1252 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,560 2,304						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few			Plumbing			Average Fixture(s) 1 1,476 1,328						
X	Asphalt Shingle	(9) Basement Finish		(13) Plumbing			Water/Sewer			3 Fixture Bath 1 4,646 4,181						
	Chimney:	Recreation SF Living SF 1 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			2 Fixture Bath 1 3,108 2,797						
		(10) Floor Support		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Water/Sewer 1000 Gal Septic 1 4,864 4,378 Water Well, 100 Feet 1 5,808 5,227						
		Joists: Unsupported Len: Cntr.Sup:		Notes:			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TC			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						
				Totals:			Totals:			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						
				Totals:			Totals:			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						

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