Parcel Number: 009-340-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN TRUST	WRIGHT MICHAEL D & KATHLE	135,000	08/21/2006	OTH	21-NOT USED/OTHER	06-0/3684	DEED	0.0
HOFFMAN GARY C TRUST	WRIGHT MICHAEL D & KATHLE	135,000	03/03/2006	LC	25-PARTIAL CONSTRUCTION	06-0/667	DEED	100.0

Property Address
10262 W KELLY RD

Owner's Name/Address
WRIGHT MICHAEL D & KATHLEEN A
10262 W KELLY RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 03/03/2006
MAP #:
2024 Est TCV 192,653 TCV/TFA: 83.15

Building Permit(s)	Date	Number	Status
Deck/Porch	05/21/2009	20090199	Complete
Deck/Porch	07/14/2008	20080337	Complete

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres						Total Est. Land Value =		12,921

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

Tax Description
SEC 17 T22N R8W LOT 1 HOFFMAN'S TIMBER ACRES

Comments/Influences
20803974 $149,900 2005
HOUSE RELOCATED HERE 50% OF 80% FOR 04,05 06. HOUSE COMPLETE FOR 07.
PC GRG IS ON 20 FT PCL EAST OF HOUSE (009-017-012-99)
CHGD ATT GRG TO 1S/SL FOR 08. (NO PERMIT

Who	When	What
TPC	12/27/2017	INSPECTED
RJG	12/04/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	89,800	96,300			61,682C
2023	5,000	88,900	93,900			58,745C
2022	2,500	79,300	81,800			55,186C
2021	2,500	74,400	76,900			53,424C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1969	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1766 S.F.
Slab: 551 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 2,317
Total Base New : 276,085 E.C.F.
Total Depr Cost: 193,260 X 0.930
Estimated T.C.V: 179,732

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
380	WCP (1 Story)
168	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2317 SF Floor Area = 2317 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

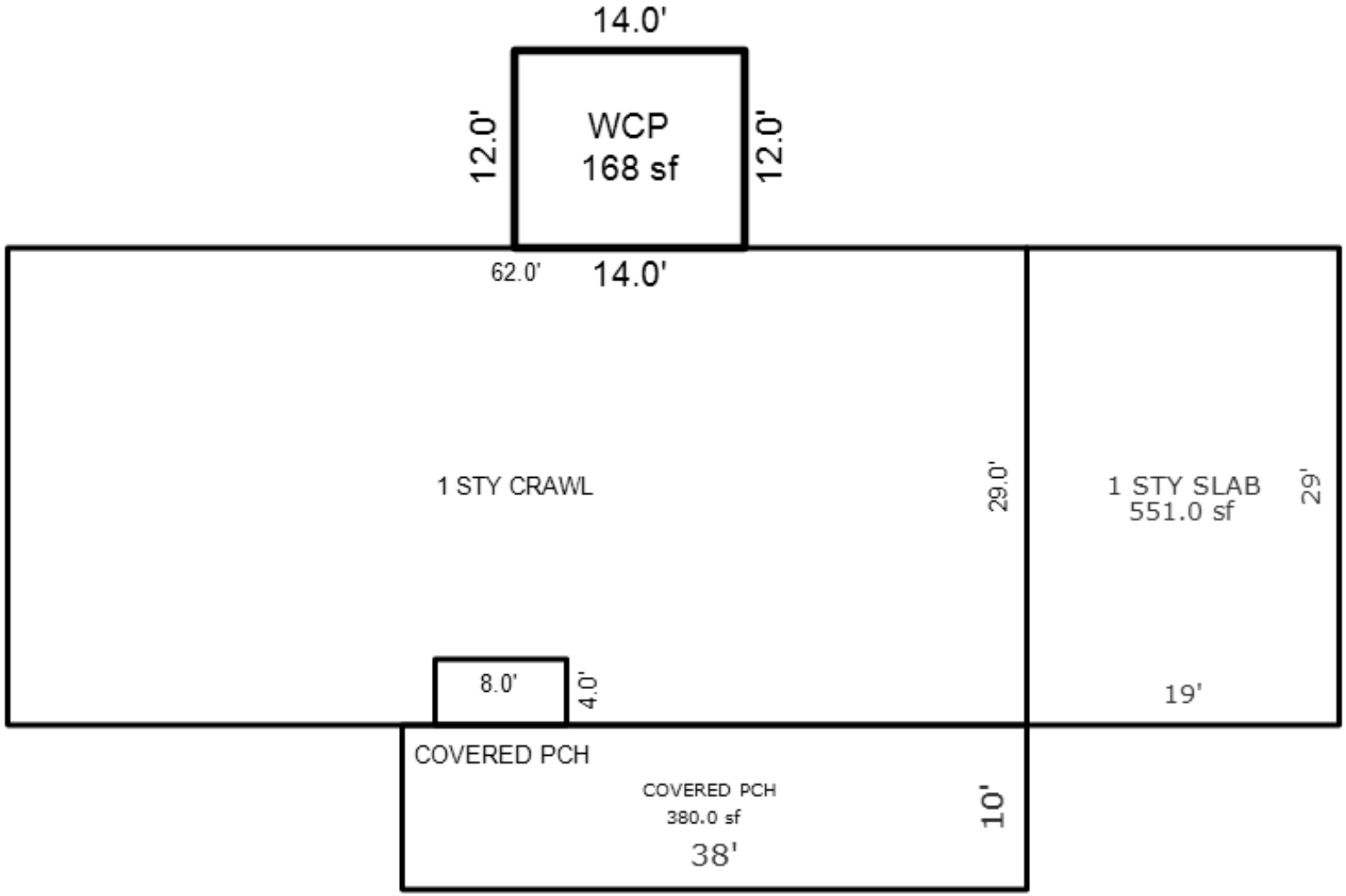
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,766		
1 Story	Siding	Slab	551		
			Total:	240,555	168,389

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
Water/Sewer			
1000 Gal Septic	1	4,550	3,185
Water Well, 100 Feet	1	5,640	3,948
Porches			
CCP (1 Story)	32	966	676
WCP (1 Story)	380	11,096	7,767
Deck			
Treated Wood w/Roof (Deck Portion)	168	3,610	2,527
Treated Wood w/Roof (Roof portion)	168	2,644	1,851
Built-Ins			
Appliance Allow.	1	1,934	1,354
	Totals:	276,085	193,260

Notes: RELOCATION
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 179,732

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



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

Parcel Number: 009-340-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		8,250	03/01/2002	WD	33-TO BE DETERMINED	03-0:3590	DEED	0.0

Property Address
10284 W KELLY RD

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 02/03/2004

MAP #:

2024 Est TCV 146,272 TCV/TFA: 117.21

Building Permit(s)	Date	Number	Status

Owner's Name/Address
CLARK TAMMY
10284 KELLY ROAD
LAKE CITY MI 49651

X Improved | Vacant

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

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.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.50	180	50	2,295
Total Estimated Land Improvements True Cash Value =				2,295

Taxpayer's Name/Address
HABITAT FOR HUMANITY MICHIGAN FUND
618 S CREYT SUITE C
LANSING MI 48917

Tax Description
SEC 17 T22N R8W LOT 2 HOFFMAN'S TIMBER ACRES

Comments/Influences
NEW HOUSE @45% FOR 03 COMP FOR 04

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	66,600	73,100			49,584C
2023	5,000	65,900	70,900			47,223C
2022	2,500	59,300	61,800			44,975C
2021	2,500	55,700	58,200			43,539C

Who	When	What
TPC	05/14/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 18
Floor Area: 1,248
Total Base New : 171,865 E.C.F.
Total Depr Cost: 140,920 X 0.930
Estimated T.C.V: 131,056

(16) Porches/Decks

Area	Type
36	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

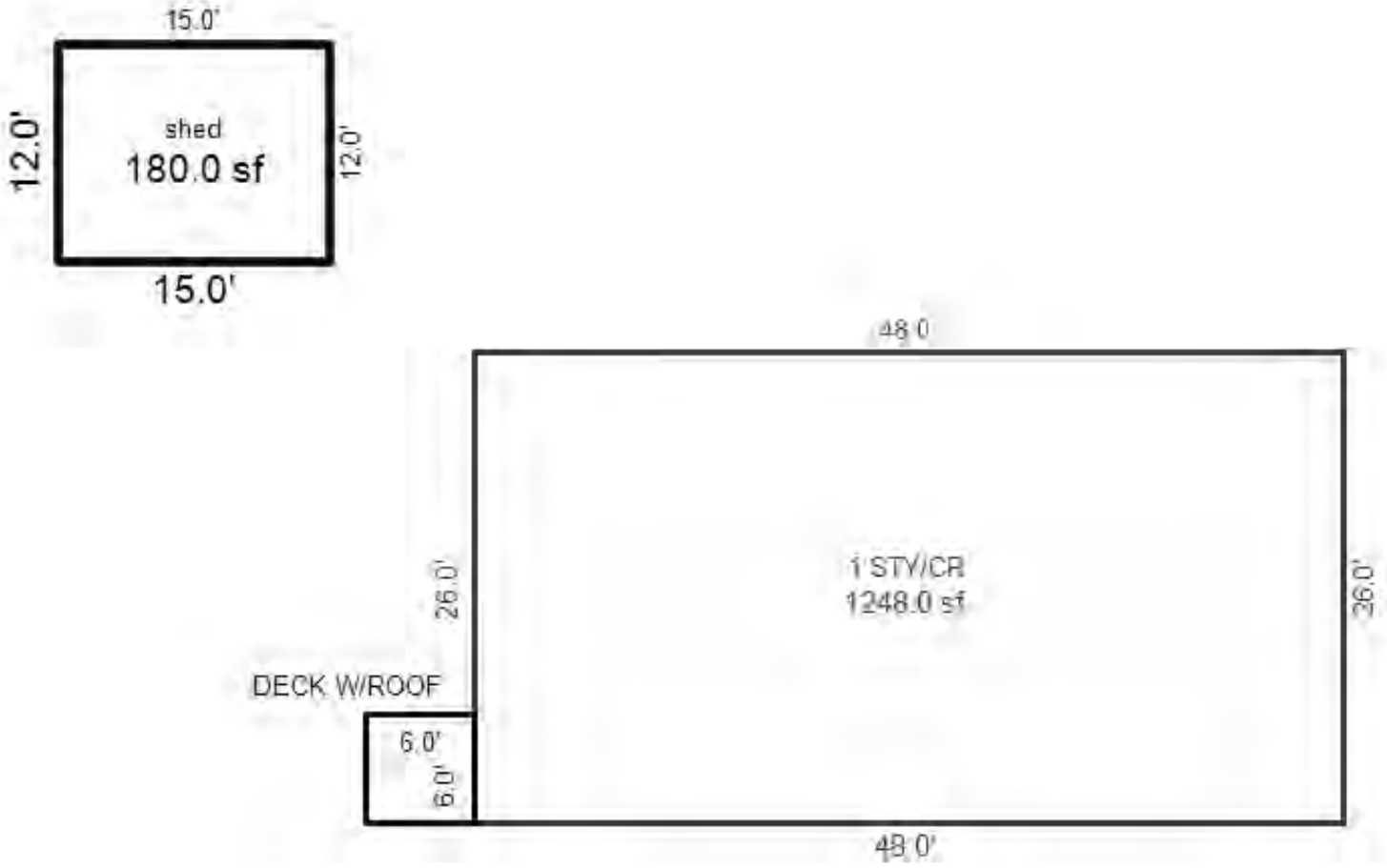
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	154,409	126,607

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,210
Water/Sewer			
1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763
Porches			
WCP (1 Story)	36	2,542	2,084
Built-Ins			
Appliance Allow.	1	2,766	2,268
	Totals:	171,865	140,920

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 131,056

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



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

Parcel Number: 009-340-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE CO HABITAT FOR	HOFFMAN AMY	78,000	02/06/2007	WD	21-NOT USED/OTHER	07-0/439	DEED	100.0
WALSH RACHEL (SW)	MISSAUKEE CO HABITAT FOR	0	06/30/2006	QC	21-NOT USED/OTHER	06-0/2405	DEED	0.0
WALSH PATRICK (SM)	MISSAUKEE CO HABITAT FOR	0	06/28/2006	QC	21-NOT USED/OTHER	06-0/2460	DEED	0.0
		8,250	12/01/2002	WD	33-TO BE DETERMINED	03-0:3588	DEED	0.0

Property Address
10306 W KELLY RD

Owner's Name/Address
HOFFMAN AMY
10306 W KELLY ROAD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 3 HOFFMAN'S TIMBER ACRES

Comments/Influences
NE W HOUSE @45% FOR 03 COMP FOR 04

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 02/06/2007
MAP #:
2024 Est TCV 149,807 TCV/TFA: 120.04

Building Permit(s)	Date	Number	Status
REPAIR	09/13/2022	2022-0646	100%

X Improved | Vacant

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

Who	When	What
JWV	09/29/2022	INSPECTED
TPC	05/15/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				2,399

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	68,400	74,900			49,584C
2023	5,000	67,600	72,600			47,223C
2022	2,500	60,600	63,100			44,975C
2021	2,500	56,900	59,400			43,539C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
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	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 18
Floor Area: 1,248
Total Base New : 176,364 E.C.F.
Total Depr Cost: 144,610 X 0.930
Estimated T.C.V: 134,487

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
192	Treated Wood

(17) Garage

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:

Bsmnt Garage:

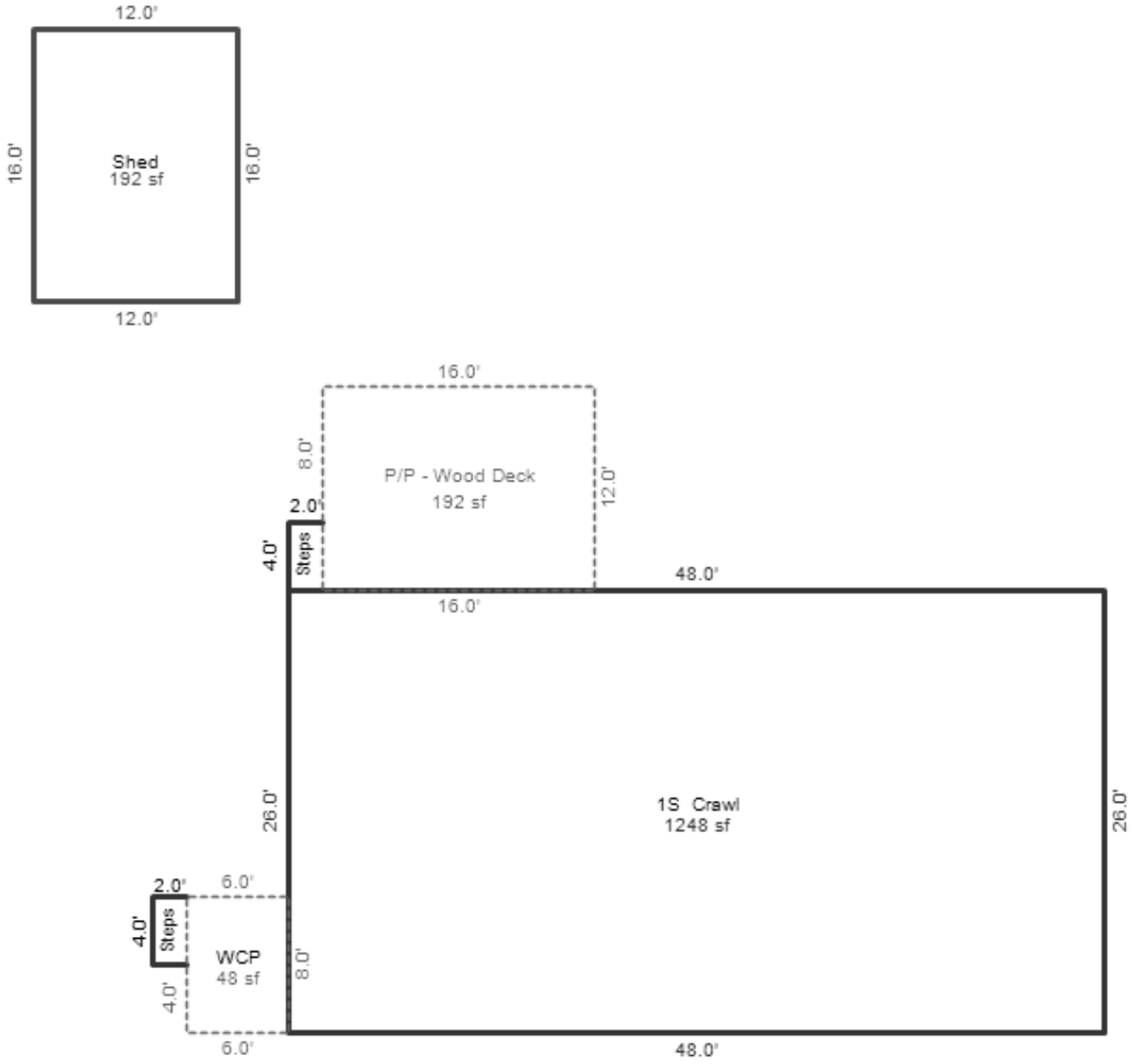
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	154,409	126,607
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,210
Water/Sewer					
1000 Gal Septic			1	4,864	3,988
Water Well, 100 Feet			1	5,808	4,763
Porches					
WCP (1 Story)			48	3,013	2,471
Deck					
Treated Wood			192	4,028	3,303
Built-Ins					
Appliance Allow.			1	2,766	2,268
			Totals:	176,364	144,610

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 134,487

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



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

Parcel Number: 009-340-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		88,000	08/01/1998	WD	33-TO BE DETERMINED	321:1449	DEED	0.0

Property Address
10328 W KELLY RD

Owner's Name/Address
CROSBY DOUG A & PAULA
10328 W KELLY ROAD
LAKE CITY MI 49651

Taxpayer's Name/Address
TRAVERSE MORTGAGE CORPORATION
P O BOX 1047
TRAVERSE CITY MI 49685-1047

Tax Description
SEC 17 T22N R8W LOTS 4 & 5. HOFFMAN'S TIMBER ACRES

Comments/Influences
98 COMBO W/005-00 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/07/1999
MAP #:
2024 Est TCV 180,592 TCV/TFA: 128.99

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
240 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	21,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
Wood Frame	25.50	180	50	2,295

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,265

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,900	79,400	90,300			51,355C
2023	8,500	71,400	79,900			48,910C
2022	8,400	61,700	70,100			46,581C
2021	8,400	58,200	66,600			45,093C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1996	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many	X	Large
X	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,400
Total Base New : 223,081 E.C.F.
Total Depr Cost: 167,307 X 0.930
Estimated T.C.V: 155,596

(16) Porches/Decks

Area	Type
36	CPP
120	Treated Wood

(17) Garage

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

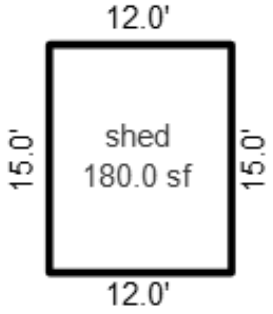
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	179,815	134,859

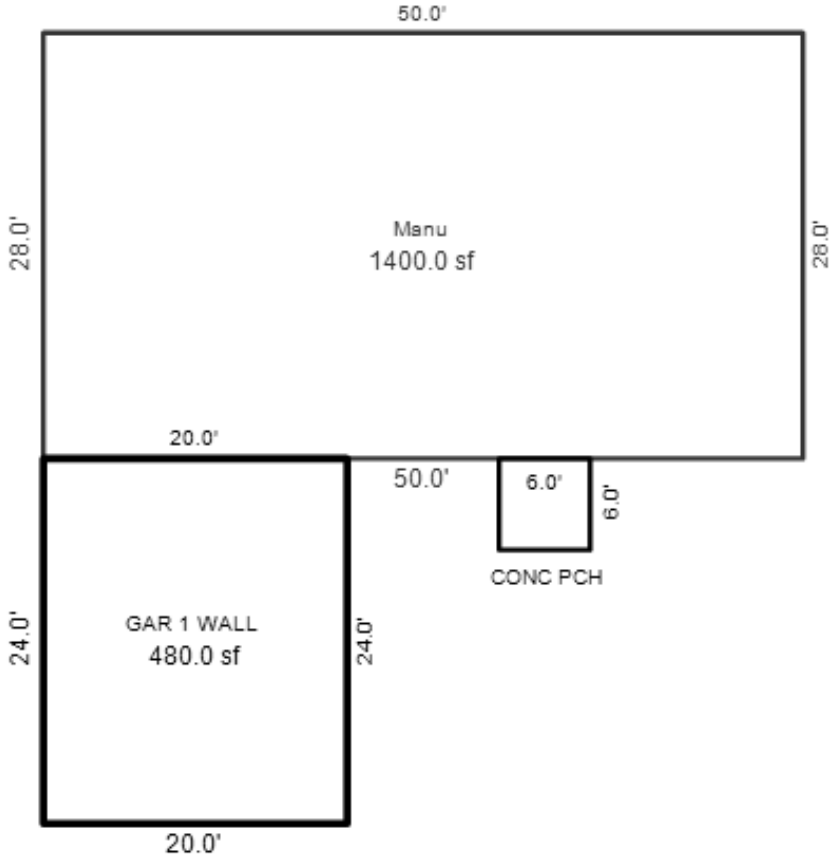
Other Additions/Adjustments

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			
CPP	36	962	721
Deck			
Treated Wood	120	2,947	2,210
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	21,936	16,452
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410
Built-Ins			
Appliance Allow.	1	2,766	2,074
	Totals:	223,081	167,307

Notes: MODULAR
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 155,596

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





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

Parcel Number: 009-340-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAVAKOVICH CATHERINE	MARTIN TIM M & ANDREA M &	120,000	11/23/2020	WD	03-ARM'S LENGTH	2020-03539	PROPERTY TRANSFER	100.0
DAVIS LOUIS C & CHARLOTTE	NAVAKOVICH CATHERINE (F)	126,000	06/23/2006	WD	03-ARM'S LENGTH	06-0/2358	DEED	100.0
		8,750	09/01/2000	WD	33-TO BE DETERMINED	03-0:5446	DEED	0.0

Property Address
10372 W KELLY RD

Owner's Name/Address
MARTIN TIM M & ANDREA M &
NAVAKOVICH CATHERINE
10372 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 6 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 11/23/2020
MAP #:
2024 Est TCV 172,848 TCV/TFA: 110.23

Building Permit(s)	Date	Number	Status
MH	11/05/2003	20030426	Complete

X Improved | Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	120	0	0
D/W/P: 4in Ren. Conc.	7.35	192	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	79,900	86,400			64,573C
2023	5,000	69,400	74,400			61,499C
2022	2,500	60,800	63,300			58,571C
2021	2,500	54,200	56,700			56,700S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1568 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 15
Floor Area: 1,568
Total Base New : 249,344 E.C.F.
Total Depr Cost: 211,942 X 0.750
Estimated T.C.V: 158,957

(16) Porches/Decks

Area	Type
80	Treated Wood
128	Treated Wood

(17) Garage

Year Built: 2004
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

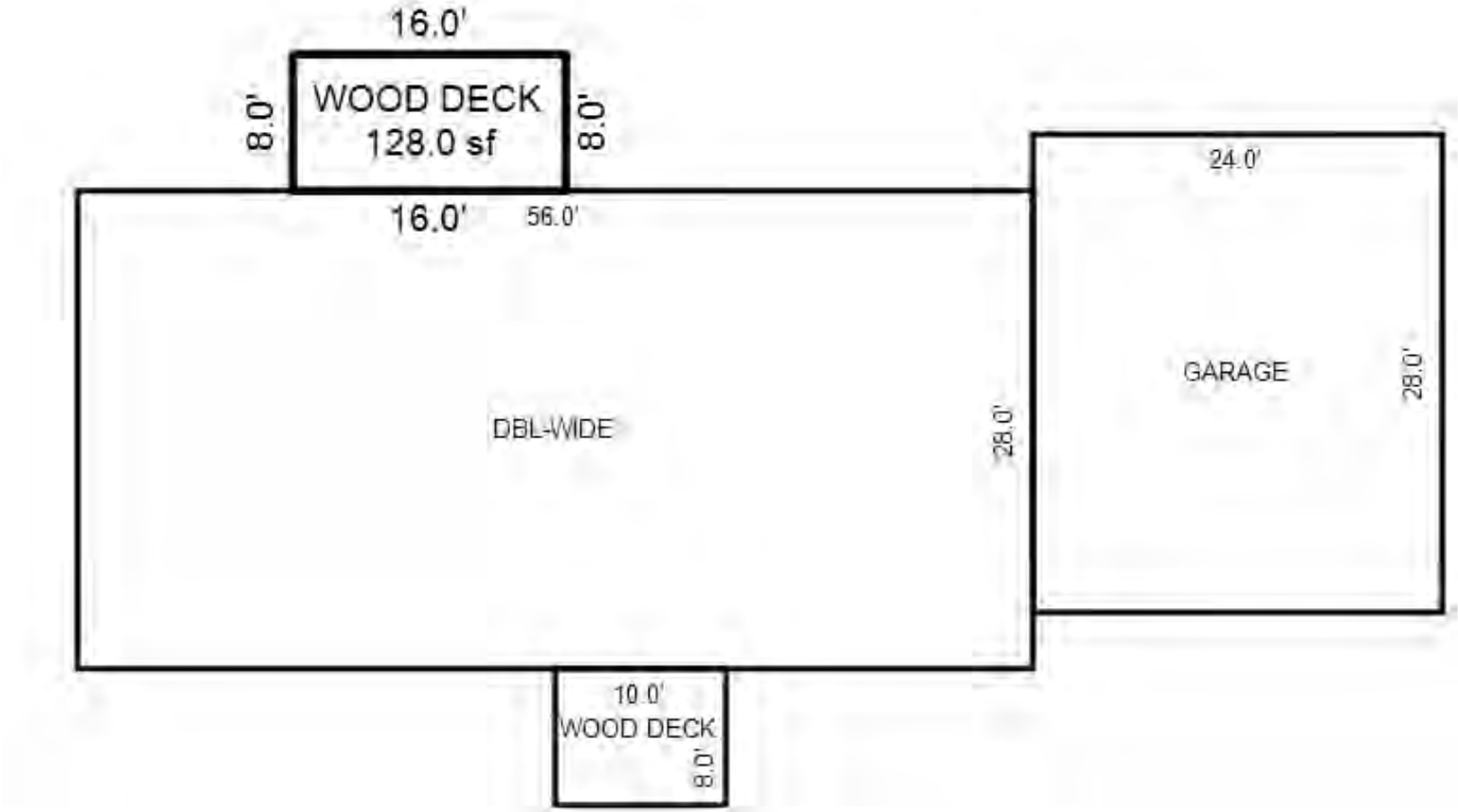
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,568		
			Total:	201,924	171,636
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	1,045
3 Fixture Bath			1	3,860	3,281
Water/Sewer					
1000 Gal Septic			1	4,550	3,867
Water Well, 100 Feet			1	5,640	4,794
Deck					
Treated Wood			80	2,213	1,881
Treated Wood			128	3,021	2,568
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
Built-Ins					
Appliance Allow.			1	1,934	1,644
Fireplaces					
Prefab 1 Story			1	2,189	1,861
			Totals:	249,344	211,942

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCV: 158,957

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



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

Parcel Number: 009-340-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKEE JAMES E & MARY L	ACEVEDO DAVID J & GERTRUD	12,500	07/18/2014	WD	03-ARM'S LENGTH	2014-02531	PROPERTY TRANSFER	100.0
WINKLE JEREMY	MC KEE JAMES E & MARY L	24,900	08/16/2004	WD	20-MULTI PARCEL SALE REF	04-0/3524	DEED	100.0

Property Address

10416 W KELLY RD

Owner's Name/Address

ACEVEDO DAVID J & GERTRUDE L
10416 W KELLY RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 01/20/2015

MAP #:

2024 Est TCV 239,879 TCV/TFA: 165.21

Building Permit(s)	Date	Number	Status
New House	09/11/2014	2014-0373	100%

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 7 & 8 Value
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
240 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	21,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	672	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

Tax Description

SEC 17 T22N R8W LOT 7 & 8 HOFFMAN'S TIMBER ACRES

Comments/Influences

21002374 $9,500 EXP 453DOM
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/23/2014	INSPECTED
TPC	08/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,900	109,000	119,900			76,695C
2023	8,500	107,800	116,300			73,043C
2022	5,000	97,300	102,300			69,565C
2021	5,000	91,400	96,400			67,343C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1452 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 5
Floor Area: 1,452
Total Base New : 244,775 E.C.F.
Total Depr Cost: 232,525 X 0.930
Estimated T.C.V: 216,248

(16) Porches/Decks

Area	Type
160	WCP (1 Story)
193	Treated Wood

(17) Garage

Year Built: 2014
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 674
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

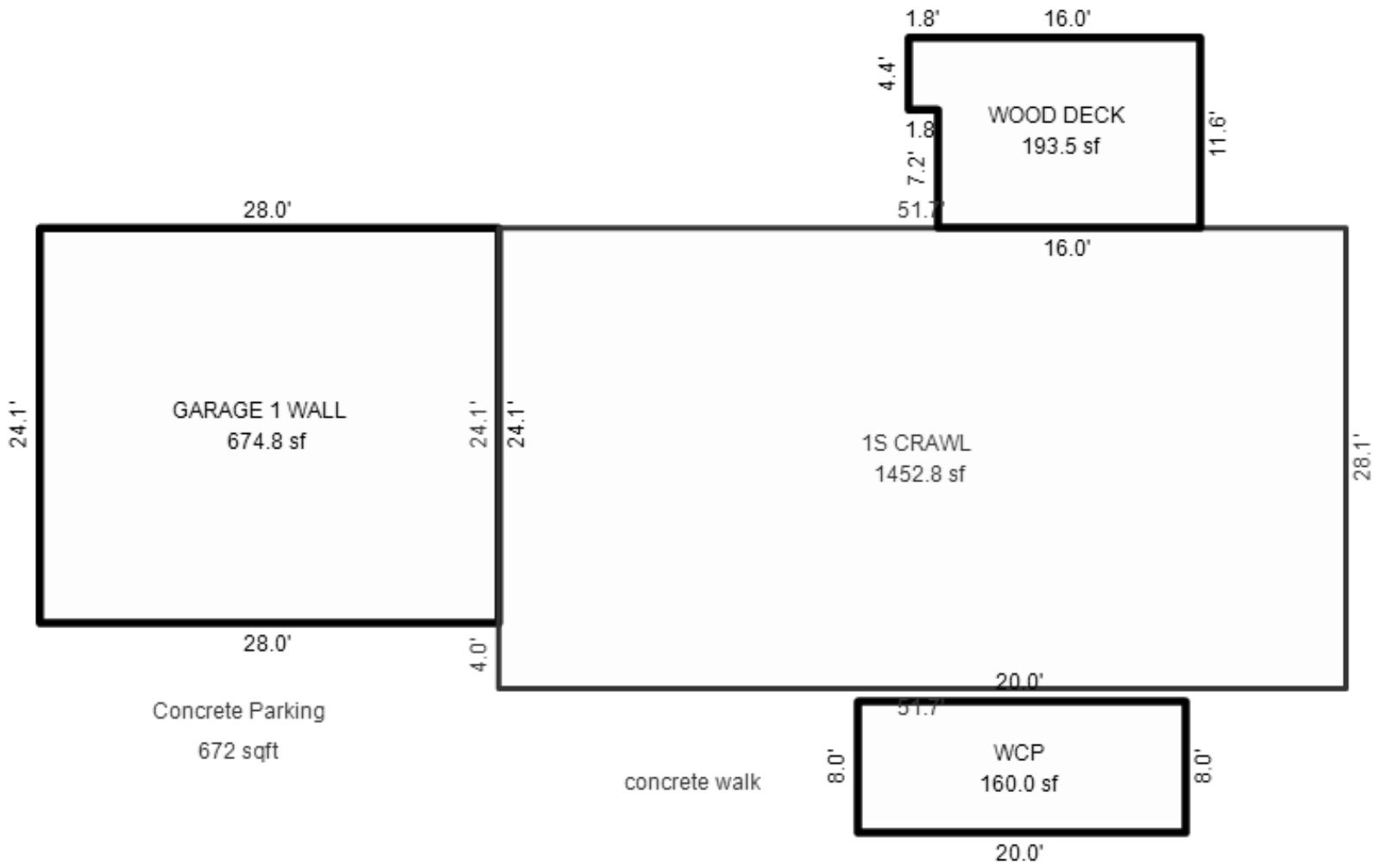
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1452 SF Floor Area = 1452 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	199,234	189,261
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,402
Water/Sewer					
1000 Gal Septic			1	4,864	4,621
Water Well, 50 Feet			1	2,686	2,552
Porches					
WCP (1 Story)			160	6,891	6,546
Deck					
Treated Wood			193	4,041	3,839
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			674	27,722	26,336
Common Wall: 1 Wall			1	-2,686	-2,552
Door Opener			1	547	520
			Totals:	244,775	232,525

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 216,248

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



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

Parcel Number: 009-340-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NIELSON DAVID LEE	NIELSEN DAVID & CAROL TRU	0	04/14/2004	WD	21-NOT USED/OTHER	04-0/1588	DEED	0.0
		11,500	04/01/2002	WD	33-TO BE DETERMINED	02-0:2027	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/17/2002					
Owner's Name/Address	MAP #:					
NIELSEN DAVID & CAROL TRUST 10482 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 12,921					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			12,921

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

Tax Description

SEC 17 T22N R8W LOT 9 HOFFMAN'S TIMBER ACRES

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	0	6,500			2,756C
2023	5,000	0	5,000			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

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

Parcel Number: 009-340-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NIELSEN DAVID	NIELSEN DAVID & CAROL TRU	0	04/14/2004	WD	21-NOT USED/OTHER	04-0/1588	DEED	0.0
		16,100	10/01/1998	WD	33-TO BE DETERMINED	323:219	DEED	0.0

Property Address

10482 W KELLY RD

Owner's Name/Address

NIELSEN DAVID & CAROL TRUST
10482 W KELLY ROAD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOTS 10 & 11 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 02/10/2000

MAP #:

2024 Est TCV 334,592 TCV/TFA: 238.31

Building Permit(s)	Date	Number	Status
Garage	06/23/2009	20090270	Complete

X Improved Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED
TPC	08/01/2011	INSPECTED

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866
240 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	21,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
Wood Frame	28.83	100	50	1,441

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 =				2,411

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,900	156,400	167,300			111,427C
2023	8,500	154,600	163,100			106,121C
2022	8,400	139,400	147,800			101,068C
2021	8,400	130,900	139,300			97,840C

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

Residential Building 1 of 1 Parcel Number: 009-340-010-00 Printed on 03/21/2024

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1404 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

1052	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 1,404
Total Base New : 401,104 E.C.F.
Total Depr Cost: 333,817 X 0.930
Estimated T.C.V: 310,450

(16) Porches/Decks

Area	Type
440	WPP
102	WCP (1 Story)
240	Brzwy, FW

(17) Garage

Year Built: 1999
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 468
No Conc. Floor: 0

Bsmnt Garage:

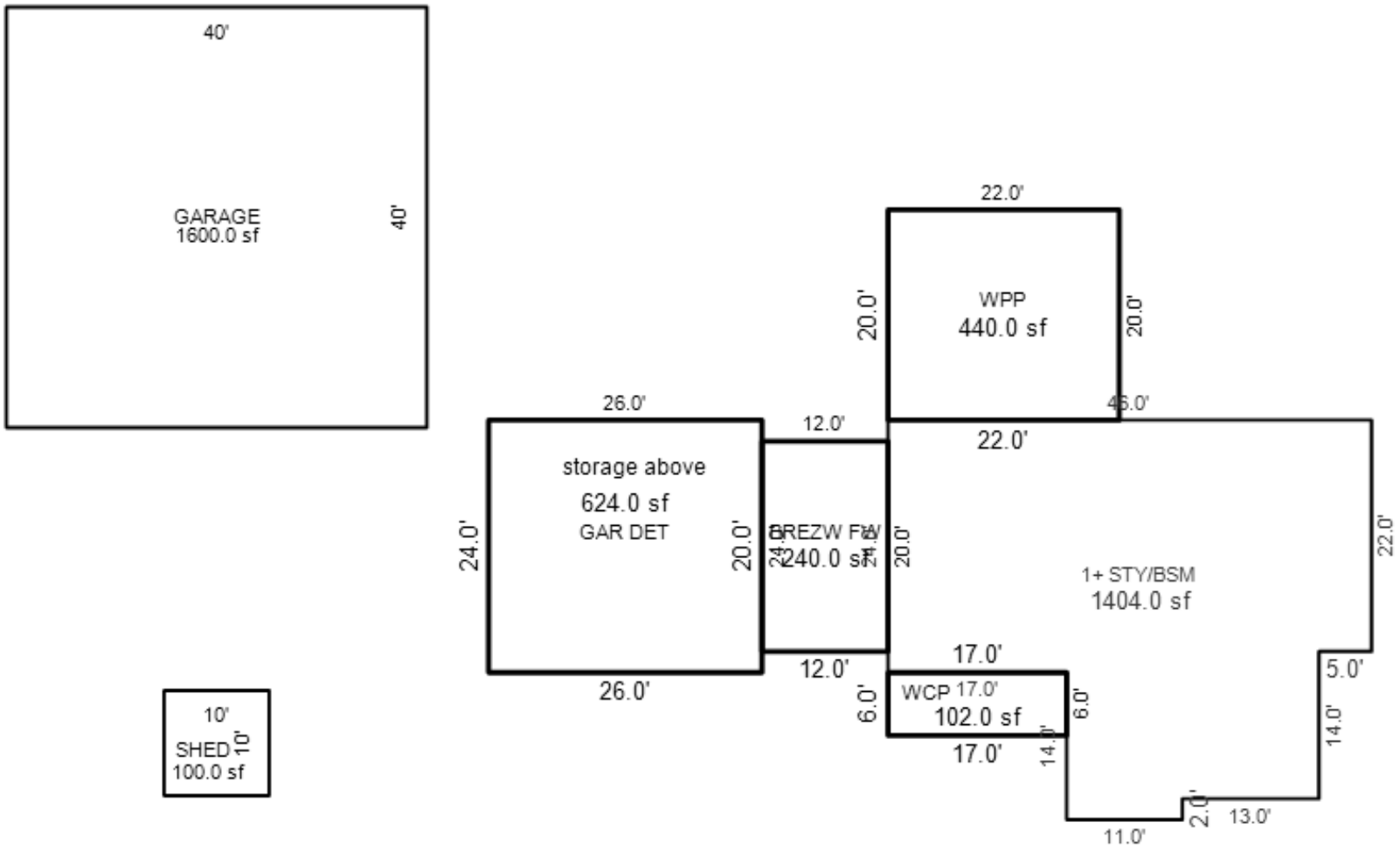
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 10 Blt 1999
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,404		
			Total:	233,455	198,434
Other Additions/Adjustments					
Recreation Room			1052	20,335	10,167
Basement, Outside Entrance, Below Grade			1	2,560	2,176
Plumbing					
Average Fixture(s)			1	1,476	1,255
3 Fixture Bath			2	9,291	7,897
Water/Sewer					
1000 Gal Septic			1	4,864	4,134
Water Well, 100 Feet			1	5,808	4,937
Porches					
WPP			440	7,388	6,280
WCP (1 Story)			102	4,828	4,104
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	31,606	26,865
Storage Over Garage			468	6,430	5,465
Door Opener			2	1,093	929
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			3	1,455	1,237
Base Cost			1600	51,232	43,547
Built-Ins					
Appliance Allow.			1	2,766	2,351

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

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



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

Parcel Number: 009-340-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINDOW MICHELLE & BEDNARI	LINDOW MICHELLE & BEDNARI	0	04/12/2023	QC	09-FAMILY	202301019	PROPERTY TRANSFER	0.0
LINDOW MICHELLE M	BEDNARICK MILDRED M	20,000	04/12/2023	QC	09-FAMILY	2023-01020	PROPERTY TRANSFER	0.0
BEDNARICK MILDRED M	BEDNARICK MILDRED M	0	04/12/2023	QC	09-FAMILY	2023-01021	PROPERTY TRANSFER	0.0
SPRAGG JAMES A & PATRICIA	LINDOW MICHELLE & BEDNARI	277,000	09/12/2019	WD	03-ARM'S LENGTH	2019-02865	PROPERTY TRANSFER	100.0

Property Address

10504 W KELLY RD

Owner's Name/Address

LINDOW MICHELLE & BEDNARICK MILDRED
10504 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOTS 12,13 & E/2 LOT 14
HOFFMAN'S TIMBER ACRES
009-340-014-00 (E/2 LOT 14) Combined with this pcl for 2010.

Comments/Influences

2010 COMBINED 30-014-00 WITH
NEW HOME U/C FOR FOR 98 COMP FOR 99
CFP/CVR & WFP/GE FOR 02
24X26 GRG FOR 04
98 COMBO W/013-00 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/05/2019

MAP #:

2024 Est TCV 331,164 TCV/TFA: 190.76

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

Who	When	What
TPC	05/03/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.7598	1.2522	90	100		10,276
A 100' @ 90/	120.00	627.00	0.7598	1.2522	90	100		10,276
A 100' @ 90/	60.00	624.00	0.7598	1.2507	90	100	1/2 LOT 14	5,132
300 Actual Front Feet, 4.31 Total Acres							Total Est. Land Value =	25,684

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1500	50	6,135
D/W/P: 4in Ren. Conc.	8.18	300	50	1,227
D/W/P: Brick on Sand	18.02	100	50	901
Total Estimated Land Improvements True Cash Value =				8,263

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,800	152,800	165,600			150,126C
2023	10,000	150,800	160,800			142,978C
2022	9,600	135,800	145,400			136,170C
2021	9,600	127,500	137,100			131,820C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1997	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1736 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

850	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
X	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1,736
Total Base New : 405,645 E.C.F.
Total Depr Cost: 319,588 X 0.930
Estimated T.C.V: 297,217

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
264	WGEP (1 Story)
198	Treated Wood

(17) Garage

Year Built: 1997
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

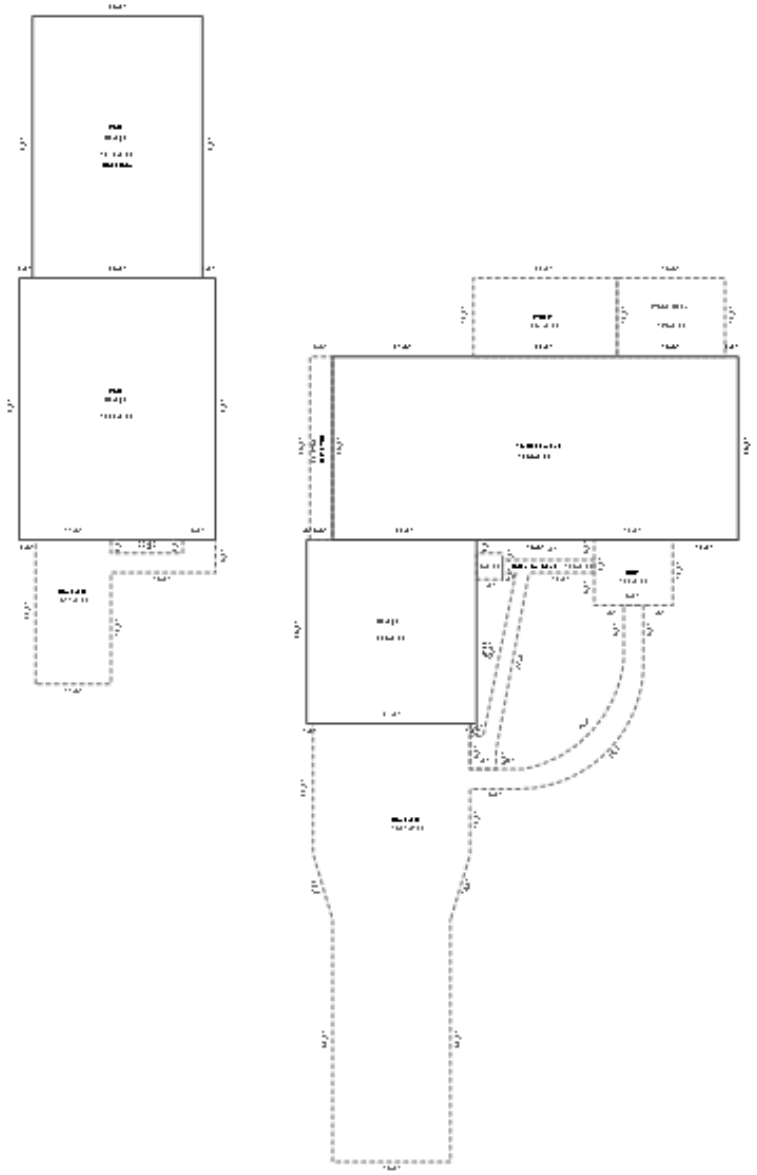
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997
(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 1736 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
			Total:	266,539	213,233
Other Additions/Adjustments					
Recreation Room			850	16,431	8,215
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			2	9,291	7,433
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 100 Feet			1	5,808	4,646
Porches					
CCP (1 Story)			120	3,324	2,659
WGEP (1 Story)			264	18,319	14,655
Deck					
Treated Wood			198	4,109	3,287
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			728	29,244	23,395
Common Wall: 1 Wall			1	-2,686	-2,149
Door Opener			1	547	438
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	547	438
Base Cost			1200	28,956	23,165
Class: CD Exterior: Pole (Unfinished)					

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

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



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

Parcel Number: 009-340-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUEGER LYNN W & BEVERLY	KRUEGER BEVERLY J	0	08/31/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address
10570 W KELLY RD

Owner's Name/Address
KRUEGER BEVERLY J
10570 W KELLY ROAD
LAKE CITY MI 49651

Tax Description
SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES & W 1/2 OF LOT 14. HOFFMAN'S TIMBER ACRES
FORMERLY SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES

Comments/Influences
2013 COMBINE WITH W1/2 OF LOT 14 HOFFMAN'S TIMBER ACRES.

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/11/2002
MAP #:
2024 Est TCV 280,477 TCV/TFA: 166.95

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	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
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/15/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.8633	1.2522	90	100		11,676
A 100' @ 90/	60.00	627.00	0.8633	1.2522	90	100	W1/2 OF LOT 14	5,838
180 Actual Front Feet, 2.59 Total Acres							Total Est. Land Value =	17,514

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.18	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,800	131,400	140,200			98,286C
2023	6,800	130,100	136,900			93,606C
2022	3,700	117,300	121,000			89,149C
2021	3,700	110,200	113,900			86,302C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2001	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1680 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1,680
Total Base New : 350,185 E.C.F.
Total Depr Cost: 280,148 X 0.930
Estimated T.C.V: 260,538

(16) Porches/Decks

Area	Type
180	WCP (1 Story)
240	WCP (1 Story)
260	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

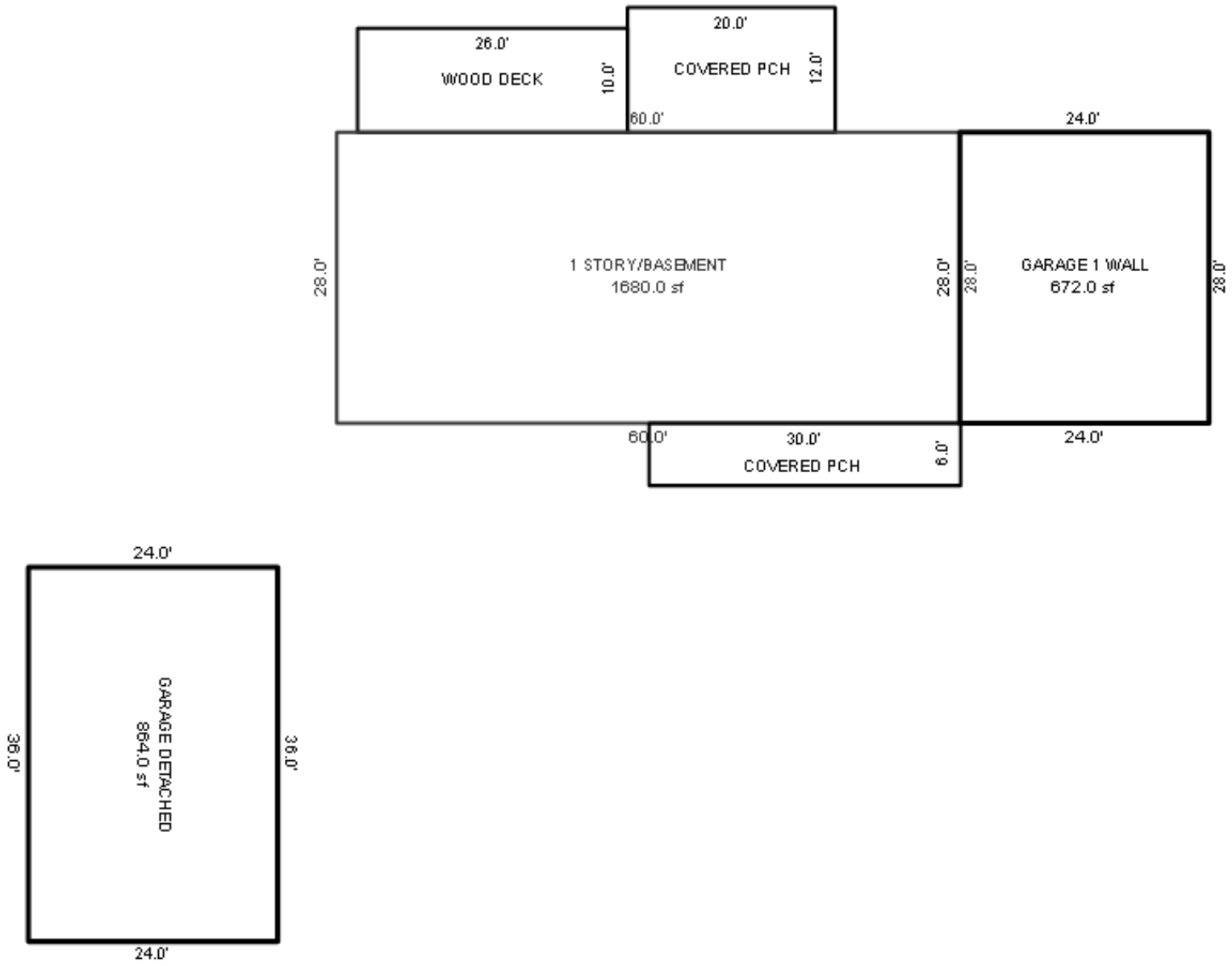
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	243,933	195,147

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
Water/Sewer			
1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646
Porches			
WCP (1 Story)	180	7,490	5,992
WCP (1 Story)	240	8,926	7,141
Deck			
Treated Wood	260	4,919	3,935
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	33,398	26,718
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	33,005	26,404
Door Opener	2	1,093	874
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***



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

Parcel Number: 009-340-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUEGER LYNN W & BEVERLY	KRUEGER BEVERLY J	0	08/31/2022	QC	09-FAMILY	2022-02828	PROPERTY TRANSFER	0.0

Property Address

W KELLY RD

Owner's Name/Address

KRUEGER BEVERLY J
10570 W KELLY ROAD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOT 16 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/11/2002

MAP #:

2024 Est TCV 12,921

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/ 120 Actual Front Feet, 1.73 Total Acres	120.00	627.00	0.9554	1.2522	90	100	Total Est. Land Value =	12,921 12,921

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	0	6,500			2,756C
2023	5,000	0	5,000			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

Who	When	What
TPC	09/13/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Parcel Number: 009-340-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILSON JAMES V & CAROL R	EISENGA DAVID J & CONNIE	115,000	10/30/2015	WD	03-ARM'S LENGTH	2015-03650	PROPERTY TRANSFER	100.0
		7,950	03/01/1998	WD	33-TO BE DETERMINED	317:1110	DEED	0.0

Property Address
10614 W KELLY RD

Owner's Name/Address
EISENGA DAVID J & CONNIE S
10614 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 17 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 11/20/2015
MAP #:
2024 Est TCV 199,941 TCV/TFA: 132.24

Building Permit(s)	Date	Number	Status
Deck/Porch	08/30/2006	20060284	Complete

X Improved | Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/15/2015	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	60	0	0
D/W/P: 4in Ren. Conc.	8.18	240	0	0
D/W/P: 3.5 Concrete	6.58	384	0	0
Wood Frame	22.74	384	94	8,208

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 =				9,178

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,500	93,500	100,000			69,638C
2023	5,000	92,300	97,300			66,322C
2022	2,500	83,100	85,600			63,164C
2021	2,500	78,000	80,500			61,147C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 18
Floor Area: 1,512
Total Base New : 233,211 E.C.F.
Total Depr Cost: 191,228 X 0.930
Estimated T.C.V: 177,842

(16) Porches/Decks

Area	Type
288	Treated Wood
96	Treated Wood

(17) Garage

Year Built: 1998
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

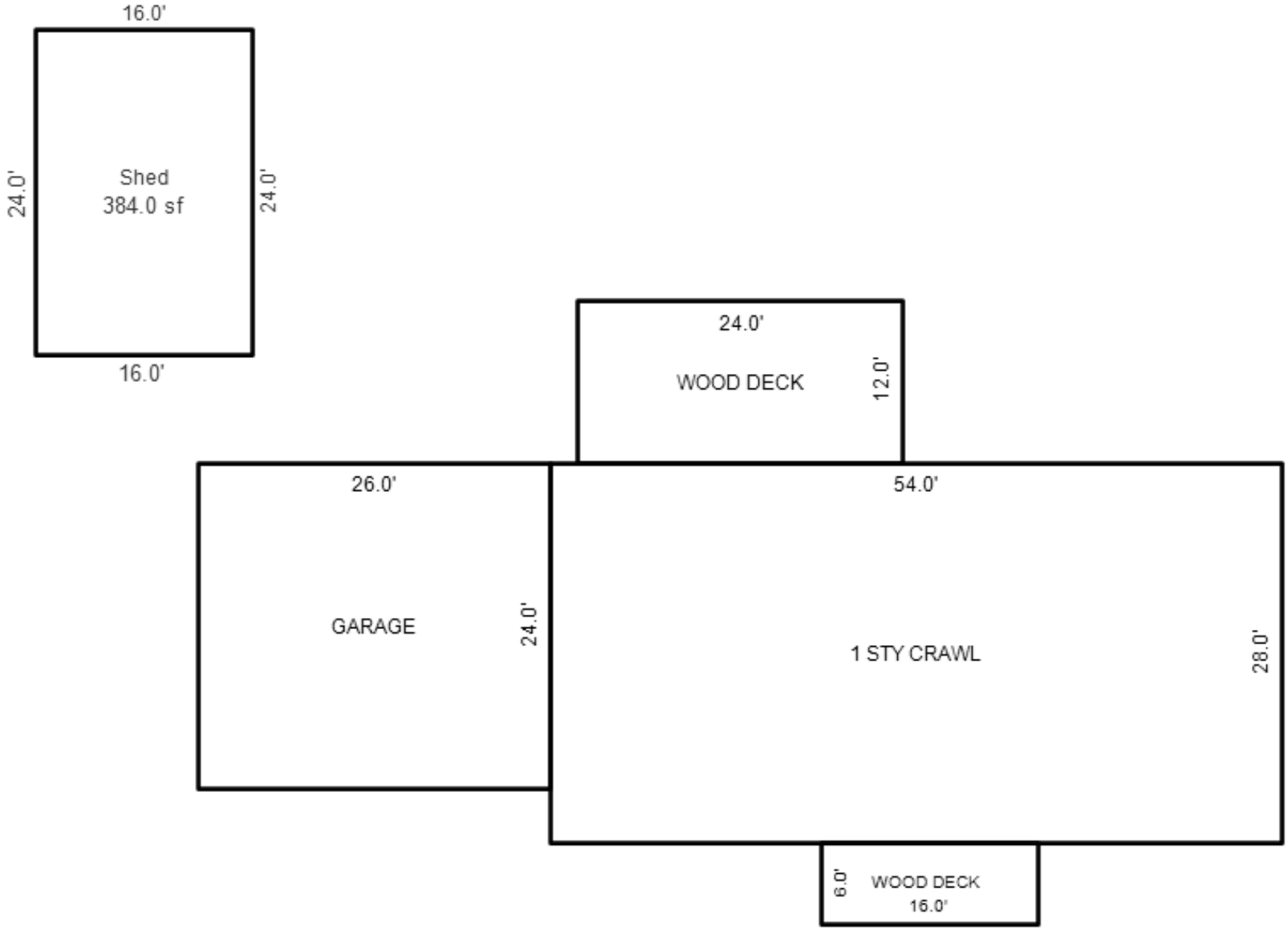
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	182,744	149,845
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	2,549
Water/Sewer					
1000 Gal Septic			1	4,864	3,988
Water Well, 100 Feet			1	5,808	4,763
Deck					
Treated Wood			288	5,262	4,315
Treated Wood			96	2,505	2,054
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	31,606	25,917
Common Wall: 1 Wall			1	-2,686	-2,203
			Totals:	233,211	191,228

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 177,842

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



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

Parcel Number: 009-340-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILSON JAMES V & CAROL R	EISENGA DAVID J & CONNIE	115,000	10/30/2015	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
		12,575	07/01/2000	WD	33-TO BE DETERMINED	2:199	DEED	0.0

Property Address

W KELLY RD

Owner's Name/Address

EISENGA DAVID J & CONNIE S
10614 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W (2*2000) E 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES

Comments/Influences

00SPLIT 1/2 LOT TO 019-00 FOR 01

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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/20/2015

MAP #:

2024 Est TCV 6,867

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/25/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	60.00	400.00	1.1362	1.1191	90	100	1/2 LOT 18	6,867
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	6,867

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,400	0	3,400			2,535C
2023	2,700	0	2,700			2,415C
2022	2,300	0	2,300			2,300S
2021	2,300	0	2,300			2,300S

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

Parcel Number: 009-340-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON TIMOTHY K & MICH	SANDELIUS DAN & KELLY J	240,000	04/20/2015	WD	03-ARM'S LENGTH	2015-01483	PROPERTY TRANSFER	100.0
		15,000	12/01/2001	WD	33-TO BE DETERMINED	01-0:4809	DEED	0.0

Property Address
10658 W KELLY RD

Owner's Name/Address
SANDELIUS DAN & KELLY J
10658 W KELLY RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/04/2015
MAP #:
2024 Est TCV 364,970 TCV/TFA: 178.91

Building Permit(s)	Date	Number	Status
Garage	07/06/2005	20050215	Complete

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.7598	1.1191	90	100		9,184
A 100' @ 90/	120.00	400.00	0.7598	1.1191	90	100		9,184
A 100' @ 90/	60.00	400.00	0.7598	1.1191	90	100	1/2 LOT 18	4,592
300 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	22,960

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.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	672	50	2,342
D/W/P: Brick on Sand	18.02	142	50	1,279
D/W/P: Asphalt Paving	3.10	1800	50	2,790
Wood Frame	22.57	960	50	10,833
Wood Frame	26.00	168	94	4,106
Total Estimated Land Improvements True Cash Value =				21,350

Tax Description
SEC 17 T22N R8W (4*2000) LOT 19, 20, & W 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES Combination of 340-019 & 340-020 for 07.

Comments/Influences
779-6908
NEW HOUSE FOR 03 UIP = 2 12X40 ROOF STRUCTURES ATTACHED TO GARAGE.
00 COMBO W/ 1/2 LOT 18 FOR 01
06 Combo w/340-020-00 for 07.

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	11,500	171,000	182,500			148,590C
2023	8,900	168,500	177,400			141,515C
2022	6,200	151,800	158,000			134,777C
2021	6,200	142,400	148,600			130,472C

Who	When	What
TPC	05/06/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/27/2016	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

2	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2040 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

979	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 18
Floor Area: 2,040
Total Base New : 420,445 E.C.F.
Total Depr Cost: 344,796 X 0.930
Estimated T.C.V: 320,660

(16) Porches/Decks

Area	Type
135	WCP (1 Story)
396	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

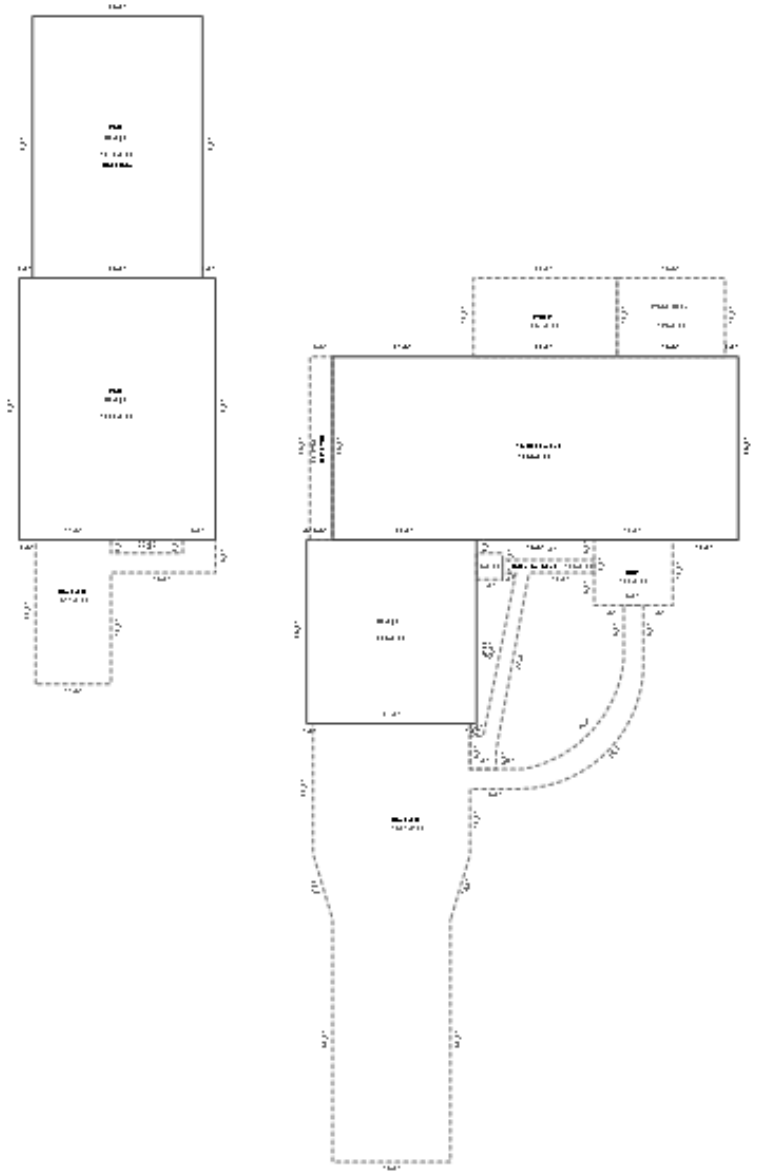
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 2040 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
			Total:	302,958	248,457
Other Additions/Adjustments					
Recreation Room			979	18,924	15,518
Plumbing					
Average Fixture(s)			1	1,476	1,210
3 Fixture Bath			1	4,646	3,810
2 Fixture Bath			1	3,108	2,549
Water/Sewer					
1000 Gal Septic			1	4,864	3,988
Water Well, 100 Feet			1	5,808	4,763
Porches					
WCP (1 Story)			135	6,063	4,972
Deck					
Treated Wood			396	6,479	5,313
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			672	33,398	27,386
Common Wall: 1 Wall			1	-2,686	-2,203
Door Opener			2	1,093	896
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,956	23,744
Built-Ins					
Appliance Allow.			1	2,766	2,268

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

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



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

Parcel Number: 009-340-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER GREG ESTATE	TERRILL L COCKERAM II	79,900	08/13/2010	PTA	33-TO BE DETERMINED	2010-3804	DEED	100.0
MEYER GREG	MEYER GREG ESTATE, PER DC	0	05/19/2009	OTH	21-NOT USED/OTHER	2009/2425	DEED	0.0

Property Address
10702 W KELLY RD

Owner's Name/Address
COCKERAM TERRILL L II
10702 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 21 HOFFMAN'S TIMBER ACRES

Comments/Influences
21001390 $89,900-82,900

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/13/2010
MAP #:
2024 Est TCV 145,450 TCV/TFA: 103.89

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Who	When	What
TPC	05/14/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.98	70	50	944
Total Estimated Land Improvements True Cash Value =				944

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	66,900	72,700			45,156C
2023	4,500	66,200	70,700			43,006C
2022	2,500	59,600	62,100			40,959C
2021	2,500	56,000	58,500			39,651C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D +10
Effec. Age: 19
Floor Area: 1,400
Total Base New : 176,497 E.C.F.
Total Depr Cost: 142,966 X 0.930
Estimated T.C.V: 132,958

(16) Porches/Decks

Area	Type
9	Treated Wood
9	Treated Wood
50	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area: 378
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

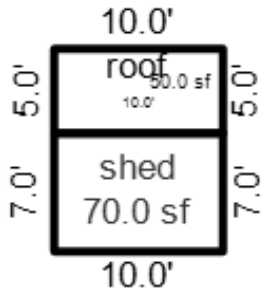
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	157,754	127,784

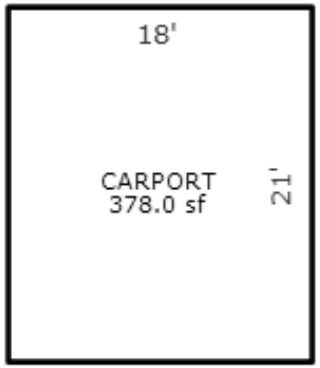
Other Additions/Adjustments

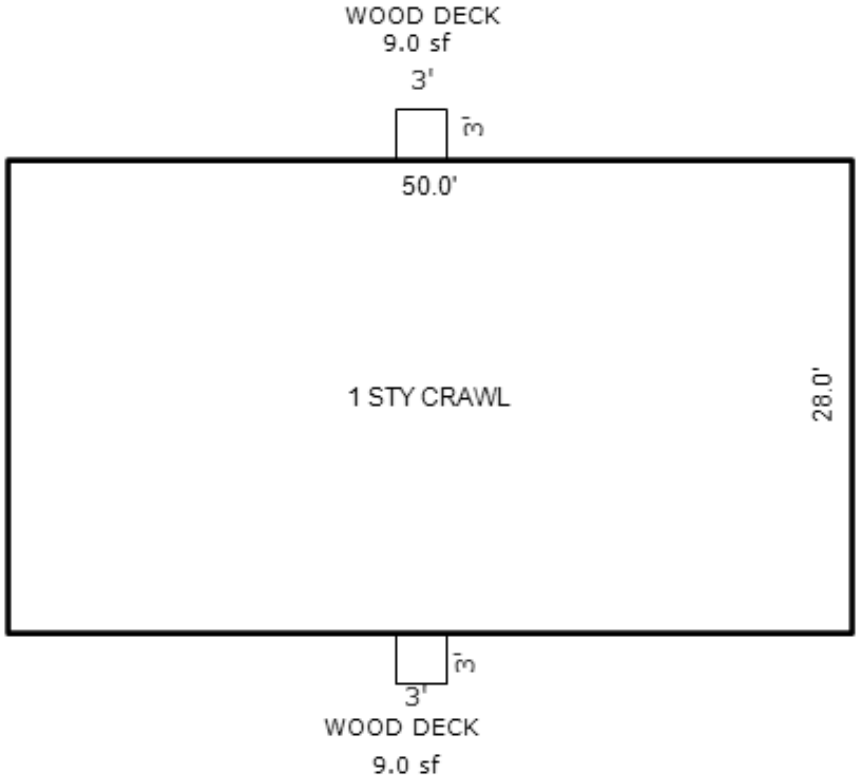
Plumbing			
Average Fixture(s)	1	1,025	830
Water/Sewer			
1000 Gal Septic	1	4,263	3,453
Water Well, 100 Feet	1	5,506	4,460
Built-Ins			
Appliance Allow.	1	1,638	1,327
Deck			
Treated Wood	9	395	320
Treated Wood	9	395	320
w/Roof (Roof portion)	50	826	669
Carports			
Aluminum	378	4,695	3,803
	Totals:	176,497	142,966

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 132,958

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







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

Parcel Number: 009-340-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUSER JEREMY	RUDE WILLIAM & LINDSAY	135,000	06/29/2018	WD	03-ARM'S LENGTH	2018-02122	PROPERTY TRANSFER	100.0
MERCER RICHARD O & RUTH A	HOUSER JEREMY	99,900	04/12/2013	WD	03-ARM'S LENGTH	2013-01365	DEED	100.0
		78,930	04/01/1996	WD	33-TO BE DETERMINED	03-0:5357	DEED	0.0

Property Address
10724 W KELLY RD

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/02/2018

MAP #:

2024 Est TCV 190,917 TCV/TFA: 136.37

Building Permit(s)	Date	Number	Status

Owner's Name/Address
RUDE WILLIAM & LINDSAY
10724 W KELLY RD
LAKE CITY MI 49651

X Improved | | Vacant

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

LOT 22 & 1/2 23

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	180.00	400.00	0.8633	1.1191	90	100		15,652
180 Actual Front Feet, 1.65 Total Acres							Total Est. Land Value =	15,652

Tax Description
SEC 17 T22N R8W LOT 22 & E 1/2 OF LOT 23. HOFFMAN'S TIMBER ACRES

Comments/Influences
99 COMBO W 023-00 FOR 00

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.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	180	0	0
D/W/P: 4in Ren. Conc.	8.18	432	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: Patio Blocks	15.61	72	0	0
Wood Frame	29.53	96	50	1,417

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,917

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	7,800	87,700	95,500			74,957C
2023	6,100	86,600	92,700			71,388C
2022	4,800	78,200	83,000			67,989C
2021	4,800	73,500	78,300			65,818C

Who	When	What
TPC	05/03/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,400
Total Base New : 245,665 E.C.F.
Total Depr Cost: 184,245 X 0.930
Estimated T.C.V: 171,348

(16) Porches/Decks

Area	Type
120	WGEP (1 Story)
25	CPP
80	WPP
264	Roof Cover Onl

(17) Garage

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

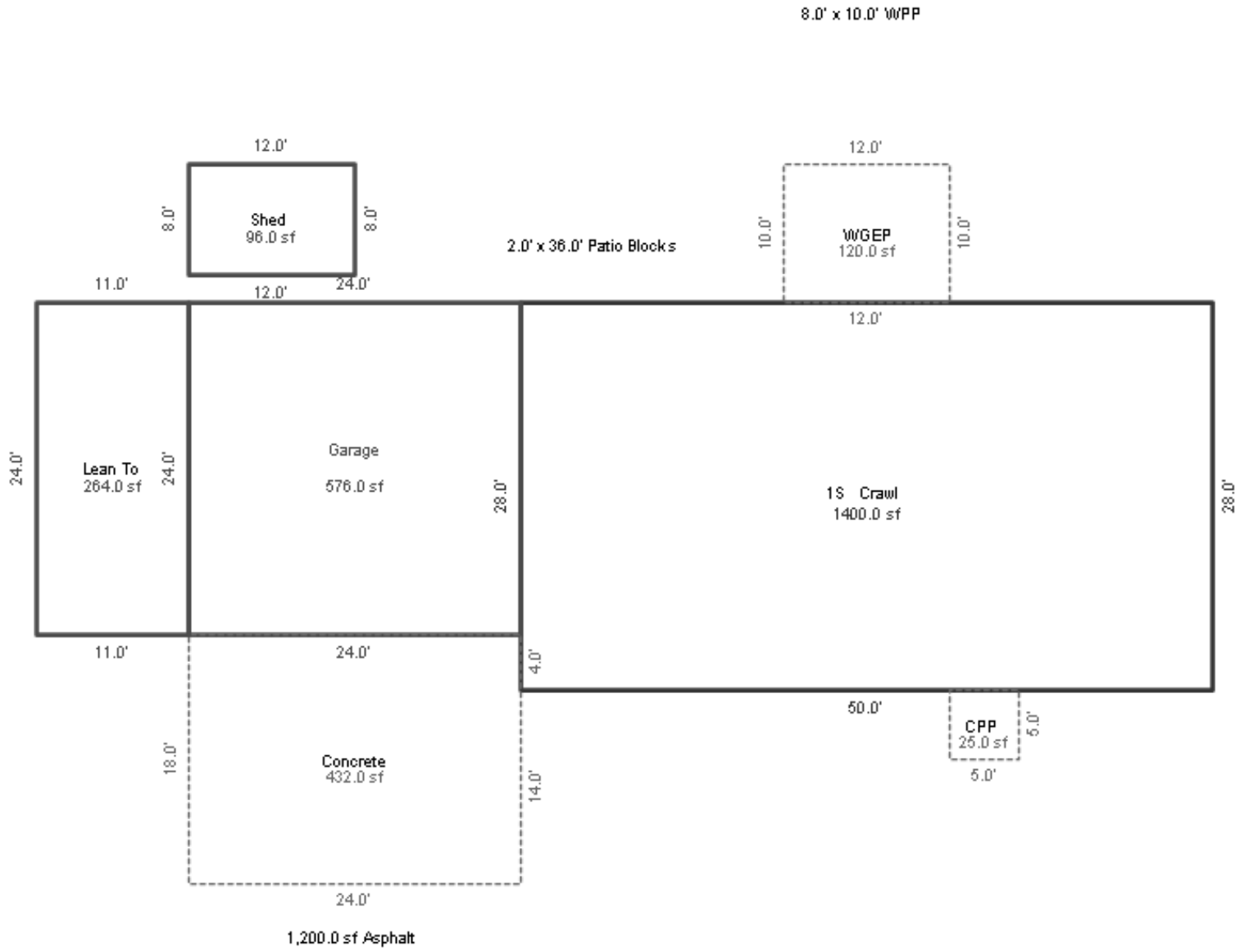
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	179,815	134,859
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					
WGEP (1 Story)			120	10,957	8,218
CPP			25	720	540
WPP			80	2,692	2,019
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	29,854	22,390
Common Wall: 1 Wall			1	-2,686	-2,014
Door Opener			1	547	410
Built-Ins					
Appliance Allow.			1	2,766	2,074
Deck					
w/Roof (Roof portion)			264	4,206	3,154
			Totals:	245,665	184,245

Notes: BOCA MODULAR
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 171,348

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



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

Parcel Number: 009-340-023-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER GERALD L & MARC	HOEKWATER GERALD L & MARC	0	04/20/2018	WD	09-FAMILY	2018-01544	PROPERTY TRANSFER	0.0

Property Address

W KELLY RD

Owner's Name/Address

HOEKWATER GERALD L & MARCIA K
10768 W KELLY ROAD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W W 1/2 OF LOT 23. (0*1998) HOFFMAN'S TIMBER ACRES.

Comments/Influences

98 SPLIT FROM 023-00 FOR 99

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/11/2002

MAP #:

2024 Est TCV 6,867

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	60.00	400.00	1.1362	1.1191	90	100	1/2 LOT 23	6,867
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	6,867

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,400	0	3,400			2,154C
2023	2,700	0	2,700			2,052C
2022	2,300	0	2,300			1,955C
2021	2,300	0	2,300			1,893C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED
TPC	08/01/2011	INSPECTED

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

Parcel Number: 009-340-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER GERALD L & MARC	HOEKWATER GERALD L & MARC	0	04/20/2018	WD	09-FAMILY	2018-01544	PROPERTY TRANSFER	0.0
		11,625	10/01/1998	WD	33-TO BE DETERMINED	322:1323	DEED	0.0

Property Address
10768 W KELLY RD

Owner's Name/Address
HOEKWATER GERALD L & MARCIA K
10768 W KELLY ROAD
LAKE CITY MI 49651

Taxpayer's Name/Address
HOEKWATER GERALD L & MARCIA K
10768 W KELLY ROAD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 24 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/11/2002
MAP #:
2024 Est TCV 316,168 TCV/TFA: 144.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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
	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	5,800	152,300	158,100			110,560C
2023	4,500	150,600	155,100			105,296C
2022	2,500	135,800	138,300			100,282C
2021	2,500	127,600	130,100			97,079C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED
TPC	08/01/2011	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 2,184
Total Base New : 406,150 E.C.F.
Total Depr Cost: 324,941 X 0.930
Estimated T.C.V: 302,195

(16) Porches/Decks

Area	Type
256	WCP (1 Story)
200	WPP
168	Brzwy, FW

(17) Garage

Year Built: 1999
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: 1344
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

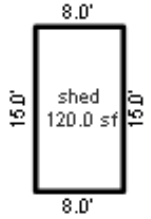
Carport Area:
Roof:

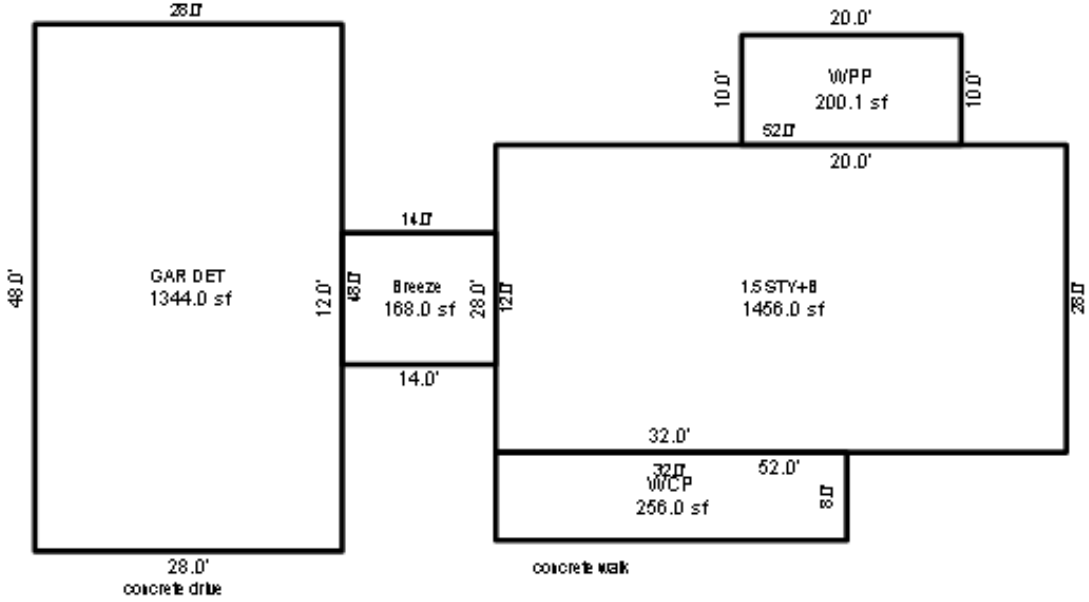
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 2184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	299,485	239,608
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			1	4,646	3,717
2 Fixture Bath			1	3,108	2,486
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 100 Feet			1	5,808	4,646
Porches					
WCP (1 Story)			256	9,221	7,377
WPP			200	4,552	3,642
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener			1	547	438
Base Cost			1344	58,115	46,492
Built-Ins					
Appliance Allow.			1	2,766	2,213
Breezeways					
Frame Wall			168	11,562	9,250
			Totals:	406,150	324,941

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 302,195

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





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

Parcel Number: 009-340-025-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDERSON CINDY FKA GILSO	HANNAH SETH & AMY	0	01/30/2023	WD	16-LC PAYOFF	2023-00317	DEED	0.0
SANDERSON CINDY	HANNAH SETH & AMY	140,000	08/19/2020	LC	09-FAMILY	2020-02356	DEED	100.0
		8,750	05/01/2001	WD	33-TO BE DETERMINED	01-0:1690	DEED	0.0

Property Address
10790 W KELLY RD

Owner's Name/Address
HANNAH SETH & AMY
10790 W KELLY RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/19/2020
MAP #:
2024 Est TCV 235,941 TCV/TFA: 191.98

Building Permit(s)	Date	Number	Status
Pole Barn	08/18/2022	2022-0563	100%

Tax Description
SEC 17 T22N R8W LOT 25 HOFFMAN'S TIMBER ACRES

Comments/Influences
NEW HOUSE @45% FOR 03 COMP FOR 04

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X	Improved		Vacant

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

Who	When	What
JWV	09/29/2022	INSPECTED
TPC	05/13/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1553	50	6,352
D/W/P: Asphalt Paving	3.10	1352	50	2,095
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				10,127

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	112,200	118,000			111,768C
2023	4,500	110,600	115,100			106,446C
2022	2,500	75,900	78,400			76,235C
2021	2,500	71,300	73,800			73,800S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1229 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 18
Floor Area: 1,229
Total Base New : 280,963 E.C.F.
Total Depr Cost: 230,394 X 0.930
Estimated T.C.V: 214,266

(16) Porches/Decks

Area	Type
132	WCP (1 Story)
55	WCP (1 Story)
264	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 5 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1229 SF Floor Area = 1229 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,229		
			Total:	181,243	148,624

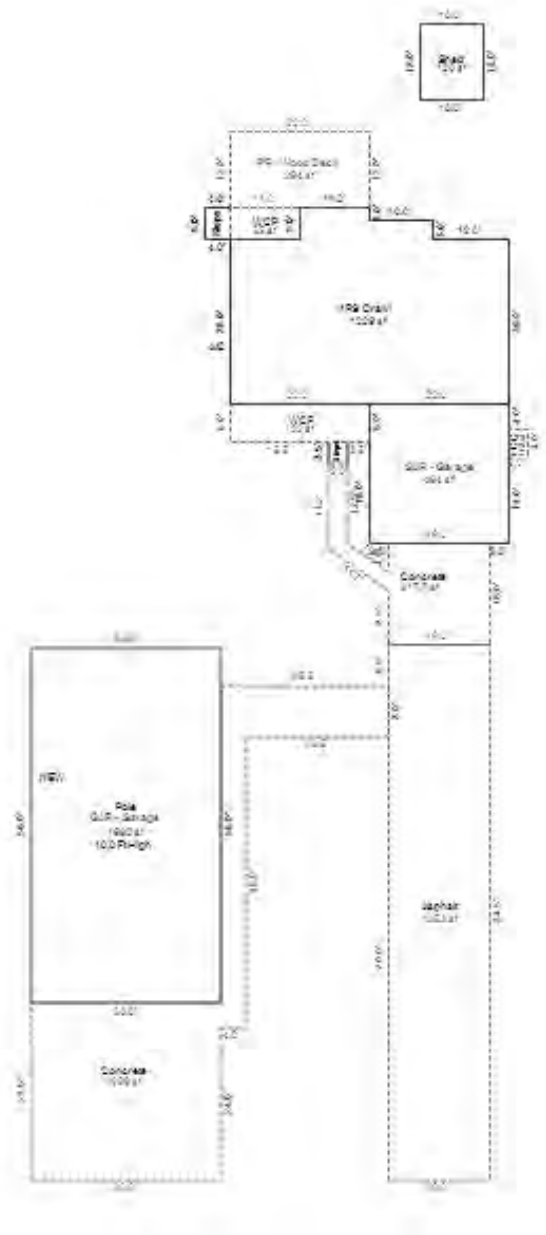
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,210
3 Fixture Bath	1	4,646	3,810
Water/Sewer			
1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763
Porches			
WCP (1 Story)	132	5,957	4,885
WCP (1 Story)	55	3,304	2,709
Deck			
Treated Wood	264	4,971	4,076
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	484	26,436	21,678
Common Wall: 1 Wall	1	-2,686	-2,203
Door Opener	1	547	449
Class: C Exterior: Pole (Unfinished)			
Door Opener	2	1,093	896
Base Cost	1680	40,538	33,241
Built-Ins			
Appliance Allow.	1	2,766	2,268

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

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

Parcel Number: 009-340-025-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-340-026-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON DAVID L & LISA A	SWANSON DAVID L & LISA A	0	08/25/2023	PTA	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0
OLMSTEAD MARK W & HEIDI J	SWANSON DAVID L & LISA A	14,000	07/29/2005	WD	03-ARM'S LENGTH	05-0/3007	DEED	100.0
HOFFMAN GARY TRUST	OLMSTEAD MARK W & HEIDI J	0	07/27/2005	OTH	21-NOT USED/OTHER	05-0/3006	DEED	0.0
		8,450	09/01/1997	WD	33-TO BE DETERMINED	313:1257	DEED	0.0

Property Address
10812 W KELLY RD

Owner's Name/Address
SWANSON DAVID L & LISA A
10812 W KELLY RD
Lake City MI 49651

Tax Description
SEC 17 T22N R8W LOT 26 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/06/2006
MAP #:
2024 Est TCV 309,018 TCV/TFA: 143.60

Building Permit(s)	Date	Number	Status
New House	08/29/2006	20060210	Complete

X Improved | Vacant

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/14/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548

120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
D/W/P: Asphalt Paving	3.10	720	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	148,700	154,500			108,157C
2023	4,500	147,100	151,600			103,007C
2022	2,500	132,600	135,100			98,102C
2021	2,500	124,600	127,100			94,969C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2006	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 15
Floor Area: 2,152
Total Base New : 373,302 E.C.F.
Total Depr Cost: 317,306 X 0.930
Estimated T.C.V: 295,095

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
392	Treated Wood

(17) Garage

Year Built: 2006
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: 840
% Good: 0
Storage Area: 560
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 2152 SF Floor Area = 2152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,152		
			Total:	302,099	256,784

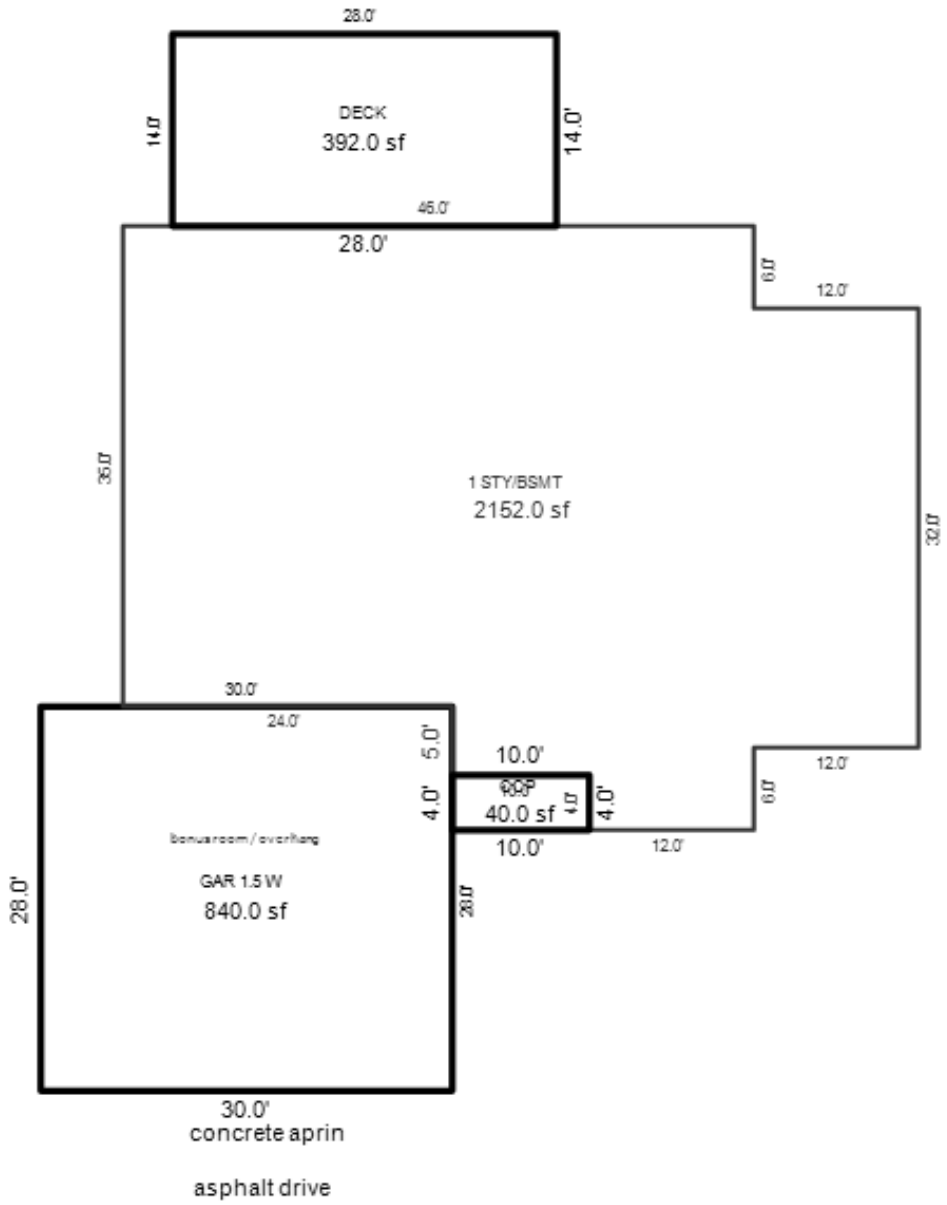
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
Water/Sewer			
1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937
Porches			
CCP (1 Story)	40	1,261	1,072
Deck			
Treated Wood	392	6,437	5,471
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	840	39,186	33,308
Storage Over Garage	560	7,694	6,540
Common Wall: 1.5 Wall	1	-4,028	-3,424
Door Opener	2	1,093	929
Built-Ins			
Appliance Allow.	1	2,766	2,351
	Totals:	373,302	317,306

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 295,095

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

Parcel Number: 009-340-026-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-340-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON TIMOTHY K & MICH	BELANGER CAMEON P	234,900	12/18/2017	WD	03-ARM'S LENGTH	2017-04033	PROPERTY TRANSFER	100.0
WARREN DONALD B & SUSAN L	PETERSON TIMOTHY K & MICH	1	03/23/2015	QC	21-NOT USED/OTHER	2015-00947&014	DEED	100.0
WARREN DONALD B & SUSAN L	WARREN DONALD B & SUSAN L	1	05/29/2009	WD	21-NOT USED/OTHER	2009/2216	DEED	0.0
LEHMAN JAMES E & DIANE K	WARREN DONALD B & SUSAN L	23,000	09/08/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4002	DEED	100.0

Property Address

10824 W KELLY RD

Owner's Name/Address

BELANGER CAMEON P
10824 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOT 27 HOFFMAN'S TIMBER ACRES

Comments/Influences

21102844

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 01/12/2018

MAP #:

2024 Est TCV 347,987 TCV/TFA: 162.76

Building Permit(s)	Date	Number	Status
POOL	04/29/2021	2021-0221	100%
New House	04/24/2015	2015-0101	100%

X Improved Vacant

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	07/11/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2456	0	0
Wood Frame	24.99	192	50	2,399

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/ABOP/12L	1,930.00	1	50	965
Total Estimated Land Improvements True Cash Value =				8,364

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	168,200	174,000			139,671C
2023	4,500	166,300	170,800			133,020C
2022	2,500	150,100	152,600			126,686C
2021	2,500	136,200	138,700			119,348C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 2S

Yr Built	Remodeled
2015	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1118 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

952	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 5
Floor Area: 2,138
Total Base New : 371,338 E.C.F.
Total Depr Cost: 352,769 X 0.930
Estimated T.C.V: 328,075

(16) Porches/Decks

Area	Type
143	CCP (1 Story)
625	Treated Wood
70	Treated Wood

(17) Garage

Year Built: 2015
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: 831
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

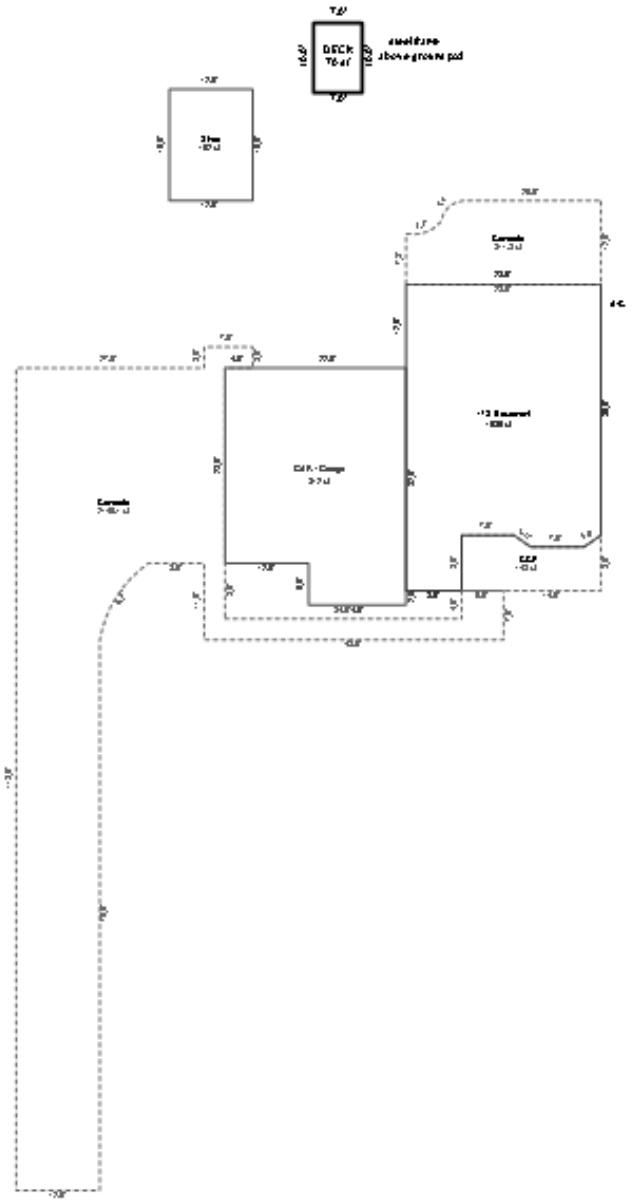
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 1118 SF Floor Area = 2138 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,118		
0.5 Story	Siding	Overhang	364		
			Total:	268,793	255,351
Other Additions/Adjustments					
Recreation Room			952	18,402	17,482
Plumbing					
Average Fixture(s)			1	1,476	1,402
3 Fixture Bath			2	9,291	8,826
2 Fixture Bath			1	3,108	2,953
Water/Sewer					
2000 Gal Septic			1	9,667	9,184
Water Well, 100 Feet			1	5,808	5,518
Porches					
CCP (1 Story)			143	3,902	3,707
Deck					
Treated Wood			625	8,738	8,301
Treated Wood			70	2,114	2,008
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			831	38,866	36,923
Common Wall: 1 Wall			1	-2,686	-2,552
Door Opener			2	1,093	1,038
Built-Ins					
Appliance Allow.			1	2,766	2,628

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

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



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

Parcel Number: 009-340-028-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG KAREN A	GREEN MICHAEL E & MICHAEL	172,000	10/12/2017	WD	03-ARM'S LENGTH	2017-03186	DEED	100.0
FEDERAL HOME LOAN MOTGAGE	GREGG KAREN A	100,000	06/13/2014	CD	11-FROM LENDING INSTITUT	2014-02163	PROPERTY TRANSFER	100.0
HOSE TRACY B	CHEMICAL BANK	112,414	09/20/2013	SD	10-FORECLOSURE	2013-03294 SD	DEED	0.0
WARREN DONALD B & SUSAN L	HOSE TRACY B (F)	146,000	05/22/2006	WD	03-ARM'S LENGTH	06-0/1944	DEED	100.0

Property Address
10856 W KELLY RD

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/12/2017
MAP #:
2024 Est TCV 230,557 TCV/TFA: 158.35

Building Permit(s)	Date	Number	Status
New House	11/17/2004	20040449	Complete

Owner's Name/Address
GREEN MICHAEL E & MICHAEL K
10856 W KELLY RD
LAKE CITY MI 49651

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/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

Tax Description
SEC 17 T22N R8W LOT 28 HOFFMAN'S TIMBER ACRES

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/05/2017	INSPECTED
TPC	04/21/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	109,500	115,300			97,963C
2023	4,500	108,300	112,800			93,299C
2022	2,500	97,600	100,100			88,857C
2021	2,500	91,700	94,200			86,019C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2005	2014

Condition: Average

Room List

1	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1456 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

500	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 15
Floor Area: 1,456
Total Base New : 275,825 E.C.F.
Total Depr Cost: 234,451 X 0.930
Estimated T.C.V: 218,039

(16) Porches/Decks

Area	Type
54	CCP (1 Story)
72	WCP (1 Story)
128	Treated Wood

(17) Garage

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: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

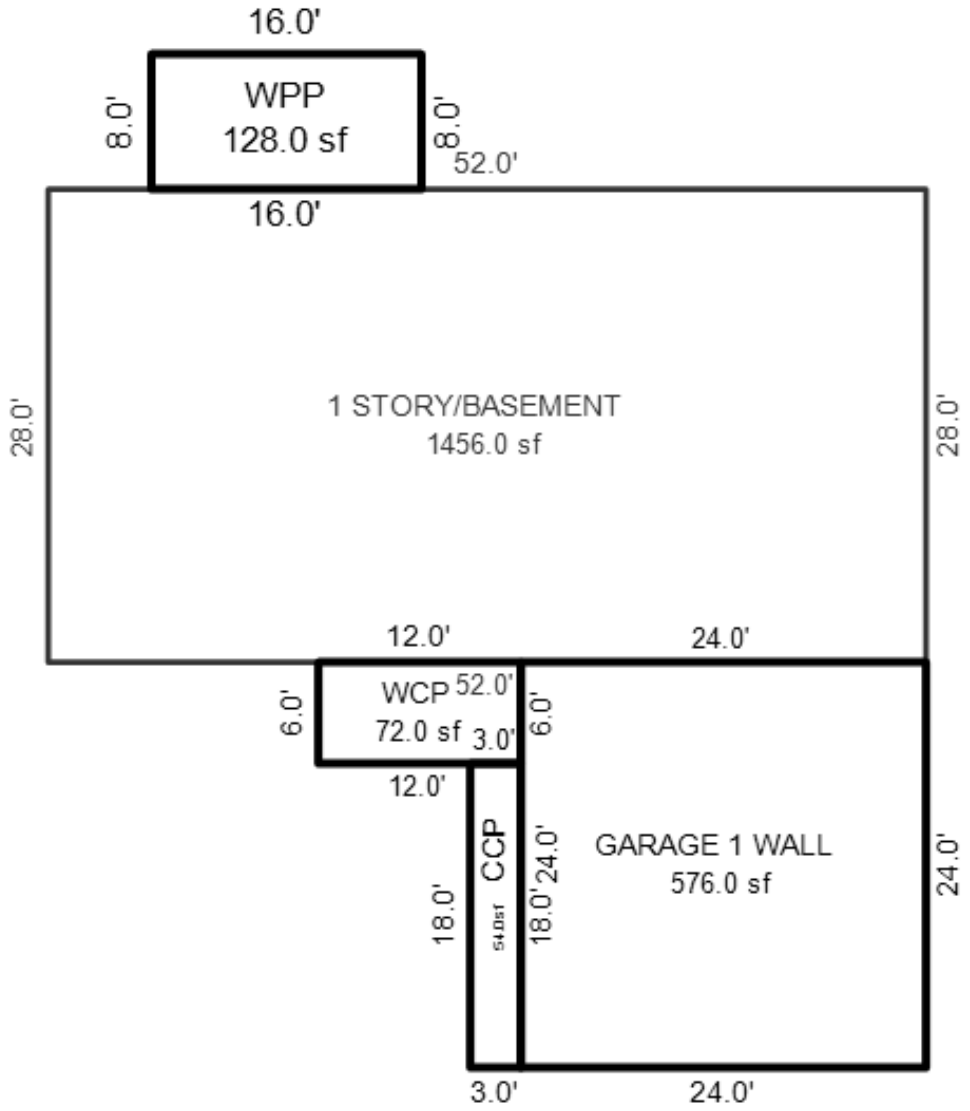
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	210,202	178,671
Other Additions/Adjustments					
Recreation Room			500	9,665	8,215
Plumbing					
Average Fixture(s)			1	1,476	1,255
3 Fixture Bath			1	4,646	3,949
Water/Sewer					
1000 Gal Septic			1	4,864	4,134
Water Well, 100 Feet			1	5,808	4,937
Porches					
CCP (1 Story)			54	1,612	1,370
WCP (1 Story)			72	3,982	3,385
Deck					
Treated Wood			128	3,089	2,626
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:	275,825	234,451

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 218,039

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



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

Parcel Number: 009-340-029-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOOLITTLE MATTHEW	HAMMOND JENNIFER L	1	02/09/2024	QC	09-FAMILY	2024-00303	DEED	0.0
KLEEBERGER SETH M & LORI	DOOLITTLE MATTHEW & JENNI	151,900	05/24/2005	WD	03-ARM'S LENGTH	05-0/2264	DEED	100.0
		134,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1360	DEED	0.0

Property Address
10878 W KELLY RD

Owner's Name/Address
HAMMOND JENNIFER L
10878 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 29 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/08/2005
MAP #:
2024 Est TCV 205,158 TCV/TFA: 112.72

Building Permit(s)	Date	Number	Status
Deck/Porch	09/01/2023	2023-0525	0%

X Improved | Vacant

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

Who	When	What
JWV	09/01/2023	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/25/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	96,800	102,600			72,986C
2023	4,500	95,700	100,200			69,511C
2022	2,500	86,300	88,800			66,201C
2021	2,500	81,000	83,500			64,087C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,820
Total Base New : 258,924 E.C.F.
Total Depr Cost: 207,140 X 0.930
Estimated T.C.V: 192,640

(16) Porches/Decks

Area	Type
384	Treated Wood
96	Treated Wood

(17) Garage

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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

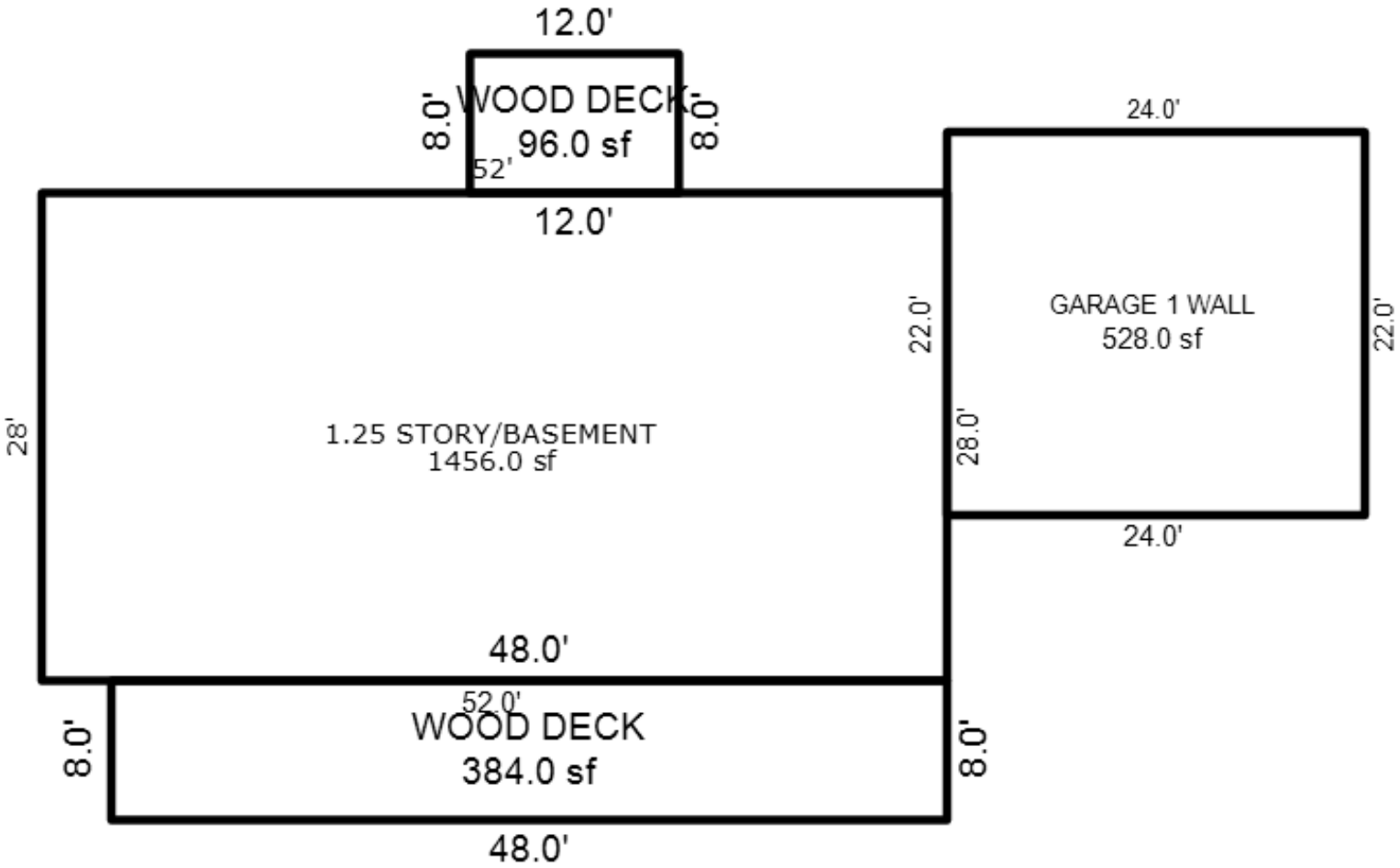
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,456		
			Total:	207,657	166,127

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	984
3 Fixture Bath	2	7,720	6,176
2 Fixture Bath	1	2,596	2,077
Water/Sewer			
1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512
Deck			
Treated Wood	384	6,209	4,967
Treated Wood	96	2,443	1,954
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	20,972	16,778
Common Wall: 1 Wall	1	-2,512	-2,010
Door Opener	1	485	388
Built-Ins			
Appliance Allow.	1	1,934	1,547
	Totals:	258,924	207,140

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 192,640

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



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

Parcel Number: 009-340-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARES RICHARD & MARCELLA	PEARSON JOHN L	11,500	03/17/2022	WD	03-ARM'S LENGTH	2022-00649	REALTOR	100.0
MARES RICHARD	MARES RICHARD & MARCELLA	0	06/13/2008	QC	21-NOT USED/OTHER	2008/2096	DEED	0.0
MARES KATHLEEN (DECEASED)	MARES RICHARD (SPOUSE)	0	02/01/2003	OTH	21-NOT USED/OTHER	2008/2095	DEED	0.0
		9,500	04/01/2002	WD	33-TO BE DETERMINED	02-0:2122	DEED	0.0

Property Address

W KELLY RD

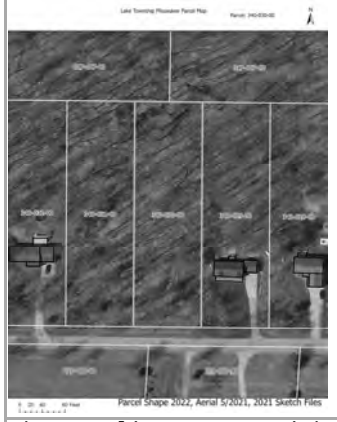
Owner's Name/Address

PEARSON JOHN L
10919 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOT 30 HOFFMAN'S TIMBER ACRES

Comments/Influences



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

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 03/17/2022

MAP #:

2024 Est TCV 11,548

Building Permit(s)	Date	Number	Status

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

Who	When	What
TPC	07/16/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			11,548

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	0	5,800			4,725C
2023	4,500	0	4,500			4,500S
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

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

Parcel Number: 009-340-031-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JEREMY & ELLEN J	SILER BRADLEY S	161,500	09/06/2016	WD	19-MULTI PARCEL ARM'S LE	2016-02927	DEED	100.0
SMITH MARK B & SUZANNE M	ROSE JEREMY	150,000	03/04/2015	WD	03-ARM'S LENGTH	2015-00763	PROPERTY TRANSFER	100.0
		9,750	06/01/2000	WD	33-TO BE DETERMINED	338:555	DEED	0.0

Property Address

W KELLY RD

Owner's Name/Address

SILER BRADLEY S
10944 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOT 31 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/28/2016

MAP #:

2024 Est TCV 13,421

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	50	1,873
Total Estimated Land Improvements True Cash Value =				1,873

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	900	6,700			3,010C
2023	4,500	900	5,400			2,867C
2022	2,500	800	3,300			2,731C
2021	2,500	700	3,200			2,644C

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

Parcel Number: 009-340-032-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JEREMY & ELLEN J	SILER BRADLEY S	161,500	09/06/2016	WD	03-ARM'S LENGTH	2016-02927	PROPERTY TRANSFER	100.0
SMITH MARK B & SUZANNE M	ROSE JEREMY	150,000	03/04/2015	WD	03-ARM'S LENGTH	2015-00763	PROPERTY TRANSFER	100.0
		131,000	07/01/1999	LC	33-TO BE DETERMINED	330:247	DEED	0.0

Property Address
10944 W KELLY RD

Owner's Name/Address
SILER BRADLEY S
10944 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 32 HOFFMAN'S TIMBER ACRES
FORMERLY ASSESSED WITH LOT 33: SEC 17 T22N R8W LOT 32 & 33. HOFFMAN'S TIMBER ACRES

Comments/Influences
FOR 2015 LOT 33 ON PIN 340-033-00

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/28/2016
MAP #:
2024 Est TCV 230,619 TCV/TFA: 152.53

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 32 Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =		11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	400	0	0
D/W/P: 4in Ren. Conc.	8.18	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

Who	When	What
TPC	05/14/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/26/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	109,500	115,300			92,640C
2023	4,500	108,300	112,800			88,229C
2022	2,500	97,600	100,100			84,028C
2021	2,500	91,700	94,200			81,344C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1998	0

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		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 1,512
Total Base New : 293,128 E.C.F.
Total Depr Cost: 234,517 X 0.930
Estimated T.C.V: 218,101

(16) Porches/Decks

Area	Type
192	WCP (1 Story)
416	Treated Wood

(17) Garage

Year Built: 1998
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

Bsmnt Garage:

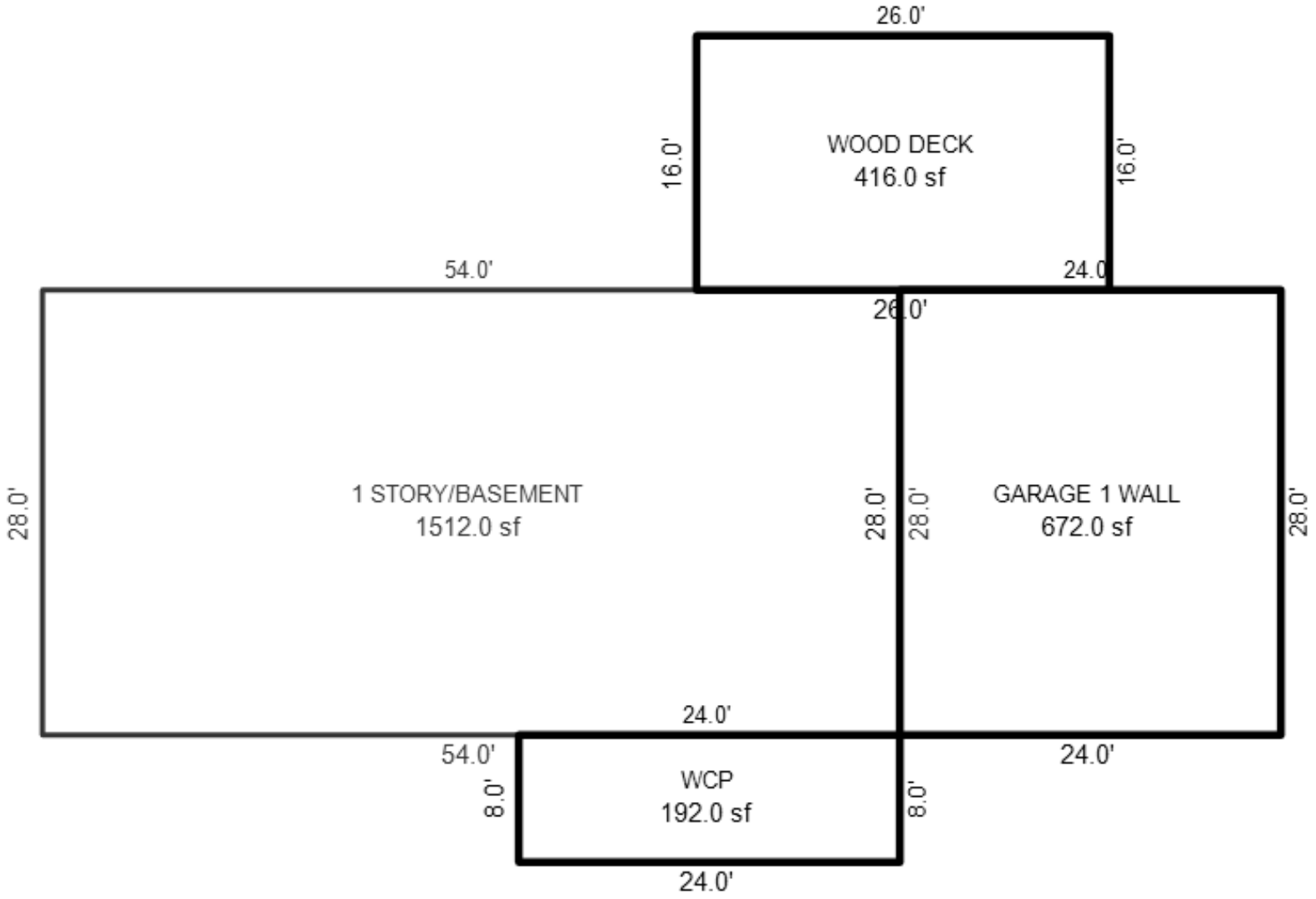
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	227,877	182,317
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			1	4,646	3,717
2 Fixture Bath			1	3,108	2,486
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 100 Feet			1	5,808	4,646
Porches					
WCP (1 Story)			192	7,818	6,254
Deck					
Treated Wood			416	6,693	5,354
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	27,660	22,128
Common Wall: 1 Wall			1	-2,686	-2,149
Door Opener			1	547	438
Built-Ins					
Appliance Allow.			1	2,766	2,213
Fireplaces					
Wood Stove			1	2,551	2,041
			Totals:	293,128	234,517

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

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



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

Parcel Number: 009-340-033-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH MARK B & SUZANNE M	YARMAK BILL&PEARSON-YARMA	9,000	02/18/2021	WD	03-ARM'S LENGTH	2021-00573	PROPERTY TRANSFER	100.0
	SMITH MARK B & SUZANNE M	9,750	08/01/1999	WD	33-TO BE DETERMINED	330:197	DEED	0.0

Property Address
10944 W KELLY RD

Owner's Name/Address
YARMAK BILL&PEARSON-YARMAK MARILYNN
3299 JACK MORRIS DR
WEST BRANCH MI 48661

Tax Description
SEC 17 T22N R8W LOT 33 HOFFMAN'S TIMBER ACRES
12/31/2014 SPLIT FROM 009-340-032-00
FORMERLY ASSESSED WITH LOT 32

Comments/Influences
YEARS 2000 - 2014 SEC 17 T22N R8W LOTS 32 & 33 HOFFMAN'S TIMBER ACRES

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

Class: RESIDENTIAL-VACAN | Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 11,548

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

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

Who	When	What
TPC	05/13/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/21/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =		11,548

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,800	0	5,800			2,756C
2023	4,500	0	4,500			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

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

Parcel Number: 009-340-034-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREY RYAN	WADDELL THOMAS & ASHLEY	165,000	02/25/2022	WD	03-ARM'S LENGTH	2022-00772	PROPERTY TRANSFER	100.0
BARRON LARRY C & MARTHA J	STOREY RYAN	66,301	08/26/2021	SD	11-FROM LENDING INSTITUT	2021-00847	DEED	100.0
BARRON LARRY C & MARTHA J	US BANK NATIONAL ASSOCIAT	66,301	02/26/2021	SD	10-FORECLOSURE	2021-00847	DEED	0.0
ORLANDO MICHAEL V & SARAH	BARRON LARRY C & MARTHA J	0	06/24/2010	QC	09-FAMILY	2010-2579QC	DEED	100.0

Property Address
10281 W ROSTED RD

Owner's Name/Address
WADDELL THOMAS & ASHLEY
10281 ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 34 HOFFMAN'S TIMBER ACRES

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 02/28/2022
MAP #:
2024 Est TCV 158,273 TCV/TFA: 91.17

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	240.00	540.00	0.9554	1.0779	90	100		22,245
240 Actual Front Feet, 2.98 Total Acres							Total Est. Land Value =	22,245

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
	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	11,100	68,000	79,100			70,980C
2023	8,700	58,900	67,600			67,600S
2022	6,000	42,900	48,900			48,900S
2021	4,800	42,100	46,900		46,900R	36,785C

Who	When	What
TPC	02/22/2022	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1,736
Total Base New : 226,711 E.C.F.
Total Depr Cost: 181,370 X 0.750
Estimated T.C.V: 136,028

(16) Porches/Decks

Area	Type
240	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1736 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

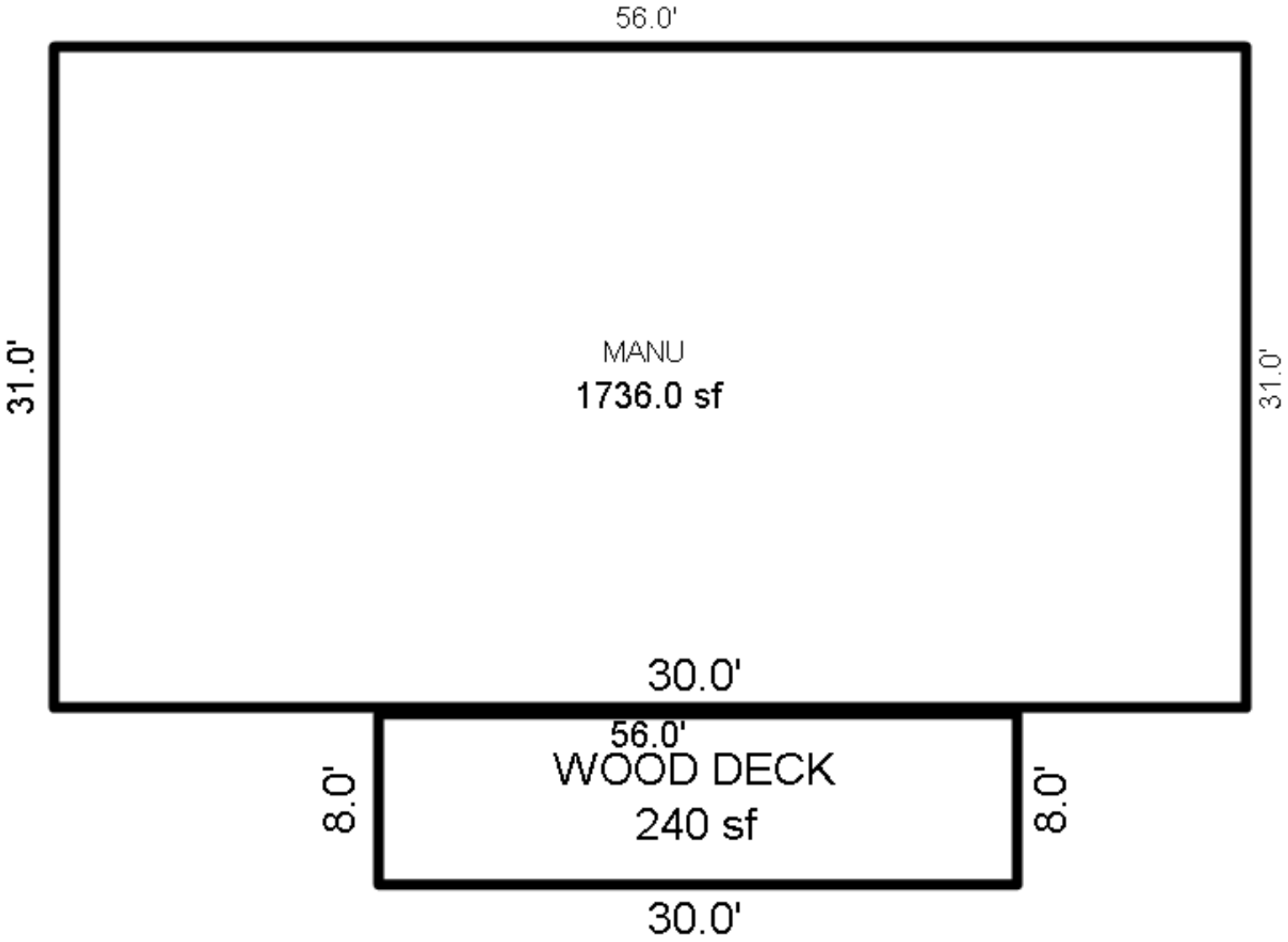
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,736		
			Total:	202,481	161,986

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
Water/Sewer			
1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646
Deck			
Treated Wood	240	4,670	3,736
Built-Ins			
Appliance Allow.	1	2,766	2,213
	Totals:	226,711	181,370

Notes:
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 136,028

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



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

Parcel Number: 009-340-035-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAC HOME LOANS SERVICING		0	05/02/2012	OTH	05-CORRECTING TITLE	2012-01724 AFF	PROPERTY TRANSFER	0.0
BAC TAX SERVICES CORP	JONES KIMBERLEE	35,900	03/19/2012	CD	21-NOT USED/OTHER	2012-02223 WD	DEED	100.0
FANNIE MAE	BAC HOME LOANS SERVICING	0	09/13/2011	QC	21-NOT USED/OTHER	2011-02955	PROPERTY TRANSFER	0.0
HARDING FRANK L & KELLEY	FANNIE MAE	1	05/11/2011	QC	10-FORECLOSURE	2011-01654	PROPERTY TRANSFER	0.0

Property Address

10311 W ROSTED RD

Owner's Name/Address

JONES KIMBERLEE
10311 W ROSTED RD
LAKE CITY MI 49651

Tax Description

SEC 17 T22N R8W LOT 35 HOFFMAN'S TIMBER ACRES

Comments/Influences

NEW MHD FOR 03 NEW PC GRG FOR 04

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 03/09/2020

MAP #:

2024 Est TCV 106,571 TCV/TFA: 102.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	46,700	53,300			27,370C
2023	5,100	40,500	45,600			26,067C
2022	3,000	35,400	38,400			24,826C
2021	2,400	33,500	35,900			24,033C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2002	0

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		Large Avg. Small
X	Wood Sash		
	Metal Sash		
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,040
Total Base New : 155,572 E.C.F.
Total Depr Cost: 124,458 X 0.750
Estimated T.C.V: 93,344

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2003
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

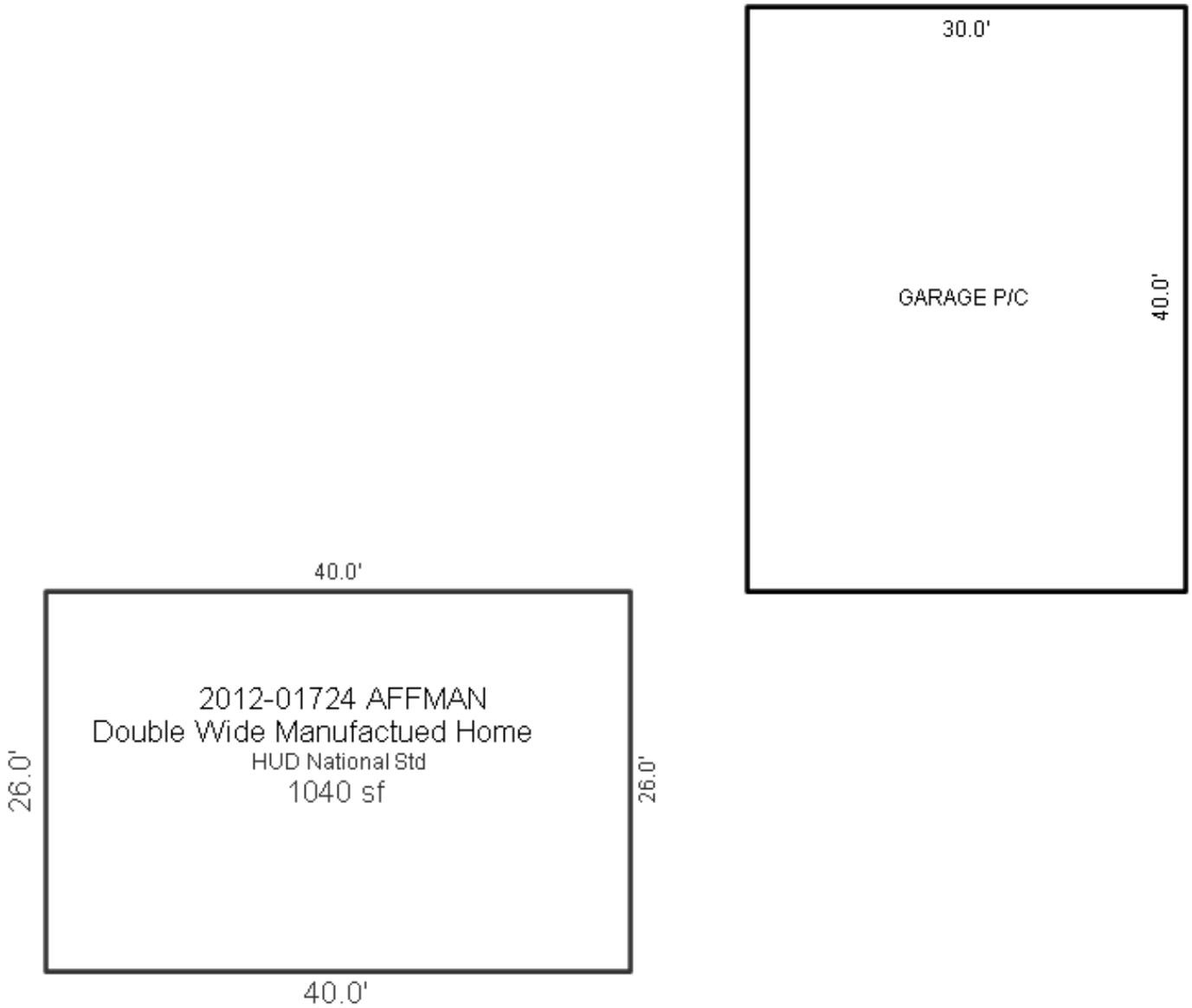
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	112,438	89,951

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
Built-Ins			
Appliance Allow.	1	1,934	1,547
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,920	20,736
	Totals:	155,572	124,458

Notes: PATROIT LPP13002ABIN
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 93,344

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



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

Parcel Number: 009-340-036-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAND RAPIDS PROP MGMNT L	SHIVLIE JAMES R (SM)	57,150	10/03/2005	WD	03-ARM'S LENGTH	05-0/4060	DEED	100.0
GREEN TREE SERVICING LLC	GRAND RAPIDS PROP MGMNT L	37,000	11/01/2004	WD	21-NOT USED/OTHER	04-0/4784	DEED	100.0
STOCKER DONALD	GREEN TREE SERVICING LLC	68,410	11/07/2003	OTH	21-NOT USED/OTHER	04-0/355	DEED	0.0
		7,950	06/01/2000	WD	33-TO BE DETERMINED	337:1194	DEED	0.0

Property Address

10335 W ROSTED RD

Owner's Name/Address

SHIVLIE JAMES R
10335 W ROSTED ROAD
LAKE CITY MI 49651

Taxpayer's Name/Address

DOVENMUEHLE MORTGAGE INC
P.O. BOX 59720
Schaumburg IL 60173-9720

Tax Description

SEC 17 T22N R8W LOT 36 HOFFMAN'S TIMBER ACRES

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/03/2005

MAP #:

2024 Est TCV 114,322 TCV/TFA: 119.09

Building Permit(s)	Date	Number	Status
Pole Barn	08/03/2007	20070519	Complete
HUD/NATIONAL STD	06/15/2000	2000-0245	0%

X Improved | Vacant

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

Who	When	What
TPC	03/13/2018	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	50,600	57,200			27,180C
2023	5,100	43,900	49,000			25,886C
2022	3,000	38,500	41,500			24,654C
2021	2,400	34,300	36,700			23,867C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2000	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 20
Floor Area: 960
Total Base New : 166,922 E.C.F.
Total Depr Cost: 133,540 X 0.750
Estimated T.C.V: 100,155

(16) Porches/Decks

Area	Type
20	Treated Wood

(17) Garage

Year Built: 2007
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: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

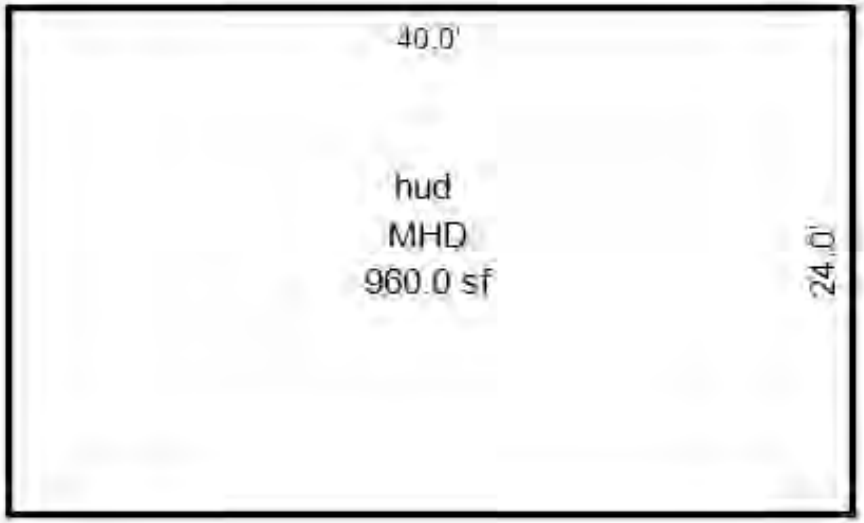
Carport Area:
Roof:

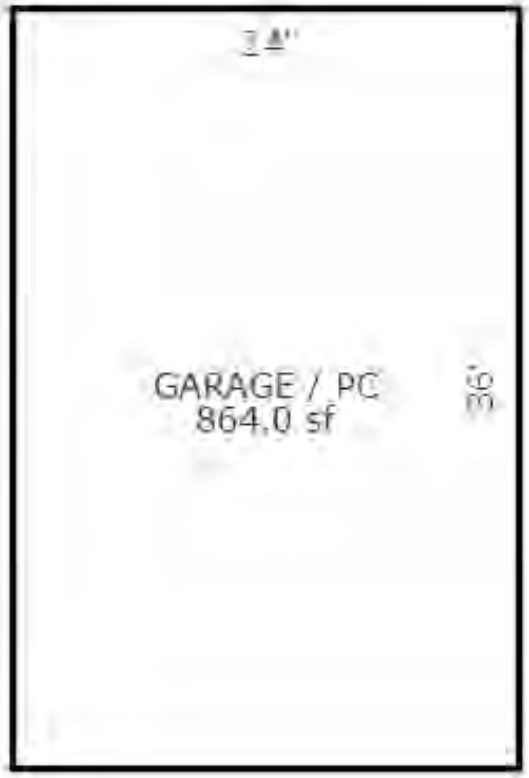
Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	960		
			Total:	112,897	90,320
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			1	4,646	3,717
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 100 Feet			1	5,808	4,646
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	33,005	26,404
Door Opener			1	547	438
Built-Ins					
Appliance Allow.			1	2,766	2,213
Deck					
Treated Wood			20	913	730
			Totals:	166,922	133,540

Notes: REDMAN MHD
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 100,155

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





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

Parcel Number: 009-340-037-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,950	03/01/1999	WD	33-TO BE DETERMINED	326:1112	DEED	0.0

Property Address
10361 W ROSTED RD

Owner's Name/Address
NOWICKI GARY L & DESIREE
10361 W ROSTED ROAD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 37 HOFFMAN'S TIMBER ACRES

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/13/1999
MAP #:
2024 Est TCV 125,463 TCV/TFA: 77.59

Building Permit(s)	Date	Number	Status
Garage	05/06/2010	20100190	100%
Addition	04/08/2010	20100120	100%

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	56,100	62,700			46,393C
2023	5,100	61,200	66,300			44,184C
2022	3,000	50,600	53,600			42,080C
2021	2,400	46,200	48,600			40,736C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 529 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 15
Floor Area:
Total Base New : 211,318 E.C.F.
Total Depr Cost: 137,358 X 0.800
Estimated T.C.V: 109,886

(16) Porches/Decks

Area	Type
139	WCP (1 Story)
60	WPP

(17) Garage

Year Built: 2010
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 913
% Good: 0
Storage Area: 457
No Conc. Floor: 0

Bsmnt Garage:

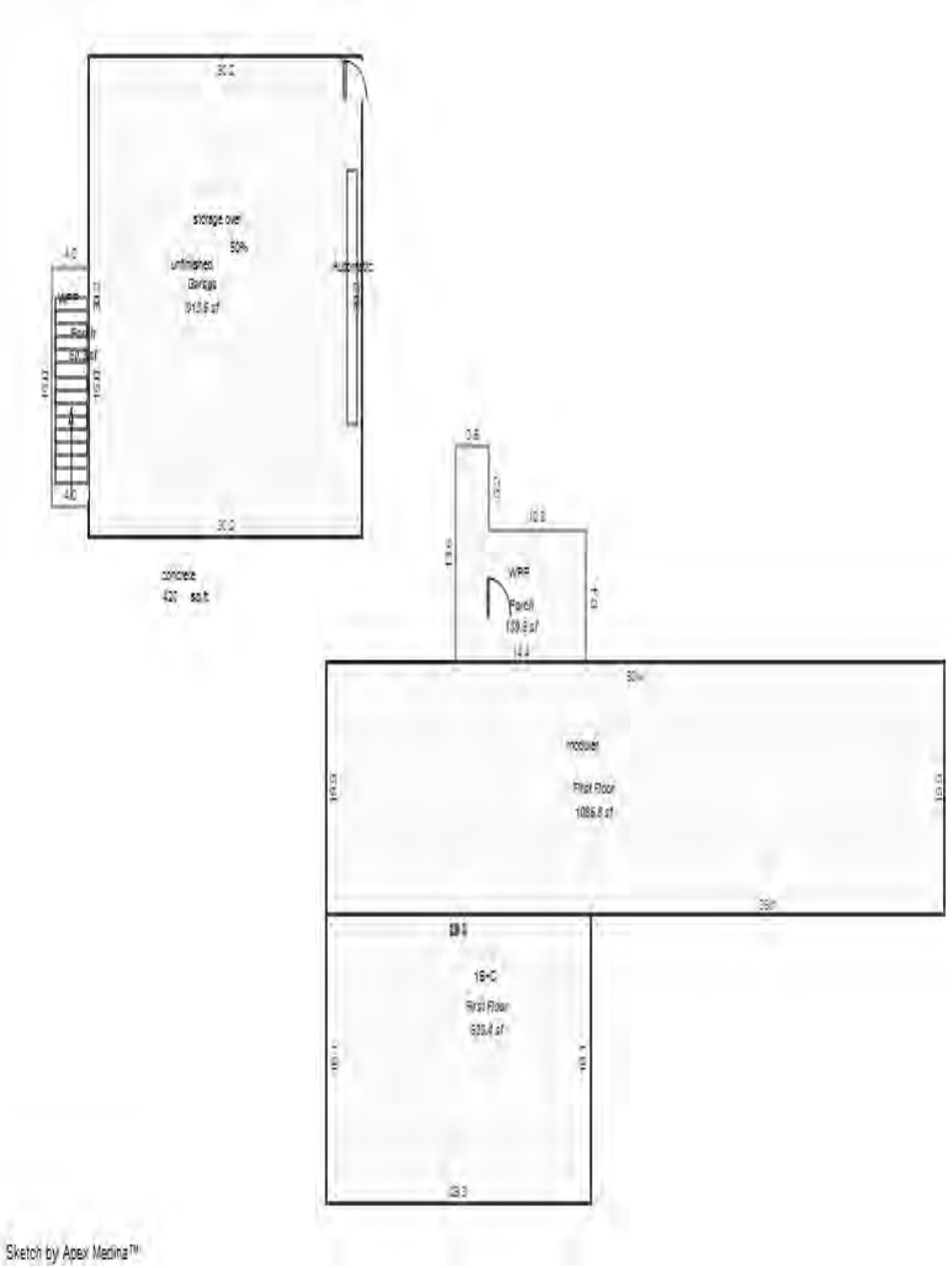
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1998
(11) Heating System: Forced Warm Air
Ground Area = 1617 SF Floor Area = 1617 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
Addition	Siding	Crawl	529		
			Total:	125,238	81,406
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,910	1,241
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, 100 Feet			1	6,244	4,059
Porches					
WCP (1 Story)			139	6,796	4,417
WPP			60	2,921	1,899
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			913	44,545	28,954
Storage Over Garage			457	8,212	5,338
Door Opener			1	683	444
Built-Ins					
Appliance Allow.			1	3,975	2,584
			Totals:	211,318	137,358

Notes: 1998 SCHULT
ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 109,886

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



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

Parcel Number: 009-340-038-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,400	06/01/1999	WD	33-TO BE DETERMINED	328:1326	DEED	0.0

Property Address

W ROSTED RD

Owner's Name/Address

SILVERBURG ROBERT A
211 S TOMPKINS ST
HOWELL MI 48843-2043

Tax Description

SEC 17 T22N R8W LOT 38 HOFFMAN'S TIMBER ACRES

Comments/Influences

2012-00422 COTRED

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

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 13,227

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =		13,227

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	0	6,600			2,732C
2023	5,100	0	5,100			2,602C
2022	3,000	0	3,000			2,479C
2021	2,400	0	2,400			2,400S

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

Parcel Number: 009-340-039-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SILVERBURG ROBERT A 221 S TOMPKINS ST HOWELL MI 48843-2043	2024 Est TCV 42,954 TCV/TFA: 43.83					

Tax Description

SEC 17 T22N R8W LOT 39 HOFFMAN'S TIMBER ACRES

Comments/Influences

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X	Improved	
	Vacant	

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/21/2011	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	14,900	21,500			10,942C
2023	5,100	16,300	21,400			10,421C
2022	3,000	13,000	16,000			9,925C
2021	2,400	11,900	14,300			9,608C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 25
Floor Area:
Total Base New : 84,450 E.C.F.
Total Depr Cost: 37,159 X 0.800
Estimated T.C.V: 29,727

(16) Porches/Decks

Area	Type
216	Treated Wood

(17) Garage

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:

Bsmnt Garage:

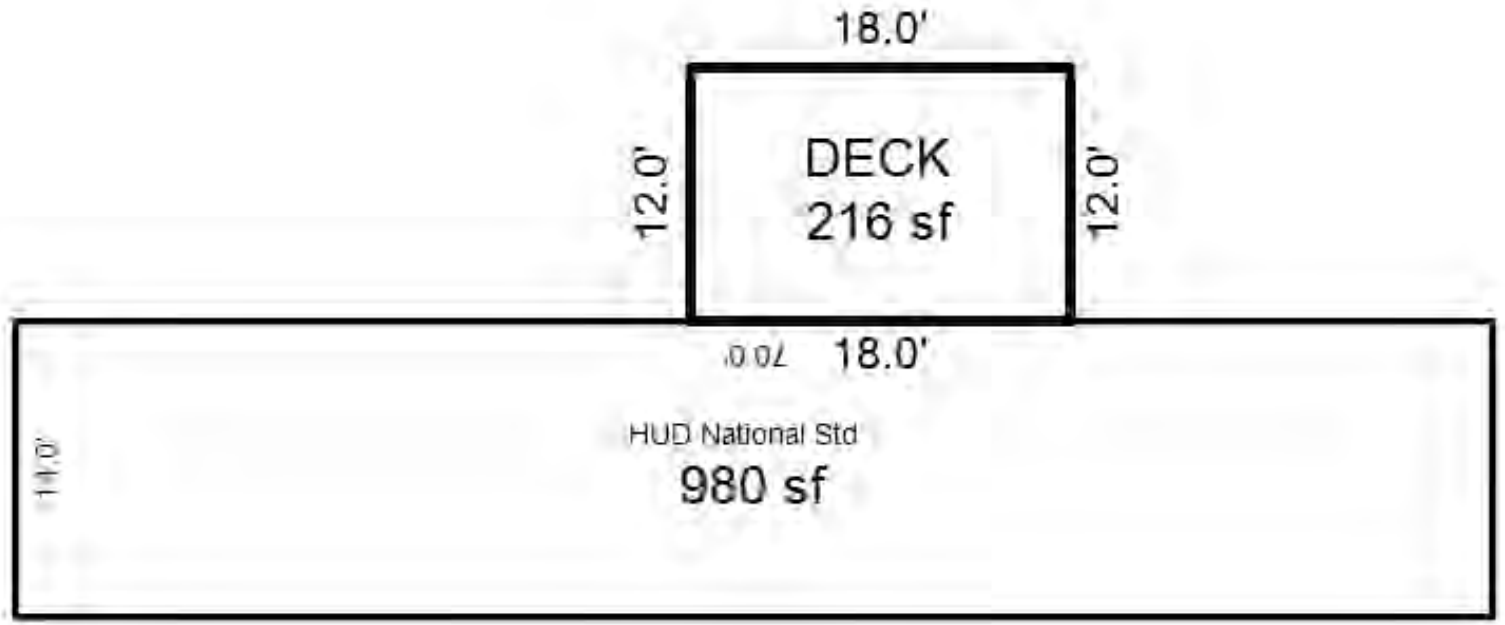
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991
(11) Heating System: Forced Warm Air
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	60,727	26,720
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	840
Plumbing					
Average Fixture(s)			1	964	424
3 Fixture Bath			1	3,054	1,344
Water/Sewer					
1000 Gal Septic			1	4,864	2,140
Water Well, 100 Feet			1	5,808	2,556
Deck					
Treated Wood			216	4,359	1,918
Built-Ins					
Appliance Allow.			1	2,766	1,217
			Totals:	84,450	37,159

Notes: 1991 SKYLINE MH
ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 29,727

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



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

Parcel Number: 009-340-040-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONE FRANKLIN D & BEVER	FOUST DARIC	180,000	01/30/2023	WD	03-ARM'S LENGTH	2023-0247	PROPERTY TRANSFER	100.0
LALONE FRANKLIN D & BEVER	LALONE FRANKLIN D & BEVER	0	05/07/2018	QC	09-FAMILY	2018-01528	DEED	0.0
LALONE FRANKLIN D & BEVER		0	10/19/2010	OTH	05-CORRECTING TITLE	2010-4971	PROPERTY TRANSFER	0.0
LALONE FRANKLIN D & BEVER	LALONE FRANKLIN D & BEVER	0	10/19/2010	OTH	09-FAMILY	2010-4795TR	PROPERTY TRANSFER	0.0

Property Address
10423 W ROSTED RD

Owner's Name/Address
FOUST DARIC
10423 W ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 40 HOFFMAN'S TIMBER ACRES

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/30/2023
MAP #:
2024 Est TCV 173,090 TCV/TFA: 109.27

Building Permit(s)	Date	Number	Status
MANUFACTURED	11/10/2010	2010-4971	100%

X Improved | Vacant

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

Who	When	What
TPC	12/20/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	540	0	0
D/W/P: 3.5 Concrete	6.58	384	0	0
Wood Frame	27.00	144	50	1,944
Wood Frame	23.99	264	50	3,166

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 =				7,610

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	79,900	86,500			86,500S
2023	5,100	78,800	83,900			41,980C
2022	3,000	68,000	71,000			39,981C
2021	2,400	64,200	66,600			38,704C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1584 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,584
Total Base New : 270,678 E.C.F.
Total Depr Cost: 203,004 X 0.750
Estimated T.C.V: 152,253

(16) Porches/Decks

Area	Type
252	WCP (1 Story)

(17) Garage

Year Built: 1999
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999
(11) Heating System: Forced Heat & Cool
Ground Area = 1584 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

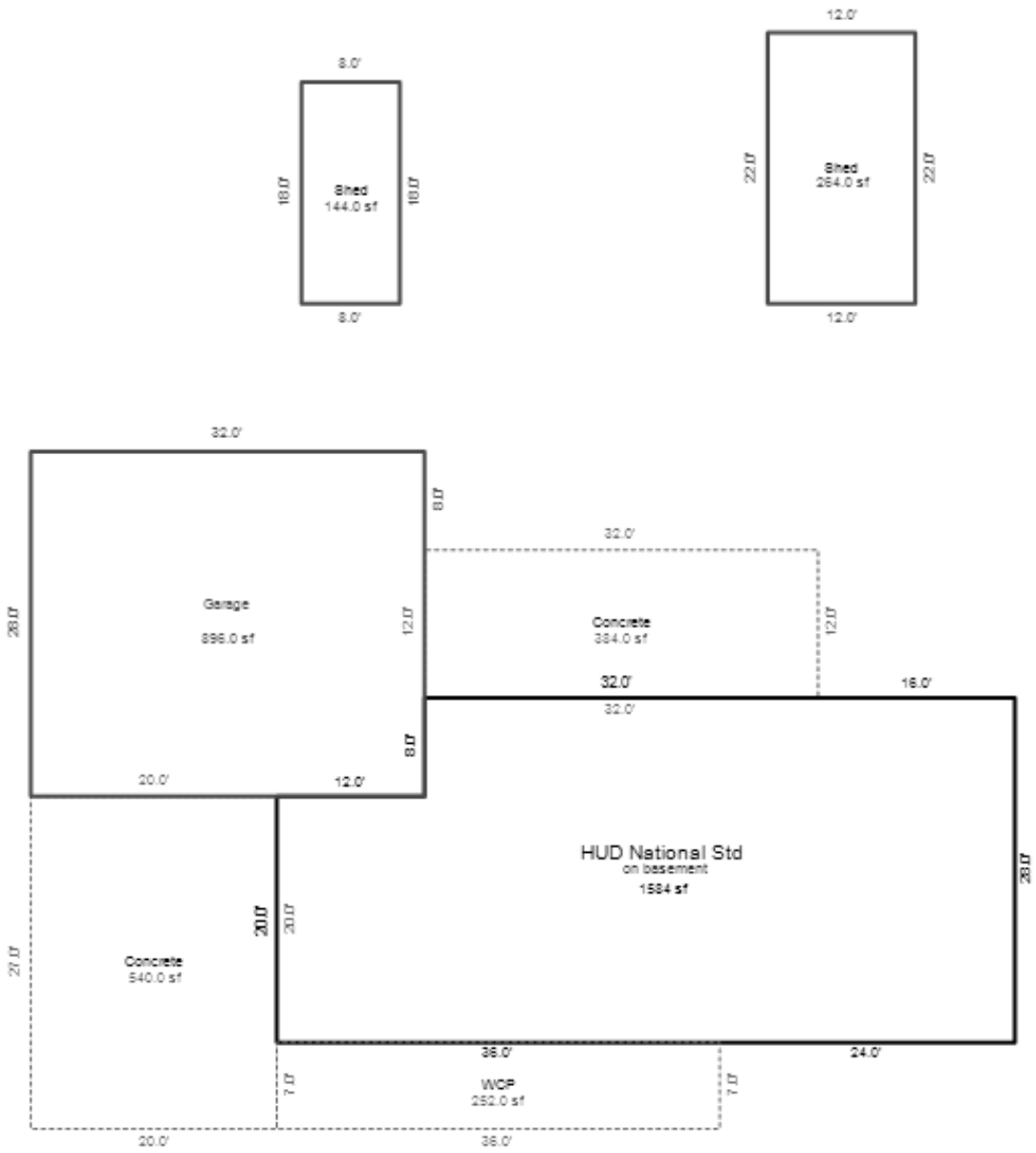
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,584		
			Total:	206,361	154,768

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)	252	9,150	6,862
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	896	33,967	25,475
Door Opener	3	1,640	1,230
Built-Ins			
Appliance Allow.	1	2,766	2,074
Totals:		270,678	203,004

Notes:
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 152,253

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



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

Parcel Number: 009-340-041-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEPHEN & PATRICI	LEWIS MARGO	0	01/13/2017	WD	16-LC PAYOFF	2017-0152	DEED	0.0
ANDRASH STEPHEN & PATRICI	LEWIS MARGO	38,500	08/16/2013	LC	03-ARM'S LENGTH	2013-02817 LCT	PROPERTY TRANSFER	100.0
MYERS DEAN (SM)	ANDRASH STEPHEN & PATRICI	0	05/23/2008	QC	21-NOT USED/OTHER	2008/2394	DEED	0.0
MYERS RANDI	MYERS DEAN	0	10/18/2005	OTH	21-NOT USED/OTHER	05-0/4115	DEED	0.0

Property Address
10449 W ROSTED RD

Owner's Name/Address
LEWIS MARGO
10449 W ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 41 HOFFMAN'S TIMBER ACRES

Comments/Influences
MLS20828644$49,500 10/2008 DOM1145

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/30/2013
MAP #:
2024 Est TCV 109,992 TCV/TFA: 103.38

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.53	140	95	2,863
Total Estimated Land Improvements True Cash Value =				2,863

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

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	48,400	55,000			22,094C
2023	5,100	43,600	48,700			21,042C
2022	3,000	37,500	40,500			20,040C
2021	2,400	35,400	37,800			19,400C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1990	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 20
Floor Area: 1,064
Total Base New : 126,213 E.C.F.
Total Depr Cost: 100,970 X 0.930
Estimated T.C.V: 93,902

(16) Porches/Decks

Area	Type
96	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1064 SF Floor Area = 1064 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	Piers	1,064		
			Total:	106,685	85,348

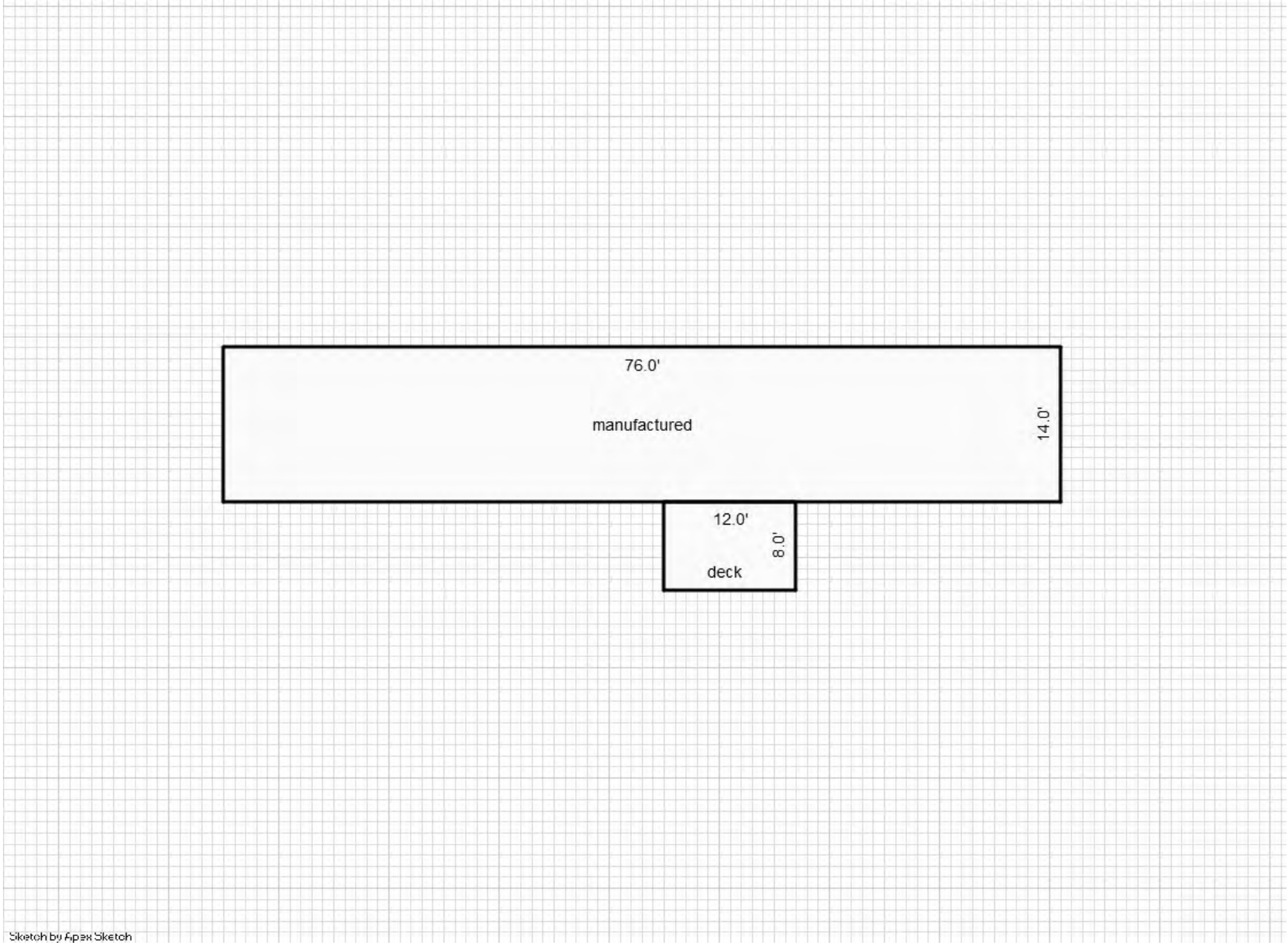
Other Additions/Adjustments

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, 100 Feet	1	5,506	4,405
Deck			
Treated Wood w/Roof (Deck Portion)	96	2,384	1,907
Treated Wood w/Roof (Roof portion)	96	1,467	1,174
Built-Ins			
Appliance Allow.	1	1,638	1,310
	Totals:	126,213	100,970

Notes:
ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 93,902

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

Parcel Number: 009-340-041-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-340-042-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMPSON TODD	SIMPSON TODD & SHILTON KI	1	02/14/2017	QC	09-FAMILY	2017-00447	DEED	0.0
GUNNERSON MATTHEW A	SIMPSON TODD	69,900	04/01/2013	LC	16-LC PAYOFF	2013-01422 MEM	PROPERTY TRANSFER	100.0
CHEMICAL BANK	GUNNERSON MATTHEW A	48,000	08/24/2012	CD	21-NOT USED/OTHER	2012-02934	PROPERTY TRANSFER	100.0
SARNA ELIZABETH	CHEMICAL BANK	43,560	05/11/2012	SD	10-FORECLOSURE	2012-01875 SD	PROPERTY TRANSFER	0.0

Property Address
10467 W ROSTED RD

Owner's Name/Address
SIMPSON TODD & SHILTON KITTY
10467 W ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 42 HOFFMAN'S TIMBER ACRES

Comments/Influences
2012MLS21106319ASK48,900 DOM35
Death Certificate of Lawrence Sarna recorded @ 04-0/4091.

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/30/2013
MAP #:
2024 Est TCV 125,547 TCV/TFA: 105.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/22/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =			13,227

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,600	56,200	62,800			38,504C
2023	5,100	48,700	53,800			36,671C
2022	3,000	42,600	45,600			34,925C
2021	2,400	38,000	40,400			33,810C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1188 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,188
Total Base New : 187,201 E.C.F.
Total Depr Cost: 149,760 X 0.750
Estimated T.C.V: 112,320

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
72	CCP (1 Story)

(17) Garage

Year Built: 2001
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

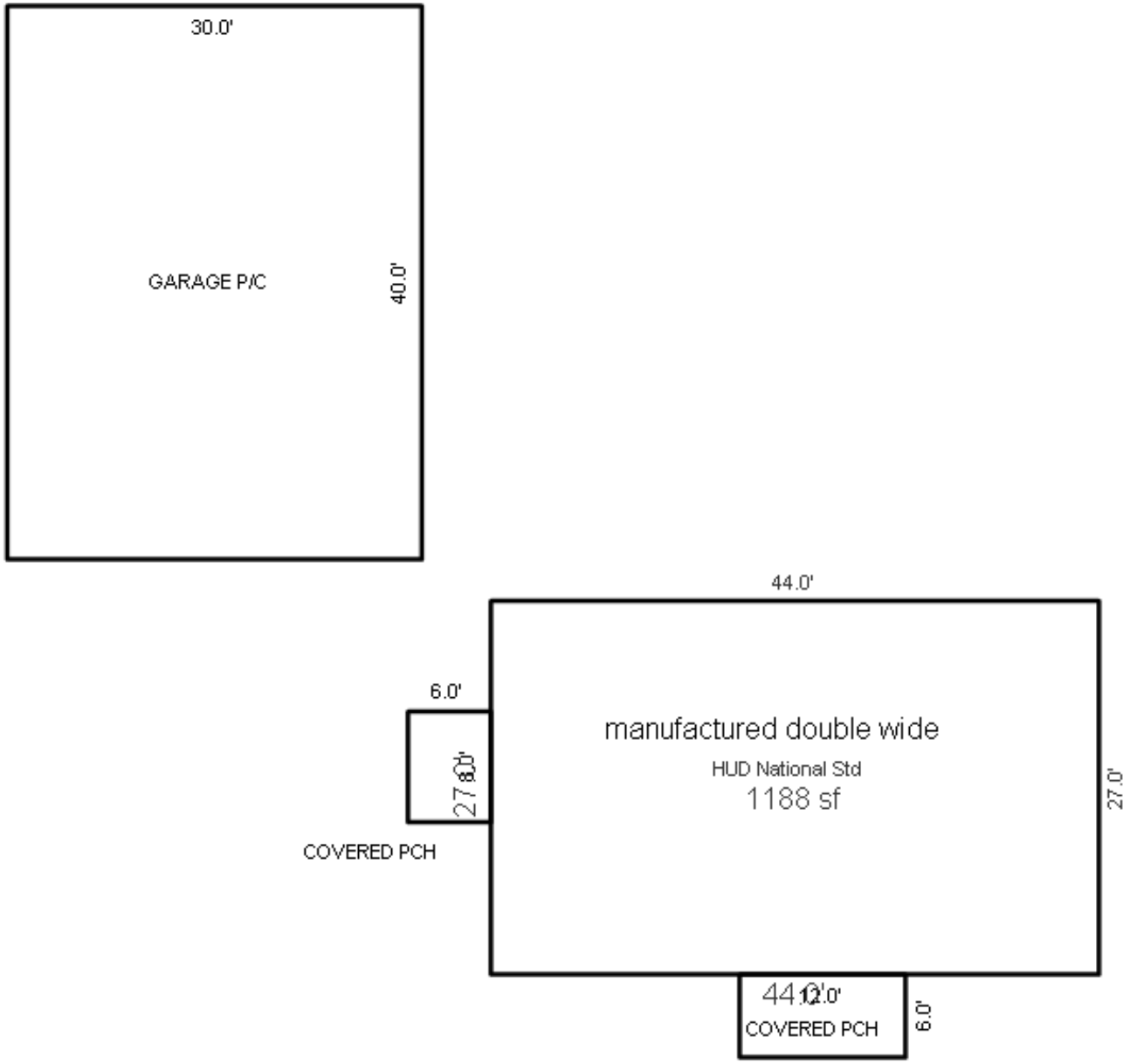
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	140,806	112,644

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			
CCP (1 Story)	48	1,336	1,069
CCP (1 Story)	72	1,925	1,540
Built-Ins			
Appliance Allow.	1	1,934	1,547
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,920	20,736
	Totals:	187,201	149,760

Notes: 2000 BARRING MHD
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 112,320

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



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

Parcel Number: 009-340-044-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPRAD KENNETH J & KATHRY		0	10/27/2010	OTH	05-CORRECTING TITLE	2010-4925 OTHE	PROPERTY TRANSFER	0.0
HASSE JAMES D & KAREN A	LAPRAD KENNETH J & KATHRY	85,000	09/23/2010	WD	03-ARM'S LENGTH	2010-4536WD	PROPERTY TRANSFER	100.0
		98,000	04/01/2000	WD	33-TO BE DETERMINED	336:640	DEED	0.0

Property Address
10515 W ROSTED RD

Owner's Name/Address
LAPRAD KENNETH J & KATHRYN A
10515 W ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOTS 43 & 44 HOFFMAN'S TIMBER ACRES.

Comments/Influences
NEW MHD , GRG ETC FOR 98 NEW PC GRG FOR 01
NEW PC GRG FOR 04
98 COMBO PF 043-00 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/30/2010
MAP #:
2024 Est TCV 259,297 TCV/TFA: 146.66

Building Permit(s)	Date	Number	Status
MANUFACTURED	10/18/2010	2010-4925	100%

X Improved | Vacant

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

LOTS 43 & 44

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	240.00	575.00	0.9554	1.0950	90	100		22,598
240 Actual Front Feet, 3.17 Total Acres							Total Est. Land Value =	22,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	140	50	1,023
Wood Frame	19.54	200	50	1,954
Wood Frame	21.93	128	50	1,403
Total Estimated Land Improvements True Cash Value =				4,380

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

Who	When	What
TPC	06/10/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/21/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,300	118,300	129,600			56,850C
2023	8,800	106,500	115,300			54,143C
2022	6,000	91,700	97,700			51,565C
2021	4,800	86,500	91,300			49,918C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1997	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: D
Effec. Age: 20
Floor Area: 1,768
Total Base New : 312,256 E.C.F.
Total Depr Cost: 249,805 X 0.930
Estimated T.C.V: 232,319

(16) Porches/Decks

Area	Type
768	WGEP (1 Story)
336	WCP (1 Story)
656	Treated Wood

(17) Garage

Year Built: 1997
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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 1768 SF Floor Area = 1768 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	1,768		
			Total:	178,827	143,062

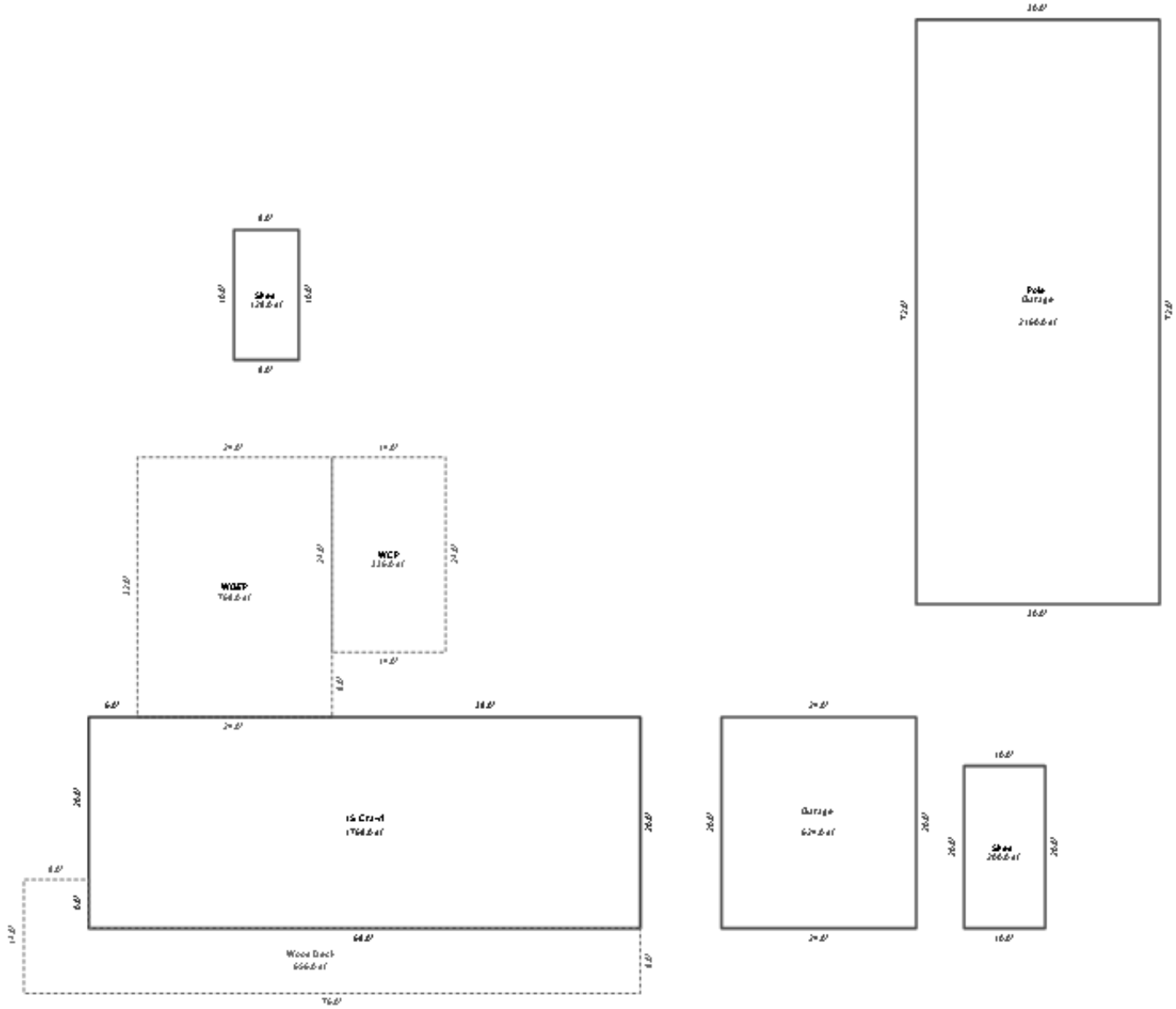
Other Additions/Adjustments

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, 100 Feet	1	5,506	4,405
Porches			
WCP (1 Story)	336	8,756	7,005
WGEP (1 Story)	768	27,686	22,149
Deck			
Treated Wood	656	8,600	6,880
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	23,481	18,785
Door Opener	1	485	388
Class: CD Exterior: Pole (Unfinished)			
Base Cost	2160	46,656	37,325
Built-Ins			
Appliance Allow.	1	1,638	1,310
Fireplaces			
Direct-Vented Gas	1	2,088	1,670

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

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

Parcel Number: 009-340-044-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-340-045-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURZATKOWSKI MARK	KURZATKOWSKI KATHLEEN	0	09/29/2015	QC	06-COURT JUDGEMENT	2015-03434	PROPERTY TRANSFER	0.0
		14,000	10/01/1999	WD	33-TO BE DETERMINED	03-0:5257	DEED	0.0

Property Address
10537 ROSTED RD

Owner's Name/Address
KURZATKOWSKI KATHLEEN
10537 ROSTED ROAD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 45 HOFFMAN'S TIMBER ACRES

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/12/2004
MAP #:
2024 Est TCV 124,340 TCV/TFA: 74.01

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $10000				10000	100			10,000
120 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =			10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	57,200	62,200			31,356C
2023	3,500	49,600	53,100			29,863C
2022	3,000	43,400	46,400			28,441C
2021	2,500	38,700	41,200			27,533C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1991	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,680
Total Base New : 203,274 E.C.F.
Total Depr Cost: 152,453 X 0.750
Estimated T.C.V: 114,340

(16) Porches/Decks

Area	Type
48	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

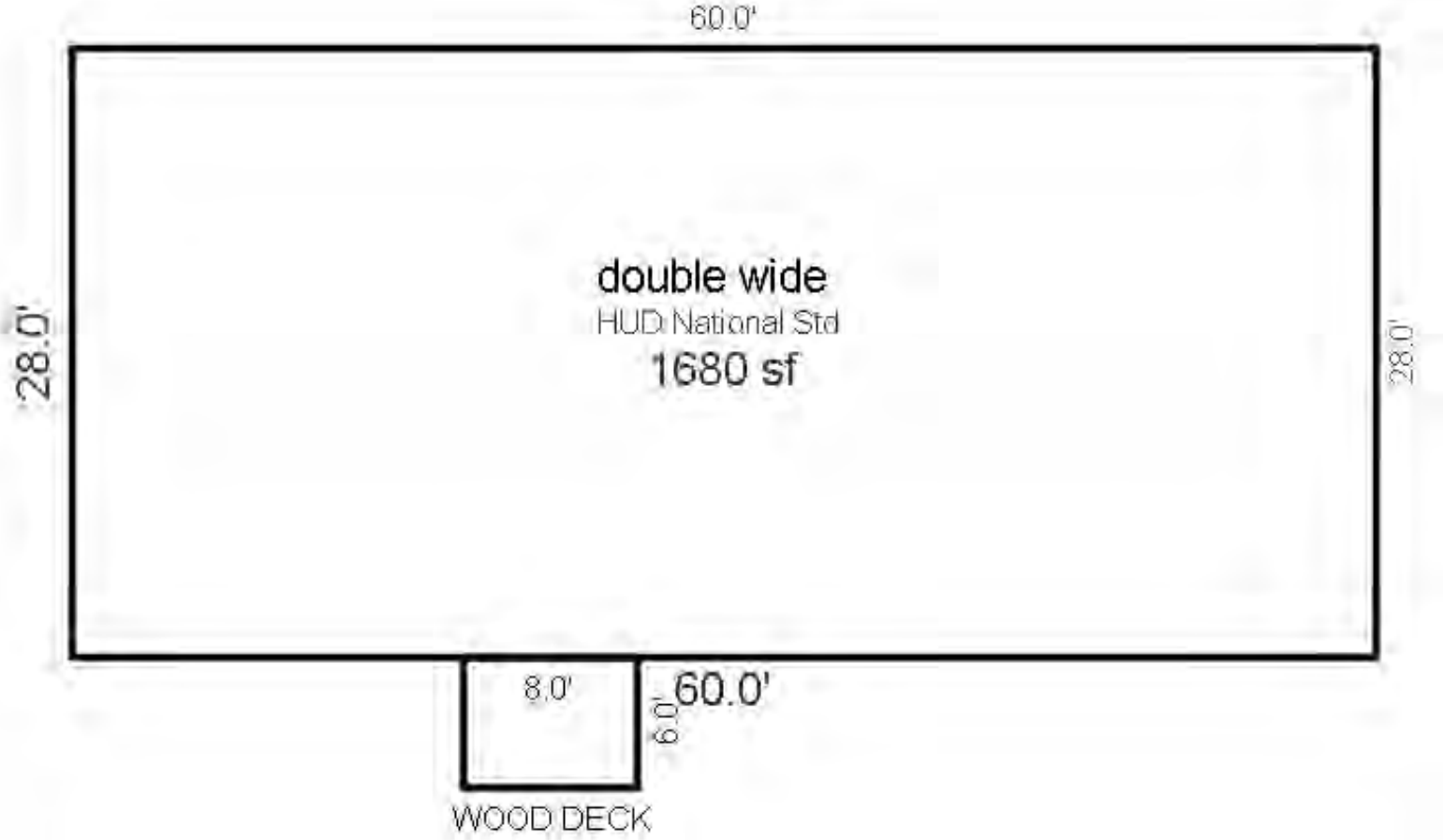
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	184,370	138,277

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895
Water/Sewer			
1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230
Deck			
Treated Wood	48	1,690	1,267
Built-Ins			
Appliance Allow.	1	1,934	1,450
	Totals:	203,274	152,453

Notes: 1991 FRIENDSHIP MHD
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 114,340

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



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

Parcel Number: 009-340-046-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN GARY C TRUST	BOLSER MARVIN & VIRGINIA	68,500	05/14/2007	WD	03-ARM'S LENGTH	2007/1807	DEED	100.0

Property Address
10559 W ROSTED RD

Owner's Name/Address
BOLSER MARVIN & VIRGINIA
10559 W ROSTED RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/14/2007
MAP #:
2024 Est TCV 176,795 TCV/TFA: 121.43

Building Permit(s)	Date	Number	Status
Garage	06/13/2007	20070347	Complete

X Improved [ ] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $10000				10000	100			10,000
130 Actual Front Feet, 1.72 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	288	0	0
Wood Frame	22.67	180	50	2,040

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,980

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

Tax Description
SEC 17 T22N R8W LOT 46 & E'LY 10FT OF LOT 47 HOFFMAN'S TIMBER ACRES
COMBINE WITH 340-047-90 E'RLY 10 FEET OF LOT 47
FORMERLY SEC 17 T22N R8W LOT 46 HOFFMAN'S TIMBER ACRES

Comments/Influences
10/2019 COMBINE E'LY 10' LOT 47 PIN 009-340-047-90

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	83,400	88,400			43,295C
2023	3,500	75,100	78,600			41,234C
2022	3,000	64,700	67,700			39,271C
2021	2,500	61,000	63,500			38,017C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,456
Total Base New : 220,181 E.C.F.
Total Depr Cost: 176,145 X 0.930
Estimated T.C.V: 163,815

(16) Porches/Decks

Area	Type
40	Treated Wood
326	Treated Wood

(17) Garage

Year Built: 2007
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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999
(11) Heating System: Forced Air w/o Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

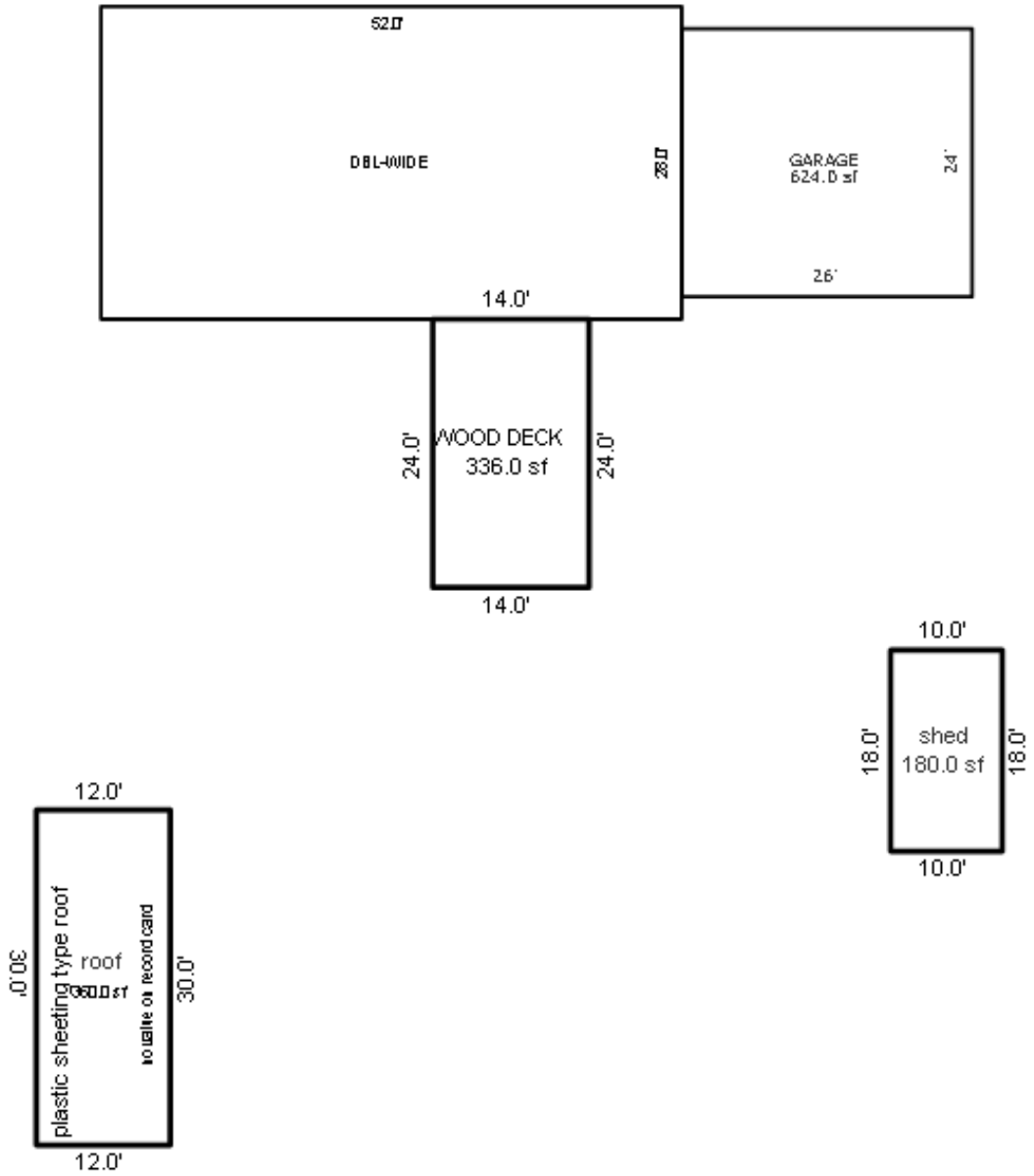
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	161,663	129,331

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
Deck			
Treated Wood	40	1,563	1,250
Treated Wood	326	5,581	4,465
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	23,481	18,785
Common Wall: 1 Wall	1	-2,512	-2,010
Door Opener	1	485	388
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	240	12,706	10,165
Built-Ins			
Appliance Allow.	1	1,934	1,547
	Totals:	220,181	176,145

Notes:
ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 163,815

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



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

Parcel Number: 009-340-047-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES THOMAS JR & JANICE	BOLSER SCOTT ALLEN	6,500	10/02/2019	WD	03-ARM'S LENGTH	2019-03078	PROPERTY TRANSFER	100.0

Property Address

W ROSTED RD

Owner's Name/Address

BOLSER SCOTT ALLEN
1317 MARSHWOOD CT SW 3B
BYRON CENTER MI 49315

Tax Description

SEC 17 T22N R8W LOT 47 EXC E'LY 10FT THOF HOFFMAN'S TIMBER ACRES
SPLIT PART TO 009-340-047-90
FORMELRY SEC 17 T22N R8W LOT 47 HOFFMAN'S TIMBER ACRES

Comments/Influences

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
Parent Parcel(s): 009-340-047-00;
Child Parcel(s): 009-340-047-90;

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Class: RESIDENTIAL-VACAN | Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 10,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $10000				10000	100			10,000
110 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	10,000

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

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

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

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

Parcel Number: 009-340-048-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FARGO BANK TRUSTEE	PAULEY CLIFFORD A & IRMGA	24,900	08/13/2012	CD	21-NOT USED/OTHER	2012-02780 WD	PROPERTY TRANSFER	100.0
SHERIFF	WELLS FARGO BANK TRUSTEE	77,277	11/20/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0
THOMPSON RONALD D & MARY	WELLS FARGO BANK TRUSTEE	77,277	05/20/2011	SD	10-FORECLOSURE	2011-01775	DEED	0.0
		6,950	08/01/1997	WD	33-TO BE DETERMINED	312:1289	DEED	0.0

Property Address
10603 W ROSTED RD

Owner's Name/Address
PAULEY CLIFFORD A & IRMGARD
1118 PLETT RD
CADILLAC MI 49601

Tax Description
SEC 17 T22N R8W LOT 48 HOFFMAN'S TIMBER ACRES

Comments/Influences
2012 AFFMAN

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 02/24/2021
MAP #:
2024 Est TCV 118,613 TCV/TFA: 81.46

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $10000				10000	100			10,000
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	89	415
Total Estimated Land Improvements True Cash Value =				415

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	54,300	59,300			34,053C
2023	3,500	47,100	50,600			32,432C
2022	3,000	41,200	44,200			30,888C
2021	2,500	36,700	39,200			29,902C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1997	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,456
Total Base New : 180,330 E.C.F.
Total Depr Cost: 144,264 X 0.750
Estimated T.C.V: 108,198

(16) Porches/Decks

Area	Type
35	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997
(11) Heating System: Forced Air w/o Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

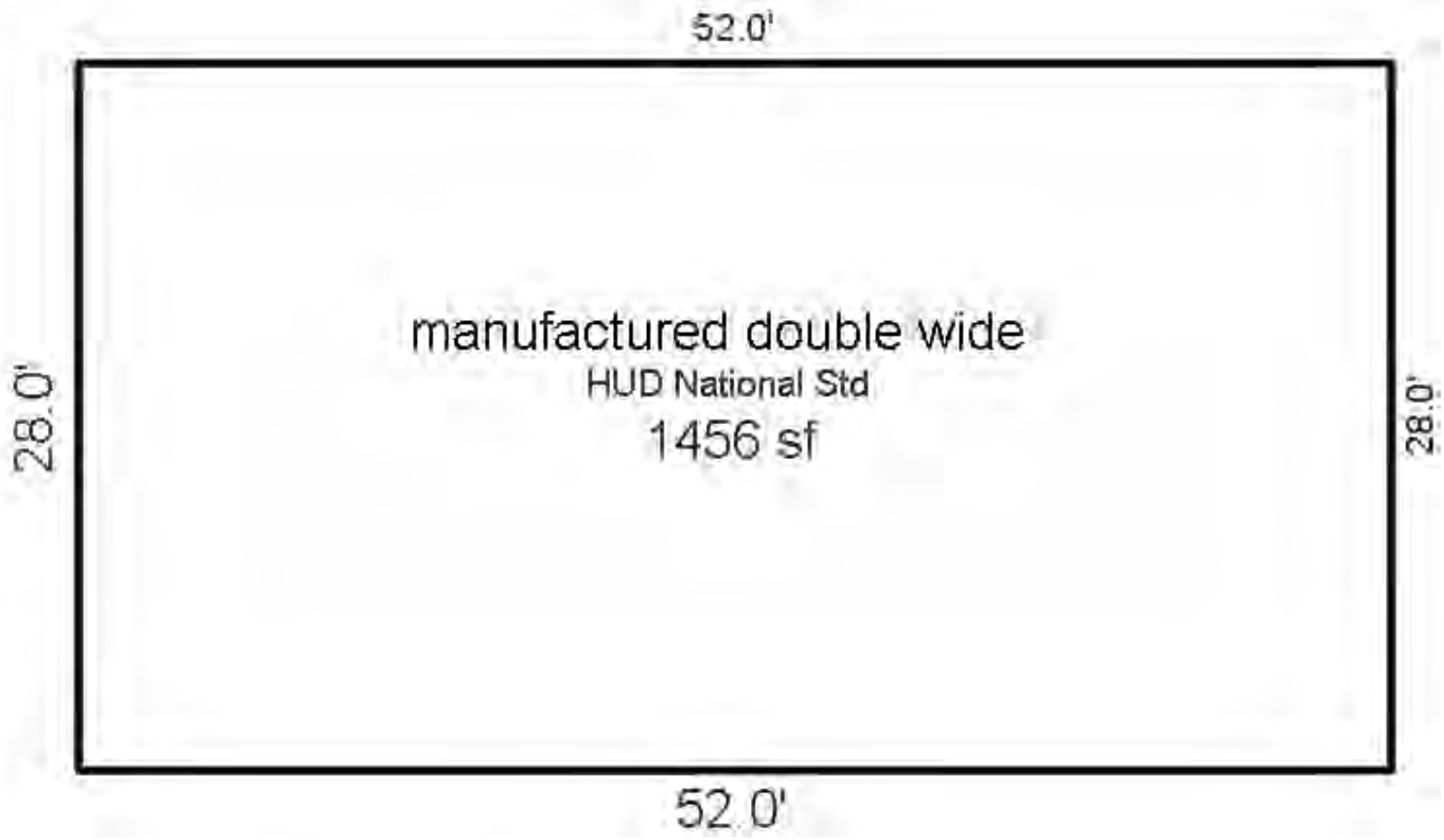
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	161,663	129,331

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
Deck			
Treated Wood	35	1,453	1,162
Built-Ins			
Appliance Allow.	1	1,934	1,547
	Totals:	180,330	144,264

Notes: CENTURY AFFMAN 2012
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 108,198

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



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

Parcel Number: 009-340-049-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGEE CHRISTIAN B	OVERSTREET STEVEN	98,000	06/26/2020	WD	03-ARM'S LENGTH	2020-01840	REALTOR	100.0
WRIGHT JAMES D	MCGEE CHRISTIAN B	94,000	05/24/2018	WD	03-ARM'S LENGTH	2018-01735	PROPERTY TRANSFER	100.0
JOHN GEORGE A & DEANNA M	WRIGHT JAMES D	79,646	06/28/2017	WD	03-ARM'S LENGTH	2017-0257	PROPERTY TRANSFER	100.0

Property Address
10625 W ROSTED RD

Owner's Name/Address
OVERSTREET STEVEN
10625 W ROSTED RD
LAKE CITY MI 49651

Tax Description
SEC 17 T22N R8W LOT 49 HOFFMAN'S TIMBER ACRES

Comments/Influences
NEW MHD FOR 00 NEW GRG FOR 04

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/26/2020
MAP #:
2024 Est TCV 134,067 TCV/TFA: 99.75

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Who	When	What
TPC	06/09/2020	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	07/05/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $10000				10000	100			10,000
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	240	0	0
D/W/P: 3.5 Concrete	6.16	240	0	0
Wood Frame	29.96	72	50	1,078
Wood Frame	31.19	64	50	998

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 =				3,076

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	62,000	67,000			53,868C
2023	3,500	53,900	57,400			51,303C
2022	3,000	47,300	50,300			48,860C
2021	2,500	44,800	47,300			47,300S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1999 HUD	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,344
Total Base New : 201,651 E.C.F.
Total Depr Cost: 161,321 X 0.750
Estimated T.C.V: 120,991

(16) Porches/Decks

Area	Type
16	Treated Wood
16	Treated Wood

(17) Garage

Year Built: 2003
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

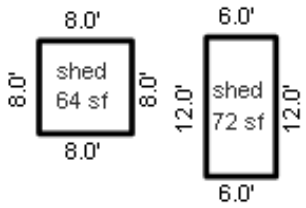
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	152,248	121,799

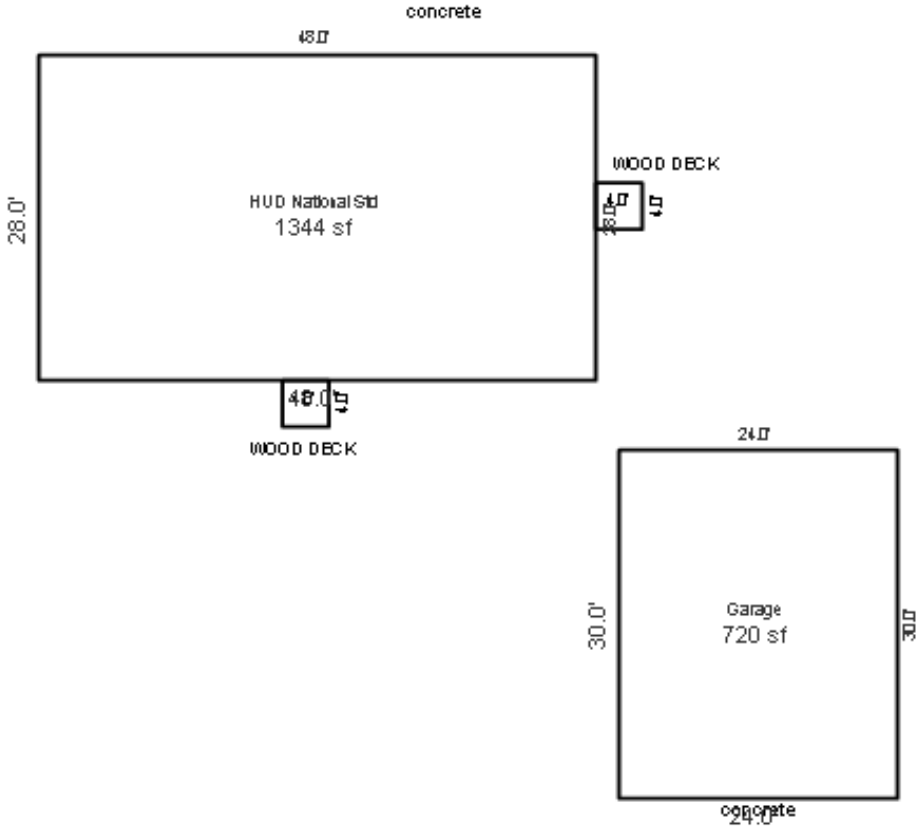
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088
Separate Shower	1	1,189	951
Water/Sewer			
1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	29,023	23,218
Door Opener	1	547	438
Built-Ins			
Appliance Allow.	1	1,934	1,547
Deck			
Treated Wood	16	715	572
Treated Wood	16	715	572
	Totals:	201,651	161,321

Notes: HUD
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 120,991

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





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

Parcel Number: 009-350-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDOFF GURI L	EDOF GURI L ETAL	0	12/20/2004	QC	21-NOT USED/OTHER	04-0/5169	DEED	0.0

Property Address
9449 W OAK DR

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 396,633 TCV/TFA: 242.29

Building Permit(s)	Date	Number	Status
Deck/Porch	10/05/2004	20040395	Complete

Owner's Name/Address
EDOF GURI L ETAL
2384 NIAGARA
TROY MI 48083

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A$1600/FF	90.00	164.00	0.8633	1.0598	1600	100		131,756
90 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	131,756

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	769	50	2,530
D/W/P: 4in Concrete	6.97	96	50	334
D/W/P: Brick on Sand	18.02	465	25	2,095

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,909

Tax Description
LOT 1 INDIAN HILL PLAT

Comments/Influences
ADD SEWER FOR 05

Topography of Site

	Level
X	Rolling
	Low
X	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	65,900	132,400	198,300			94,429C
2023	48,300	126,300	174,600			89,933C
2022	33,800	121,300	155,100			85,651C
2021	33,800	120,000	153,800			82,915C

Who	When	What
TPC	09/11/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/22/2016	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1960	2004

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1637 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,637
Total Base New : 295,623 E.C.F.
Total Depr Cost: 177,375 X 1.460
Estimated T.C.V: 258,968

(16) Porches/Decks

Area	Type
440	CGEP (1 Story)
119	CGEP (1 Story)
210	CGEP (1 Story)

(17) Garage

Year Built: 1982
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

Bsmnt Garage:

Carport Area:
Roof:

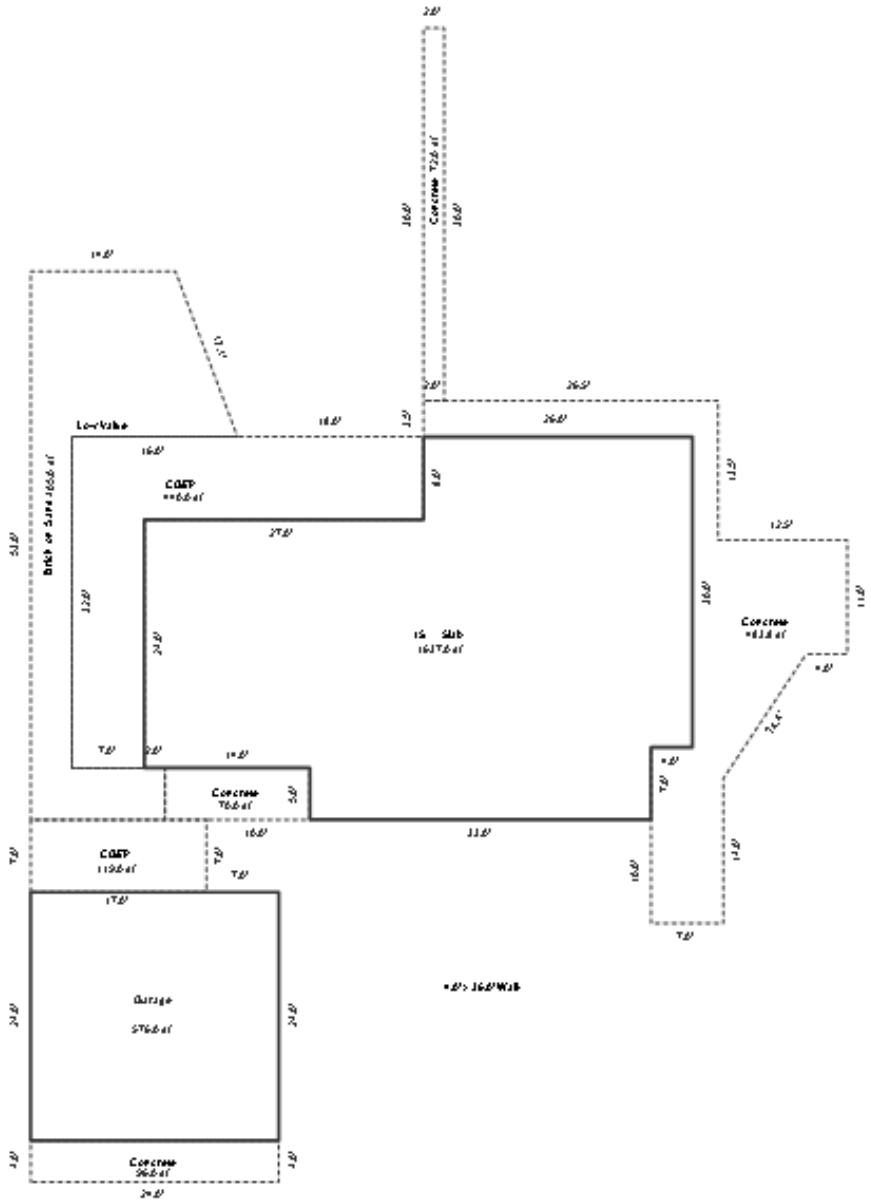
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960
(11) Heating System: Forced Heat & Cool
Ground Area = 1637 SF Floor Area = 1637 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,637			
			Total:	205,720	123,431	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	886	
3 Fixture Bath			1	4,646	2,788	
Porches						
CGEP (1 Story)			440	23,945	14,367	
CGEP (1 Story)			119	8,698	5,219	
CGEP (1 Story)			210	12,871	7,723	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808	14,885	
Water/Sewer						
Public Sewer			1	1,494	896	
Water Well, 50 Feet			1	2,686	1,612	
Built-Ins						
Appliance Allow.			1	2,766	1,660	
Fireplaces						
Exterior 1 Story			1	6,513	3,908	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	295,623	177,375	

Notes:
ECF (4085 CROOKED LAKE) 1.460 => TCV: 258,968

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

Parcel Number: 009-350-001-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-350-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM J SR	TAYLOR BARBARA JO	0	11/13/2018	AFF	09-FAMILY	2018-04004	DEED	0.0

Property Address
9461 W OAK DR

Owner's Name/Address
TAYLOR BARBARA JO
9461 W OAK DRIVE
LAKE CITY MI 49651

Tax Description
. LOT 2 INDIAN HILL PLAT.

Comments/Influences
ADD 16X42 1S , GRG ETC FOR 02
ADD SEWER FOR 05

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/24/2001
MAP #:
2024 Est TCV 384,612 TCV/TFA: 250.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A$1600/FF	90.00	215.00	0.8633	1.1340	1600	100		140,983
90 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	140,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1200	0	0
Wood Frame	27.00	144	50	1,944

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,319

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	70,500	121,800	192,300			105,073C
2023	50,300	116,300	166,600			100,070C
2022	33,800	111,700	145,500			95,305C
2021	33,800	110,600	144,400			92,261C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1967	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,536
Total Base New : 252,173 E.C.F.
Total Depr Cost: 163,911 X 1.460
Estimated T.C.V: 239,310

(16) Porches/Decks

Area	Type
216	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967
(11) Heating System: Forced Heat & Cool
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

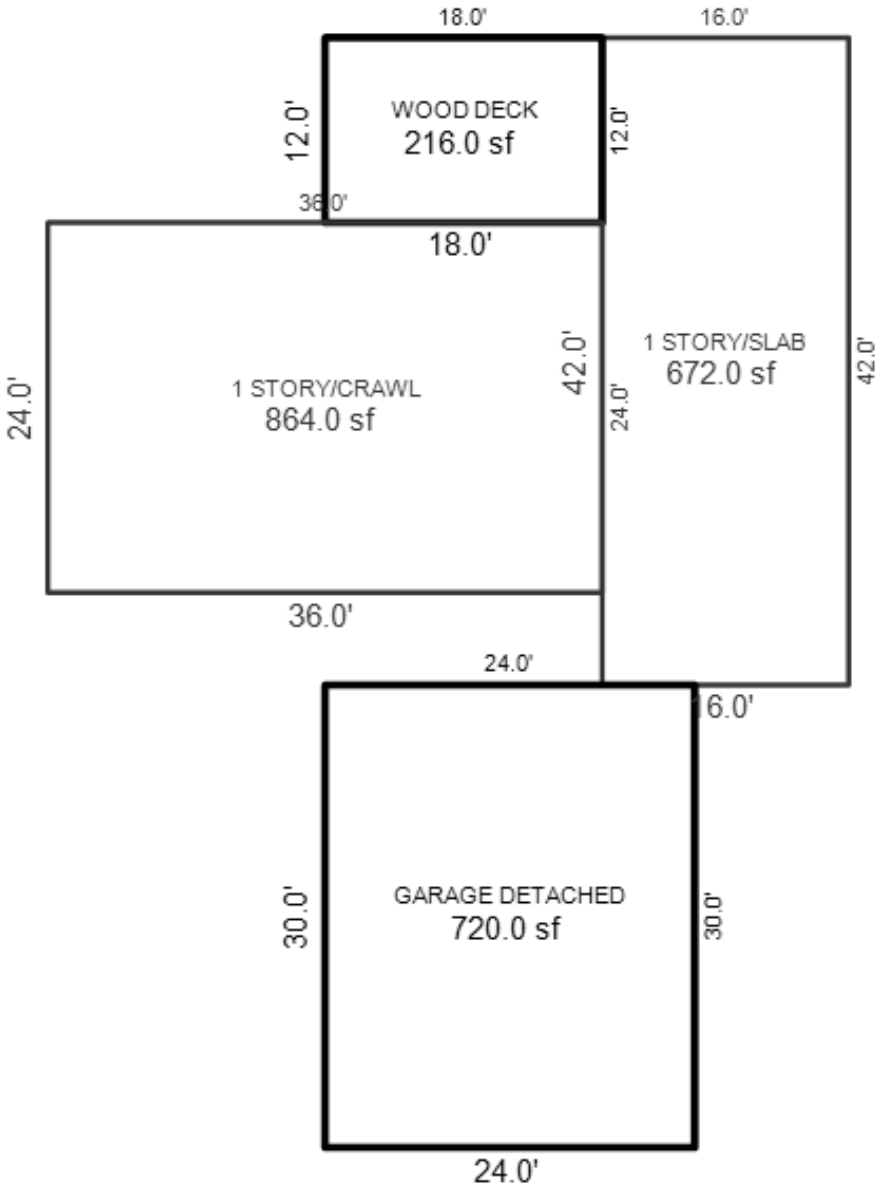
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	672		
			Total:	198,117	128,776

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Deck			
Treated Wood	216	4,359	2,833
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	29,023	18,865
Door Opener	2	1,093	710
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
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	252,173	163,911

Notes:
ECF (4085 CROOKED LAKE) 1.460 => TCV: 239,310

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



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

Parcel Number: 009-350-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEMECEK JOHN D	NEMECEK MARTHA JANE	0	07/23/2023	OTH	07-DEATH CERTIFICATE	2024-00128	DEED	0.0

Property Address

9471 W OAK DR

Owner's Name/Address

NEMECEK MARTHA JANE
9471 OAK DRIVE
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/15/2002

MAP #:

2024 Est TCV 619,642 TCV/TFA: 341.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A$1600/FF	101.00	237.00	0.8388	1.1620	1600	100		157,509
101 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	157,509

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.18	300	0	0
Wood Frame	27.00	144	50	1,944

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,319

Public Improvements

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

Topography of Site

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

Tax Description

. LOT 3 INDIAN HILL PLAT.

Comments/Influences

REMOVE OLD STRUCTURES..ADD NEW HOUSE FOR 02
ADD SEWER FOR 05

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED
TPC	04/27/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	78,800	231,000	309,800			207,052C
2023	55,600	220,600	276,200			197,193C
2022	36,200	222,200	258,400			187,803C
2021	36,200	220,100	256,300			181,804C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1816 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

1200	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 18
Floor Area: 1,816
Total Base New : 382,404 E.C.F.
Total Depr Cost: 313,571 X 1.460
Estimated T.C.V: 457,814

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
267	WPP

(17) Garage

Year Built: 2001
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 750
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

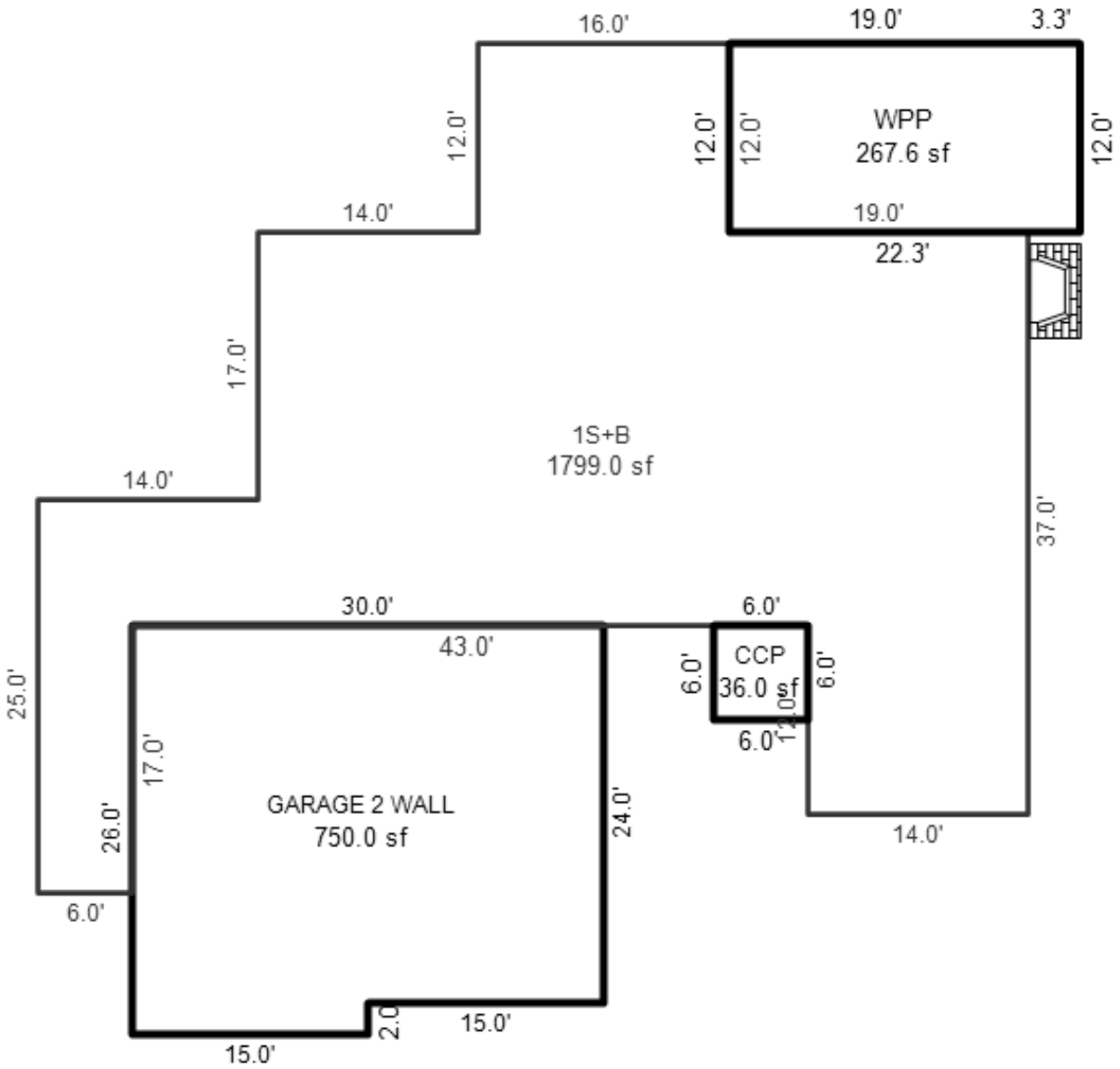
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1816 SF Floor Area = 1816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,816		
			Total:	287,083	235,408
Other Additions/Adjustments					
Recreation Room			1200	23,196	19,021
Basement, Outside Entrance, Below Grade			1	2,560	2,099
Plumbing					
Average Fixture(s)			1	1,476	1,210
3 Fixture Bath			2	9,291	7,619
Porches					
CCP (1 Story)			36	1,157	949
WPP			267	5,022	4,118
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			750	36,120	29,618
Common Wall: 1 Wall			1	-2,686	-2,203
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					
Exterior 2 Story			1	8,024	6,580
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***

Parcel Number: 009-350-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SZUBA PRISCILLA	SZUBA PRISCILLA	0	08/25/2023	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SZUBA WALTER		0	08/03/2010	AFF	07-DEATH CERTIFICATE	2010-3791DC	PROPERTY TRANSFER	0.0
SZUBA WALTER	SZUBA WALTER & CLARA & PR	0	03/26/1979	QC	21-NOT USED/OTHER	201-776	PROPERTY TRANSFER	0.0

Property Address

9483 W OAK DR

Owner's Name/Address

SZUBA CLARA
SZUBA PRISCILLA
9483 W OAK DR
LAKE CITY MI 49651

Tax Description

. E'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.

Comments/Influences

5/1/2015 PARCEL 009-004-006-00 BOUNDRY LINE SEPARATES THIS LOT FROM THE LAKE. WITH LAKE LEVEL FLUXUATION WATER MAY (AT TIMES) BE TO LOW TO PROVIDE NAVIGATABLE ACCESS TO THE LAKE. SITE INSPECTION AND AERIAL IMAGRY SHOW GRASS OF MAINTAINED YARD EXTENDS TO THE WATERS EDGE, IS NOT COVERED WITH SHORLINE BUSHES, CATTAILS, &

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Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
School: LAKE CITY AREA SCHOOL DIST					
P.R.E. 100% 07/25/1994					
MAP #:					
2024 Est TCV 208,009 TCV/TFA: 149.22					

X Improved | Vacant

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors * LAKE ADJACENT 150X254

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	176	0	0
D/W/P: Asphalt Paving	2.89	500	0	0
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,099

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

	Topography of Site
	Level
	Rolling
X	Low
X	High
	Landscaped
X	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,500	91,500	104,000			61,173C
2023	12,500	87,400	99,900			58,260C
2022	12,500	83,900	96,400			55,486C
2021	12,500	83,100	95,600			53,714C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1962	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1394 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,394
Total Base New : 206,518 E.C.F.
Total Depr Cost: 123,911 X 1.460
Estimated T.C.V: 180,910

(16) Porches/Decks

Area	Type
112	CGEP (1 Story)
80	CGEP (1 Story)

(17) Garage

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: 2
Area: 652
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

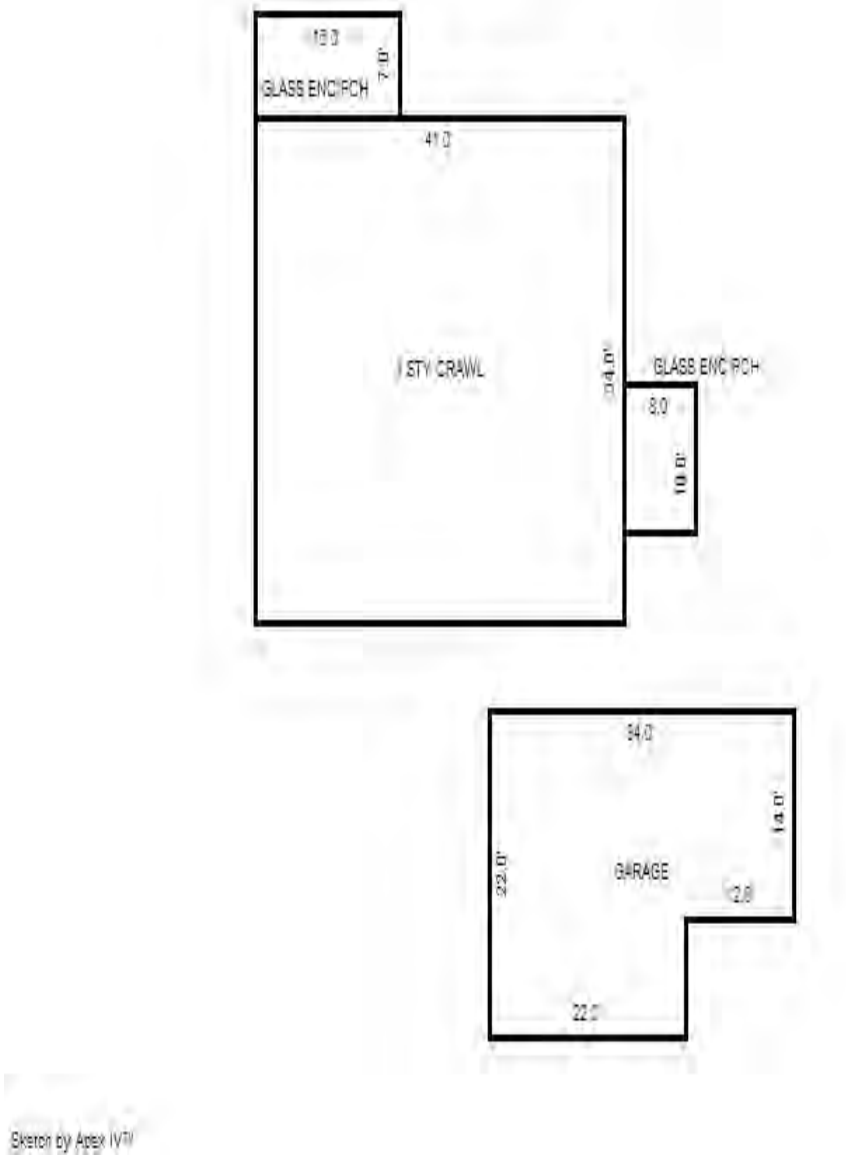
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962
(11) Heating System: Forced Hot Water
Ground Area = 1394 SF Floor Area = 1394 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,394			
			Total:	162,045	97,227	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
2 Fixture Bath			1	2,596	1,558	
Porches						
CGEP (1 Story)			112	7,370	4,422	
CGEP (1 Story)			80	5,799	3,479	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			652	21,633	12,980	
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:	206,518	123,911	

Notes:
ECF (4085 CROOKED LAKE) 1.460 => TCV: 180,910

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



Sketch by Apex IV™

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

Parcel Number: 009-350-004-30 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS CALVIN O JR & DANA	MICHIGAN REEF DEVELOPMENT	70,000	07/21/2015	WD	03-ARM'S LENGTH	2015-0214	PROPERTY TRANSFER	100.0

Property Address

9493 W OAK DR

Owner's Name/Address

MICHIGAN REEF DEVELOPMENT CORPORATI
8252 E LANSING RD
DURAND MI 48429

Tax Description

. W'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.

Comments/Influences

ROAD-5..LOC-85 DUE TO NO LAKE ACCESS
ADD PC GRG FOR 02

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 111,646 TCV/TFA: 107.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
X	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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

150X288: BACK LOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	25,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,500	43,300	55,800			43,981C
2023	12,500	42,900	55,400			41,887C
2022	12,500	38,600	51,100			39,893C
2021	12,500	36,200	48,700			38,619C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1971	0

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		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1,040
Total Base New : 169,396 E.C.F.
Total Depr Cost: 93,168 X 0.930
Estimated T.C.V: 86,646

(16) Porches/Decks

Area	Type
80	WPP

(17) Garage

Year Built: 2001
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: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

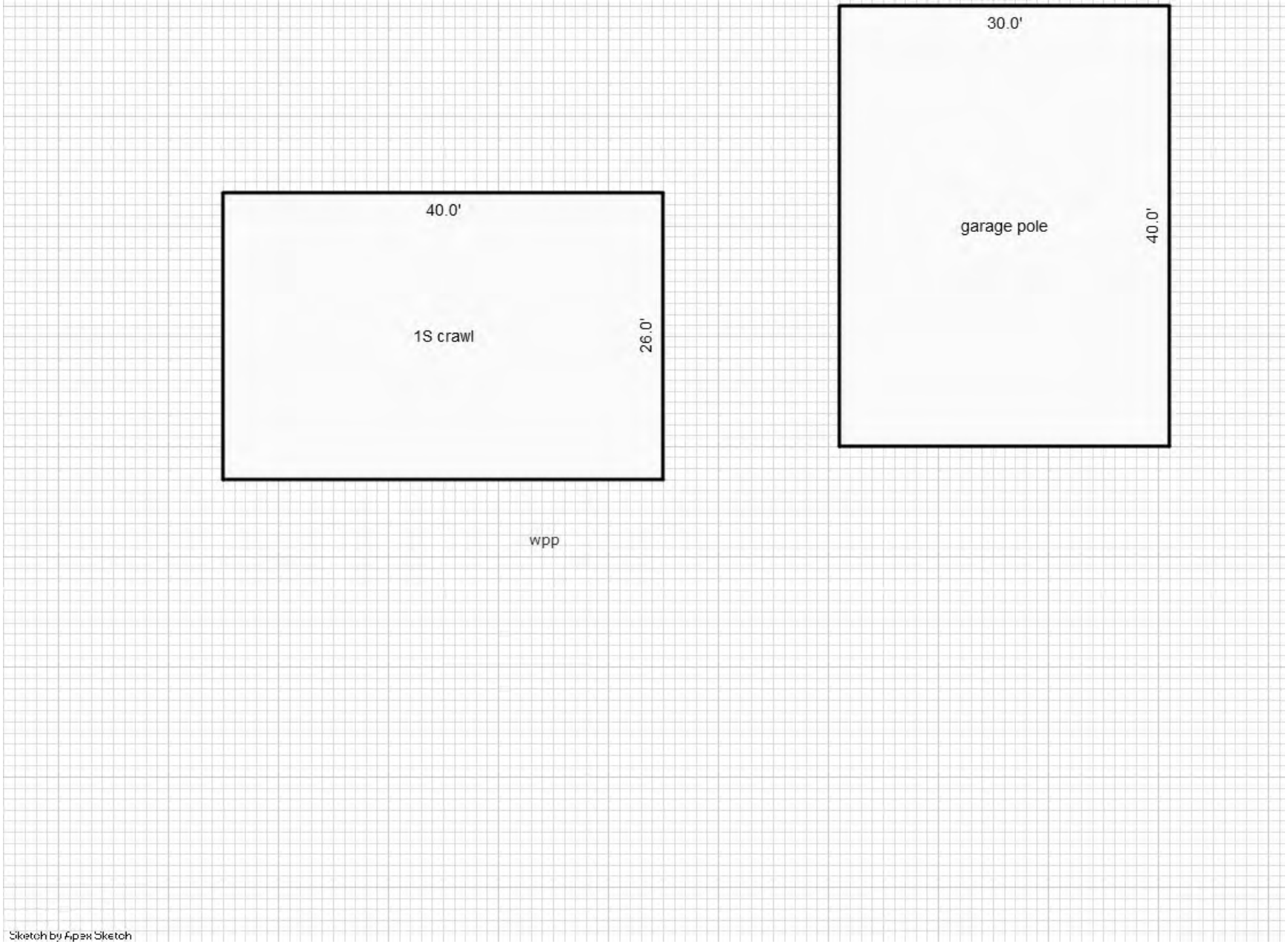
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,040			
			Total:	122,017	67,110	
Other Additions/Adjustments						
Porches						
WPP			80	2,410	1,325	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Door Opener			1	485	267	
Base Cost			1200	38,424	21,133	
Water/Sewer						
Public Sewer			1	1,326	729	
Water Well, 50 Feet			1	2,585	1,422	
Fireplaces						
Wood Stove			1	2,149	1,182	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	169,396	93,168	

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 86,646

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

Parcel Number: 009-350-004-30, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-350-004-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

. BEG ON S LINE OF LOT 4 150 FT W OF SE COR OF LOT TH TO A PT ON N LINE OF LOT 75 FT W OF NE COR OF LOT TH NW'LY ALONG LOT LINE 33 FT TH TO A PT ON S LINE OF LOT 78 FT W OF POB TH E TO POB PART OF LOT 4 INDIAN HILL PLAT.

Comments/Influences

ACCESS TO 006-00
RETAINED FOR EASEMENT TO MOUNTAIN

	Improved	X	Vacant

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/27/2015	INSPECTED
TPC	07/01/2011	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> BACKLOT 40K				40000	100			40,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			17,624C
2023	20,000	0	20,000			16,785C
2022	20,000	0	20,000			15,986C
2021	17,500	0	17,500			15,476C

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

Parcel Number: 009-354-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAILS JACK D & JANIS M	BAILS FAMILY TRUST	0	12/22/2016	QC	09-FAMILY	2017-00215	PROPERTY TRANSFER	0.0
		150,000	05/01/2000	WD	33-TO BE DETERMINED	336:1068	DEED	0.0

Property Address
1175 S ARROWHEAD TRL

Owner's Name/Address
BAILS FAMILY TRUST
1175 S ARROWHEAD TRAIL
LAKE CITY MI 49651

Tax Description
SECTIONS 3 & 10 T22N R8W UNIT 1. INDIAN LAKES WEST.

Comments/Influences
99 SPLIT FROM 010-018-00 FOR 00

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/23/2003
MAP #:
2024 Est TCV 769,359 TCV/TFA: 330.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/29/2013	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	125.00	476.00	0.9823	1.3877	1300	100		221,512
125 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	221,512

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	360	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	110,800	273,900	384,700			242,396C
2023	78,600	267,800	346,400			230,854C
2022	62,400	241,500	303,900			219,861C
2021	62,400	249,000	311,400			212,838C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2040 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

1500	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 2,328
Total Base New : 475,850 E.C.F.
Total Depr Cost: 371,984 X 1.460
Estimated T.C.V: 543,097

(16) Porches/Decks

Area	Type
132	WSEP (1 Story)
165	WCP (1 Story)
380	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 912
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

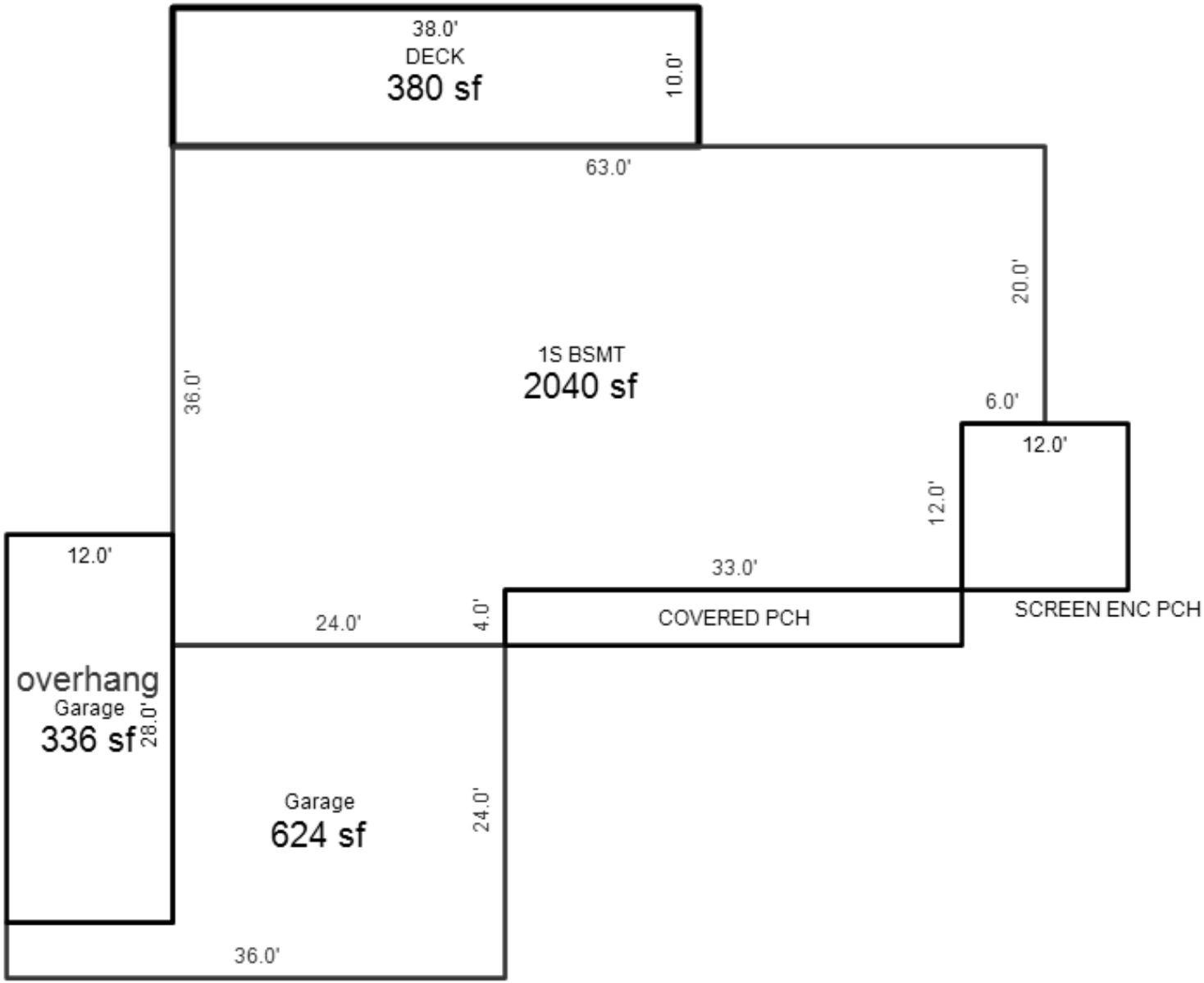
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 2040 SF Floor Area = 2328 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
1 Story	Siding	Overhang	288		
			Total:	342,433	273,949
Other Additions/Adjustments					
Recreation Room			1500	28,995	14,497
Exterior					
Stone Veneer			464	17,613	14,090
Basement, Outside Entrance, Below Grade			1	2,560	2,048
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			2	9,291	7,433
Porches					
WSEP (1 Story)			132	7,441	5,953
WCP (1 Story)			165	7,047	5,638
Deck					
Treated Wood			380	6,312	5,050
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			912	41,833	33,466
Common Wall: 1.5 Wall			1	-4,028	-3,222
Door Opener			3	1,640	1,312
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***

Parcel Number: 009-354-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIC LTD	BAILS FAMILY TRUST	125,000	06/18/2020	WD	03-ARM'S LENGTH	2020-01786	PROPERTY TRANSFER	100.0
INDIAN LAKES DEVELOPMENT	MIC LTD	1	04/13/2000	CD	21-NOT USED/OTHER		DEED	0.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

BAILS FAMILY TRUST
1175 S ARROWHEAD TRL
LAKE CITY MI 49651

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 2. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 214,030

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	127.00	377.00	0.9811	1.3214	1300	100		214,030
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	214,030

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	107,000	0	107,000			69,678C
2023	77,900	0	77,900			66,360C
2022	63,200	0	63,200			63,200S
2021	63,200	0	63,200			63,200S

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

Parcel Number: 009-354-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	04/09/2021	WD	16-LC PAYOFF	2021-01199	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0
INDIAN LAKES DEVELOPMENT	BAIRD BONNIE & ROMIG GERA	250,000	03/30/2018	LC	03-ARM'S LENGTH	2018-00980	PROPERTY TRANSFER	100.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

ROMIG GERALD III
2859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 3. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 163,590

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	286.00	0.9992	1.2469	1300	100		163,590
101 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	163,590

Public Improvements

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

Topography of Site

	Level
X	Rolling
	Low
X	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	81,800	0	81,800			58,101C
2023	61,600	0	61,600			55,335C
2022	52,700	0	52,700			52,700S
2021	52,700	0	52,700			52,700S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

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

Parcel Number: 009-354-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	04/09/2021	WD	16-LC PAYOFF	2021-01199	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0
INDIAN LAKES DEVELOPMENT	BAIRD BONNIE & ROMIG GERA	250,000	03/30/2018	LC	19-MULTI PARCEL ARM'S LE	2018-0098	PROPERTY TRANSFER	100.0
SHIELDS PATRICK W & CATHE	INDIAN LAKES DEVELOPMENT	1	07/28/2011	QC	21-NOT USED/OTHER	2011-02508	PROPERTY TRANSFER	100.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

ROMIG GERALD III
2859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 4. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 157,695

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	230.00	0.9984	1.1911	1300	100		157,695
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	157,695

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	78,800	0	78,800			58,542C
2023	60,900	0	60,900			55,755C
2022	53,100	0	53,100			53,100S
2021	53,100	0	53,100			53,100S

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

Parcel Number: 009-354-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD III	ZIEGLER JOE & ROCKWELL MA	150,000	03/09/2023	MLC	03-ARM'S LENGTH	2023-00641	PROPERTY TRANSFER	100.0
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	03/22/2021	WD	16-LC PAYOFF	2021-01198	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0
INDIAN LAKES DEVELOPMENT	BAIRD BONNIE & ROMIG GERA	125,000	02/24/2020	LC	03-ARM'S LENGTH	2020-00507	REAL PROPERTY STA	100.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

ZIEGLER JOE & ROCKWELL MATT &
ROCKWELL MELISSA
26 FLATRIVER DR
LOWELL MI 49331

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 5. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-108-00 FOR 00
99 SPLIT FROM 010-018-00 FOR 00

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 154,401

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	208.00	0.9984	1.1663	1300	100		154,401
102 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	154,401

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

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

Parcel Map

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	77,200	0	77,200			77,200S
2023	60,200	0	60,200			55,755C
2022	53,100	0	53,100			53,100S
2021	53,100	0	53,100			53,100S

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

Parcel Number: 009-354-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	HOITENGA ALAN R & CARRIE	125,000	02/07/2020	WD	03-ARM'S LENGTH	2020-00356	PROPERTY TRANSFER	100.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

HOITENGA ALAN R & CARRIE D
11540 W CADILLAC RD
CADILLAC MI 49601

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 6. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 151,613

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	100.00	208.00	1.0000	1.1663	1300	100		151,613
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	151,613

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,800	0	75,800			57,550C
2023	59,200	0	59,200			54,810C
2022	52,200	0	52,200			52,200S
2021	52,200	0	52,200			52,200S

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

Parcel Number: 009-354-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 75,653					

Improved | X | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.00	206.00	1.0000	1.1639	1300	100		75,653
50 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			75,653

Tax Description

SECTIONS 3 & 10 T22N R8W N'LY 1/2 UNIT 7. INDIAN LAKES WEST. MORE FULLY DESCRIBED AS UNIT"7A"
THE NORTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE SL2°47'55"E 271.90 FEET ALONG SAID NTINUING ALONG 9'10"E 70.39 FEET NER OF UNIT 7 AND THENCE CONTINUING S33°39'10"E

TO A POINT ON THE AND A POINT ON N ON FILE***

0 completed
;
4-007-00;
-007-50;

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

	Topography of Site
	Level
X	Rolling
	Low
X	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	37,800	0	37,800			6,671C
2023	29,600	0	29,600			6,354C
2022	30,000	0	30,000			6,052C
2021	30,000	0	30,000			5,859C

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

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

Parcel Number: 009-354-007-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	HOITENGA ALAN R & CARRIE	62,500	02/07/2020	WD	32-SPLIT VACANT	2020-00357	PROPERTY TRANSFER	100.0

Property Address

S ARROWHEAD TRL

Owner's Name/Address

HOITENGA ALAN R & CARRIE D
11540 W CADILLAC RD
CADILLAC MI 49601

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 75,893

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.08	207.55	1.0000	1.1657	1300	100		75,893
50 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			75,893

Tax Description

SECTIONS 3 & 10 T22N R8W S'LY 1/2 UNIT 7. INDIAN LAKES WEST. DESCRIBED AS UNIT"7B"

THE SOUTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE SL2°47'55"E 271.90 FEET ALONG SAID NTINUING ALONG 9'10"E 70.39 FEET NER OF UNIT 7; SAID TRAVERSE EET TO THE POINT TINUING ALONG 9'10"E 50.08 FEET RNER OF SAID UNIT N ON FILE***

0 completed
;
4-007-00;
-007-50;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	37,900	0	37,900			31,080C
2023	29,600	0	29,600			29,600S
2022	30,000	0	30,000			30,000S
2021	30,000	0	30,000			30,000S

Who	When	What
TPC	04/30/2021	INSPECTED

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

Parcel Number: 009-354-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
1067 S ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 889,528 TCV/TFA: 303.59					

INDIAN LAKES DEVELOPMENT LLC
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LAKE MISSAUKEE Value
C 100' @1300/FF	103.00	193.00	0.9976	1.1481	1300	100		153,363
103 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	153,363

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

Public Improvements

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

Topography of Site

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

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 8. INDIAN LAKES WEST.

Comments/Influences

208065524 $860,000
NEW HOUSE @ 40% FOR 02 COMP FOR 03
99 SPLIT FROM 010-018-00 FOR 00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	76,700	368,100	444,800			283,139C
2023	60,300	364,900	425,200			269,657C
2022	53,500	329,600	383,100			256,817C
2021	53,500	340,600	394,100			248,613C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/22/2011	INSPECTED
RJG	12/15/2008	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Pine/Cedar Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall	X	Plaster
X	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1953 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

1953	Recreation	SF
	Living	SF
2	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 23
Floor Area: 2,930
Total Base New : 672,706 E.C.F.
Total Depr Cost: 503,572 X 1.460
Estimated T.C.V: 735,215

(16) Porches/Decks

Area	Type
48	CCP (2 Story)
504	Treated Wood
73	Brzwy, FW

(17) Garage

Year Built: 2001
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

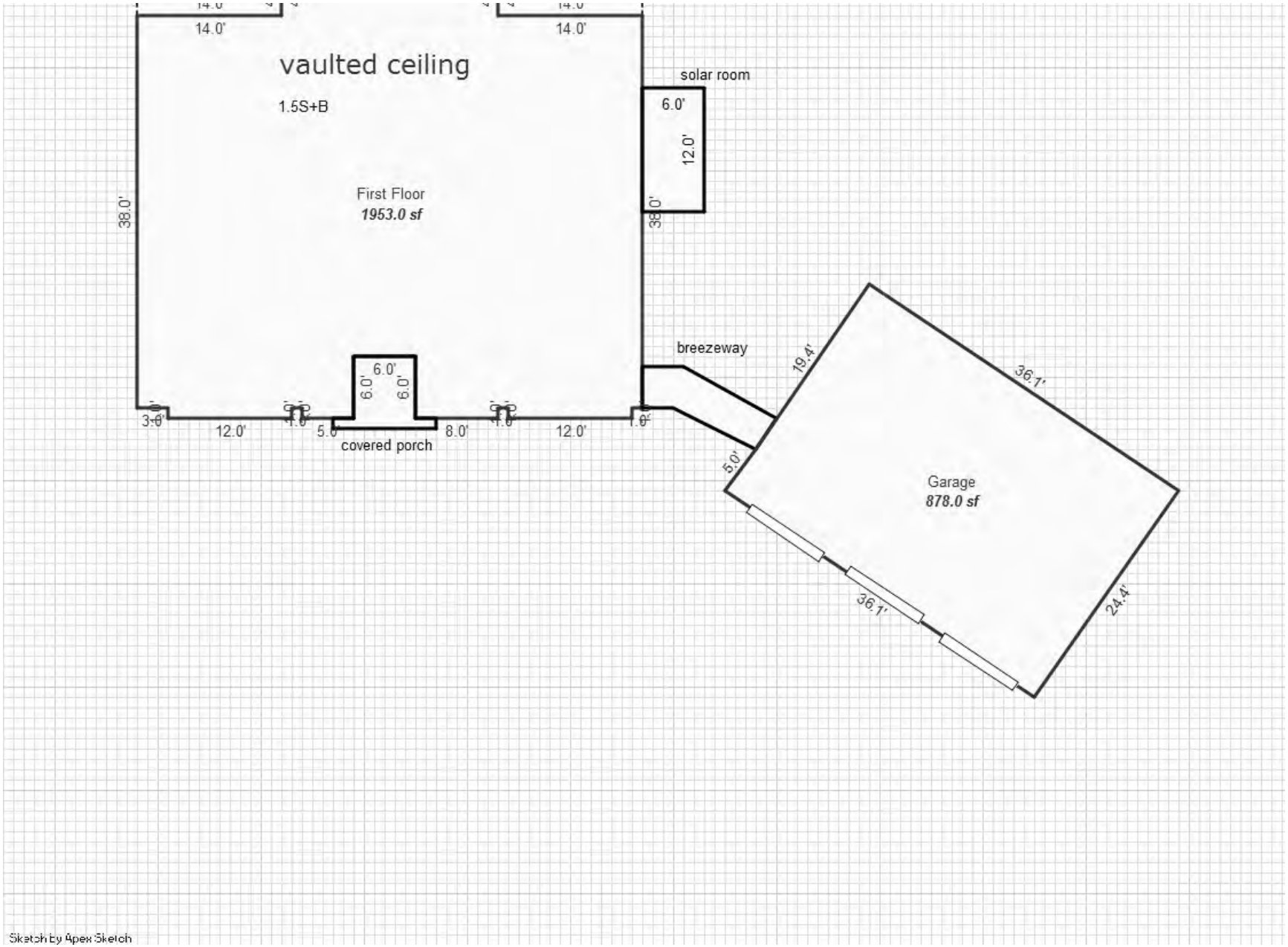
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1953 SF Floor Area = 2930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,953		
			Total:	440,191	338,947
Other Additions/Adjustments					
Recreation Room			1953	53,375	26,687
Exterior					
Stone Veneer			1152	53,729	41,371
Basement, Outside Entrance, Below Grade			2	7,187	5,534
Plumbing					
Average Fixture(s)			1	2,172	1,672
3 Fixture Bath			1	6,832	5,261
2 Fixture Bath			1	4,577	3,524
Porches					
CCP (2 Story)			48	2,249	1,732
Deck					
Treated Wood			504	8,044	6,194
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			864	50,760	39,085
Door Opener			3	2,049	1,578
Water/Sewer					
Public Sewer			1	1,914	1,474
Water Well, 100 Feet			1	6,244	4,808
Built-Ins					
Appliance Allow.			1	3,975	3,061

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

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

Parcel Number: 009-354-008-00, Residential Building 1 Printed on 03/21/2024



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

Parcel Number: 009-354-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 149,960					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 9. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	189.00	0.9992	1.1430	1300	100		149,960
101 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	149,960

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	0	75,000			13,424C
2023	59,100	0	59,100			12,785C
2022	52,700	0	52,700			12,177C
2021	52,700	0	52,700			11,788C

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

Parcel Number: 009-354-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 150,818					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 10. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	186.00	0.9984	1.1392	1300	100		150,818
102 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	150,818

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,400	0	75,400			13,572C
2023	59,600	0	59,600			12,926C
2022	53,100	0	53,100			12,311C
2021	53,100	0	53,100			11,918C

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

Parcel Number: 009-354-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

Property Address

S ARROWHEAD TRL

Owner's Name/Address

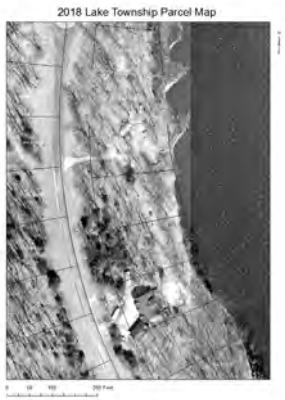
INDIAN LAKES DEVELOPMENT LLC
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 11. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 003-001-00 FOR 00



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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 149,912

	Improved		Vacant
		X	

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	104.00	166.00	0.9969	1.1123	1300	100		149,912
104 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	149,912

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	0	75,000			12,220C
2023	59,900	0	59,900			11,639C
2022	53,900	0	53,900			11,085C
2021	53,900	0	53,900			10,731C

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

Parcel Number: 009-354-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 143,954					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 12. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 003-001-00 FOR 00

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	149.00	0.9984	1.0873	1300	100		143,954
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	143,954

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	72,000	0	72,000			11,989C
2023	58,300	0	58,300			11,419C
2022	53,100	0	53,100			10,876C
2021	53,100	0	53,100			10,529C

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

Parcel Number: 009-354-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 142,494					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 13. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 003-001-00 FOR 00

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	103.00	136.00	0.9976	1.0667	1300	100		142,494
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	142,494

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	71,200	0	71,200			12,142C
2023	58,200	0	58,200			11,564C
2022	53,500	0	53,500			11,014C
2021	53,500	0	53,500			10,663C

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

Parcel Number: 009-354-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 113,707					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 14. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 003-001-00 FOR 00

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	104'X172' WETLAND ON REAR Value
BACK 50' @1200/	104.00	172.00	0.8327	1.0942	1200	100		113,707
104 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	113,707

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	56,900	0	56,900			12,220C
2023	60,200	0	60,200			11,639C
2022	53,900	0	53,900			11,085C
2021	53,900	0	53,900			10,731C

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

Parcel Number: 009-354-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 15. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $ 74,800
99 SPLIT FROM 003-001-00 FOR 00

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			213C
2023	20,000	0	20,000			203C
2022	20,000	0	20,000			194C
2021	20,000	0	20,000			188C

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

Parcel Number: 009-354-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

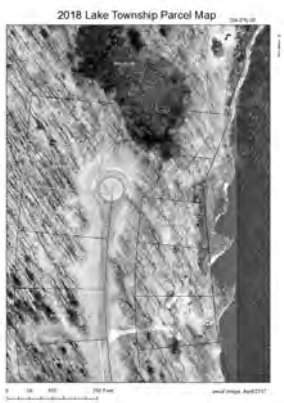
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 16. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $ 74,800
99 SPLIT FROM 003-001-00 FOR 00



	Improved	X Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			213C
2023	20,000	0	20,000			203C
2022	20,000	0	20,000			194C
2021	20,000	0	20,000			188C

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

Parcel Number: 009-354-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 17. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $ 74,800
99 SPLIT FROM 003-001-00 FOR 00

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	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/22/2011	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			213C
2023	20,000	0	20,000			203C
2022	20,000	0	20,000			194C
2021	20,000	0	20,000			188C

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

Parcel Number: 009-354-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

Property Address

S ARROWHEAD TRL

Owner's Name/Address

INDIAN LAKES DEVELOPMENT LLC
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 18. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $88,000
99 SPLIT FROM 003-001-00 FOR 00

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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 40,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			213C
2023	20,000	0	20,000			203C
2022	20,000	0	20,000			194C
2021	20,000	0	20,000			188C

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

Parcel Number: 009-354-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

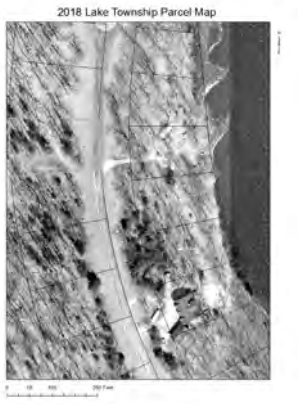
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 19. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $88,000
99 SPLIT FROM 003-001-00 FOR 00



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	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			213C
2023	20,000	0	20,000			203C
2022	20,000	0	20,000			194C
2021	20,000	0	20,000			188C

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

Parcel Number: 009-354-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

Property Address

S ARROWHEAD TRL

Owner's Name/Address

INDIAN LAKES DEVELOPMENT LLC
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

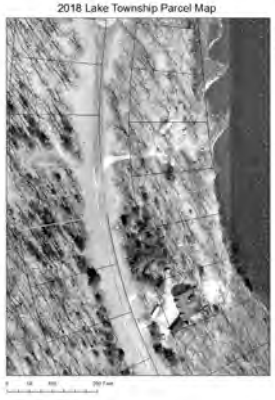
Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 20. INDIAN LAKES WEST.

Comments/Influences

ASKING PRICE $82,500
99 SPLIT FROM 010-022-00 FOR 00

2018 Lake Township Parcel Map



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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 40,000

	Improved		X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			182C
2023	20,000	0	20,000			174C
2022	20,000	0	20,000			166C
2021	20,000	0	20,000			161C

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

Parcel Number: 009-354-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 21. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-022-00 FOR 00

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			182C
2023	20,000	0	20,000			174C
2022	20,000	0	20,000			166C
2021	20,000	0	20,000			161C

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

Parcel Number: 009-354-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 22. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-022-00 FOR 00

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			182C
2023	20,000	0	20,000			174C
2022	20,000	0	20,000			166C
2021	20,000	0	20,000			161C

Who	When	What
TPC	12/27/2017	INSPECTED

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

Parcel Number: 009-354-023-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 23. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-022-00 FOR 00

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			182C
2023	20,000	0	20,000			174C
2022	20,000	0	20,000			166C
2021	20,000	0	20,000			161C

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

Parcel Number: 009-354-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 24. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-025-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 25. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-026-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 26. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 27. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

2018 Lake Township Parcel Map

	Improved	X Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

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

Parcel Number: 009-354-028-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 28. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

2018 Lake Township Parcel Map

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-029-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 29. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

2018 Lake Township Parcel Map

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 30. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	40,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-354-031-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 40,000					

Tax Description

SECTIONS 3 & 10 T22N R8W UNIT 31. INDIAN LAKES WEST.

Comments/Influences

99 SPLIT FROM 010-018-00 FOR 00

2018 Lake Township Parcel Map

	Improved	X	Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K				40000	100			40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C
2021	20,000	0	20,000			1,863C

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

Parcel Number: 009-361-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMES IRMA J	VALENTE JOHN	5,000	10/10/2019	QC	19-MULTI PARCEL ARM'S LE	2019-03220	PROPERTY TRANSFER	100.0

Property Address

S BLAIR ST

Owner's Name/Address

VALENTE JOHN
512 S BLAIR
LAKE CITY MI 49651

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/09/2020

MAP #:

2024 Est TCV 7,175

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	5 LOTS %Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres						Total Est. Land Value =		7,175

Public Improvements

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

Topography of Site

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

Tax Description

. SEC 4 T22N R8W LOTS 1, 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.
12/31/2019 COMBINE WITH 361-001-00 FORMERLY . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/13/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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

Parcel Number: 009-361-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATTERSON MARK R TRUST	BAIRD BONNIE	1	08/26/2016	WD	03-ARM'S LENGTH	2016-03830	DEED	100.0
PATTERSON MARK R	PATTERSON MARK R TRUST	0	02/04/2004	WD	21-NOT USED/OTHER	04-0/0679	DEED	0.0

Property Address

S BLAIR ST

Owner's Name/Address

BAIRD BONNIE
2800 FALLASBURG PARK DR
LOWELL MI 49331

Tax Description

. SEC 4 T22N R8W LOT 6 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,980

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	158.00	1.0000	1.0000	30	100		1,980
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,980

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,000	0	1,000			551C
2023	1,000	0	1,000			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-361-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOWKER VICKIE & MICHAEL	VALENTE JOHN	1	06/29/2015	QC	03-ARM'S LENGTH	2015-02242 QD	PROPERTY TRANSFER	100.0
DOWKER MICHAEL & VICKIE	VALENTE JOHN	28,000	06/26/2015	WD	03-ARM'S LENGTH	2015-02241	PROPERTY TRANSFER	100.0
ANDERSON LORETTA ESTATE	DOWKER MICHAEL & VICKIE (	36,500	10/12/2006	WD	03-ARM'S LENGTH	06-0/4017	DEED	100.0

Property Address
512 S BLAIR ST

Owner's Name/Address
VALENTE JOHN
512 S BLAIR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/09/2020
MAP #:
2024 Est TCV 76,444 TCV/TFA: 110.47

Building Permit(s)	Date	Number	Status
Garage	05/24/2016	2016-0182	100%

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
264 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	5,400

Public Improvements

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

Topography of Site

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	64	0	0
D/W/P: 4in Concrete	6.06	63	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

Tax Description

2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. & 2015-02242 THE WEST 8 FEET OF LOT 8 EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN.
FORMERLY ABBREVIATED AS
. SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	35,500	38,200			16,143C
2023	2,700	19,700	22,400			15,375C
2022	1,500	15,900	17,400			14,643C
2021	1,500	15,200	16,700			14,176C

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	10/12/2016	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1954	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D +10
Effec. Age: 40
Floor Area: 692
Total Base New : 125,611 E.C.F.
Total Depr Cost: 75,370 X 0.930
Estimated T.C.V: 70,094

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2016
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

Bsmnt Garage:

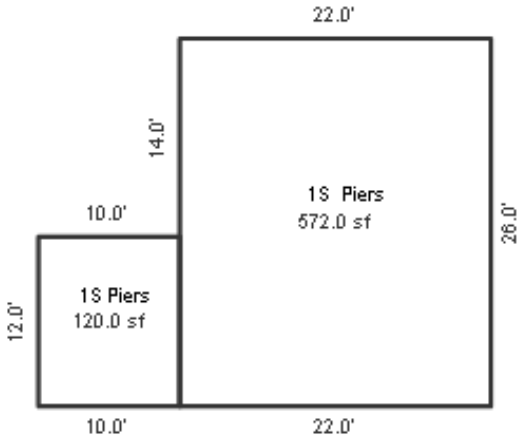
Carport Area:
Roof:

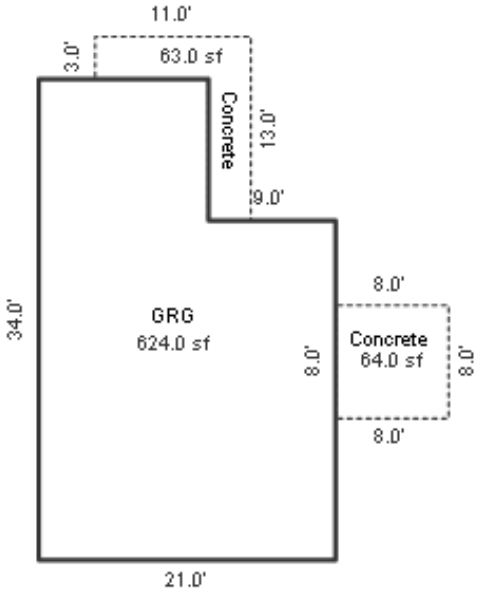
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1954
(11) Heating System: Forced Air w/o Ducts
Ground Area = 692 SF Floor Area = 692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	572		
1 Story	Siding	Piers	120		
		Total:		81,443	48,869
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	615
Water/Sewer					
1000 Gal Septic			1	4,263	2,558
Water Well, 100 Feet			1	5,506	3,304
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			624	26,220	15,732
Door Opener			1	547	328
Built-Ins					
Appliance Allow.			1	1,638	983
Fireplaces					
Exterior 1 Story			1	4,969	2,981
		Totals:		125,611	75,370

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 70,094

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





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

Parcel Number: 009-361-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETJE DALE A & DEBBRA L	NOREN DAVIDLEE A & ANGELA	63,500	12/28/2006	WD	03-ARM'S LENGTH	10-6/4690	DEED	100.0
BRAVATA ALICE (F)	KEOTJE DALE ALLEN & DEBBR	35,000	12/27/2006	OTH	21-NOT USED/OTHER	06-0/4689	DEED	0.0
		35,000	10/01/1999	WD	33-TO BE DETERMINED	331:746	DEED	0.0

Property Address
9938 WALNUT ST

Owner's Name/Address
NOREN DAVIDLEE A & ANGELA M
9938 WALNUT ST
Lake City MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/28/2006
MAP #:
2024 Est TCV 60,875 TCV/TFA: 57.98

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Tax Description
. SEC 4 T22N R8W W 1/2 OF S 10 FT OF LOT 8 & W 1/2 OF LOTS 9 & 10 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
ADD 120 SQ 1S/CR ADD'N FOR 09.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
79 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	52	61	184
Wood Frame	25.61	80	50	1,024
Total Estimated Land Improvements True Cash Value =				1,208

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	29,500	30,400			13,777C
2023	900	22,600	23,500			13,121C
2022	500	18,200	18,700			12,497C
2021	500	17,300	17,800			12,098C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1928	1963

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 1050 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,050
Total Base New : 157,032 E.C.F.
Total Depr Cost: 86,369 X 0.670
Estimated T.C.V: 57,867

(16) Porches/Decks

Area	Type
56	WGEP (1 Story)
78	CCP (1 Story)

(17) Garage

Year Built: 1961
Car Capacity:
Class: D
Exterior: Block
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

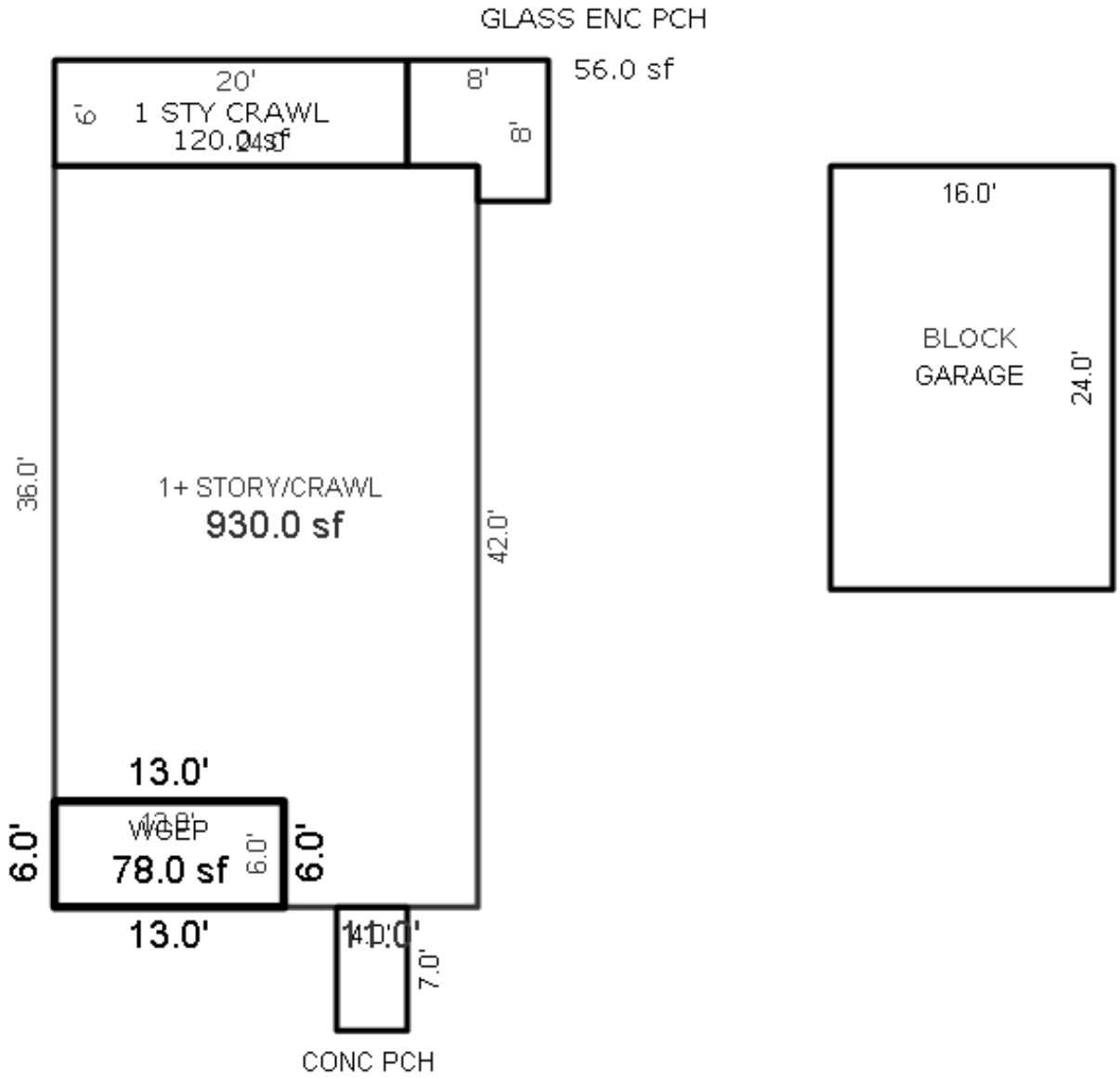
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	930		
1 Story	Siding	Crawl Space	120		
			Total:	117,879	64,834

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 100 Feet	1	5,506	3,028
Porches			
WGEP (1 Story)	56	5,543	3,049
CCP (1 Story)	78	1,897	1,043
Garages			
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	384	14,312	7,872
Built-Ins			
Appliance Allow.	1	1,638	901
Fireplaces			
Exterior 1 Story	1	4,969	2,733
	Totals:	157,032	86,369

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 57,867

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



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

Parcel Number: 009-362-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON WALTER L TRUST	ESSINGTON POLLY A	0	03/22/2004	OTH	21-NOT USED/OTHER	04-0/1382	DEED	0.0

Property Address
9970 W ELM ST

Owner's Name/Address
ESSINGTON POLLY A
9970 W ELM ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/14/2023
MAP #:
2024 Est TCV 85,524 TCV/TFA: 69.59

Building Permit(s)	Date	Number	Status
Garage	06/28/2004	20040208	Complete

X Improved Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	158.00	1.0000	1.0000	140	100		9,240
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	9,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.41	216	50	2,096

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 =				3,096

Tax Description
. SEC 4 T22N R8W LOT 1 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
231-775-8310

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,600	38,200	42,800			17,467C
2023	4,600	29,400	34,000			16,636C
2022	3,300	23,800	27,100		27,100A	15,844C
2021	3,300	22,600	25,900		25,900A	15,338C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1930	1950

Condition: Average

Room List

	Basement
5	1st Floor
3	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 983 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,229
Total Base New : 198,613 E.C.F.
Total Depr Cost: 109,236 X 0.670
Estimated T.C.V: 73,188

(16) Porches/Decks

Area	Type
190	WGEP (1 Story)
85	CGEP (1 Story)
40	CPP
56	Treated Wood
105	Treated Wood
219	Brzwy, FW

(17) Garage

Year Built: 2004
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: 1120
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

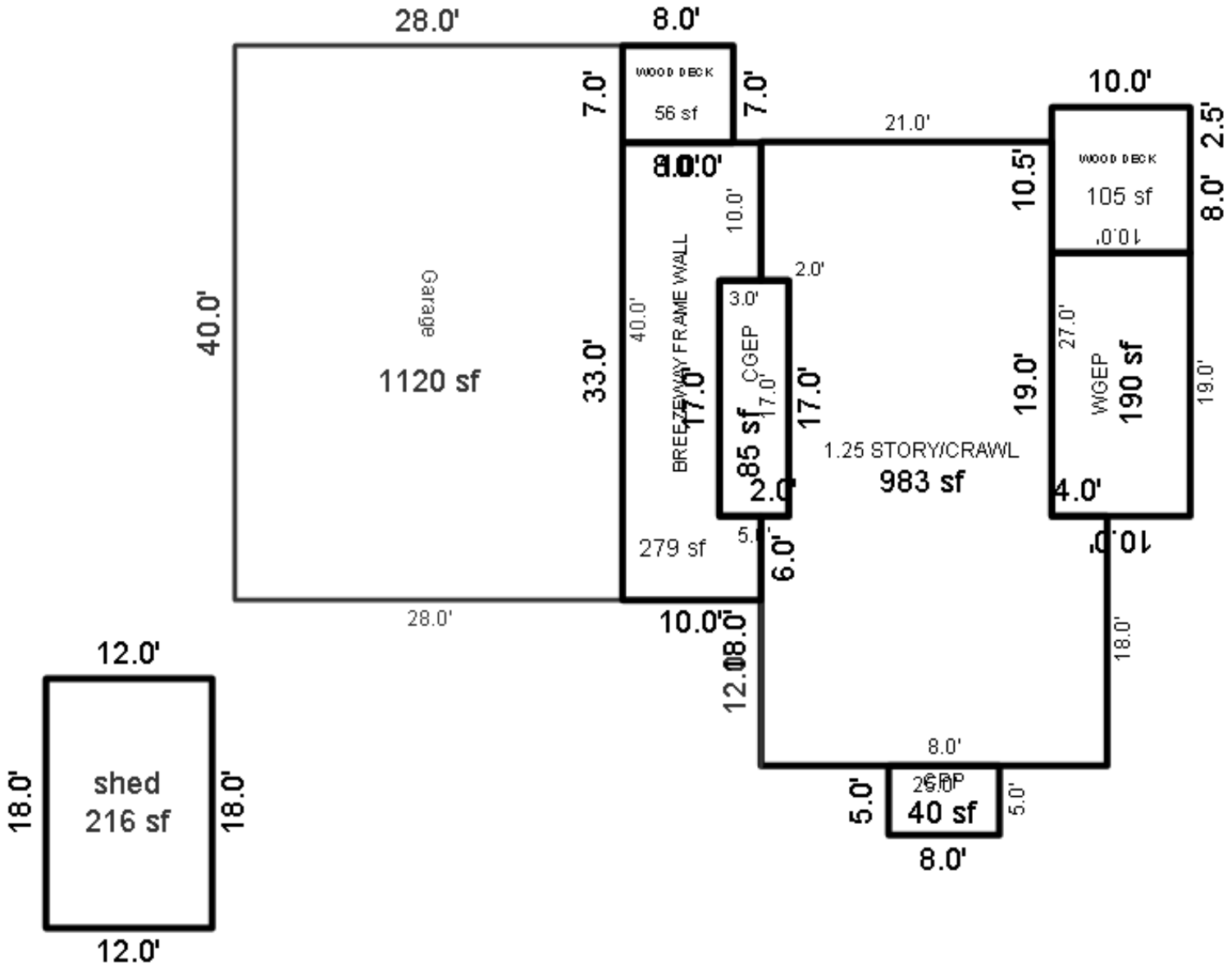
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1930
(11) Heating System: Forced Air w/o Ducts
Ground Area = 983 SF Floor Area = 1229 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	983		
			Total:	121,821	67,001
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	564
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 100 Feet			1	5,506	3,028
Porches					
WGEP (1 Story)			190	12,211	6,716
CGEP (1 Story)			85	5,411	2,976
CPP			40	910	500
Deck					
Treated Wood			56	1,800	990
Treated Wood			105	2,528	1,390
Built-Ins					
Appliance Allow.			1	1,638	901
Breezeways					
Frame Wall			219	9,233	5,078
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1120	32,267	17,747
			Totals:	198,613	109,236

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 73,188

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



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

Parcel Number: 009-362-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON WALTER L TRUST	ESSINGTON POLLY A	0	03/22/2004	OTH	21-NOT USED/OTHER	04-0/1382	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

ESSINGTON POLLY A
9970 W ELM
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 2 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/14/2023

MAP #:

2024 Est TCV 10,325

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	158.00	1.0000	1.0000	140	100		9,240
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	9,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	21.71	100	50	1,085
Total Estimated Land Improvements True Cash Value =				1,085

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,600	600	5,200			1,320C
2023	4,600	500	5,100			1,258C
2022	3,300	500	3,800		3,800A	1,199C
2021	3,300	400	3,700		3,700A	1,161C

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

Parcel Number: 009-362-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PARKER PATRICK D & CAROL 7260 W CADILLAC RD MC BAIN MI 49657	2024 Est TCV 9,240					

Tax Description

. SEC 4 T22N R8W LOT 3 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

TO STATE FOR 97 @ 12-97 BOR
RETURN TO ROLL FOR 03

	Improved	X	Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	158.00	1.0000	1.0000	140	100		9,240
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	9,240

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,600	0	4,600			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

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

Parcel Number: 009-362-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PEASLEY LEO M 6449 CULVER DR EAST LANSING MI 48823	2024 Est TCV 1,800					

Tax Description

. SEC 4 T22N R8W LOT 4 BLK B EXC S 65 FT THOF MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

N PRT LOT 4

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100		EXC SOUTH	1,800
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-362-004-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LETTS RICKY J	ANDERSON LEANE LYNN	0	01/17/2023	OTH	07-DEATH CERTIFICATE	2023-03037	DEED	0.0
LETTS RICKY J	LETTS RICKY J	0	07/06/2022	QC	09-FAMILY	2022-02626	DEED	0.0

Property Address

423 S LACHANCE RD

Owner's Name/Address

ANDERSON LEANE LYNN
1810 W HOUGHTON LAKE RD
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W S 65 FT OF LOTS 4 & 5 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 50,842 TCV/TFA: 65.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	369	0	0
Wood Frame	31.10	40	50	622

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,572

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	24,500	25,400			10,085C
2023	900	18,600	19,500			9,605C
2022	500	15,000	15,500			9,148C
2021	500	14,300	14,800			8,856C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1944	0

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 777 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 777
Total Base New : 116,645 E.C.F.
Total Depr Cost: 70,851 X 0.670
Estimated T.C.V: 47,470

(16) Porches/Decks

Area	Type
35	CGEP (1 Story)
144	Treated Wood

(17) Garage

Year Built: 1965
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

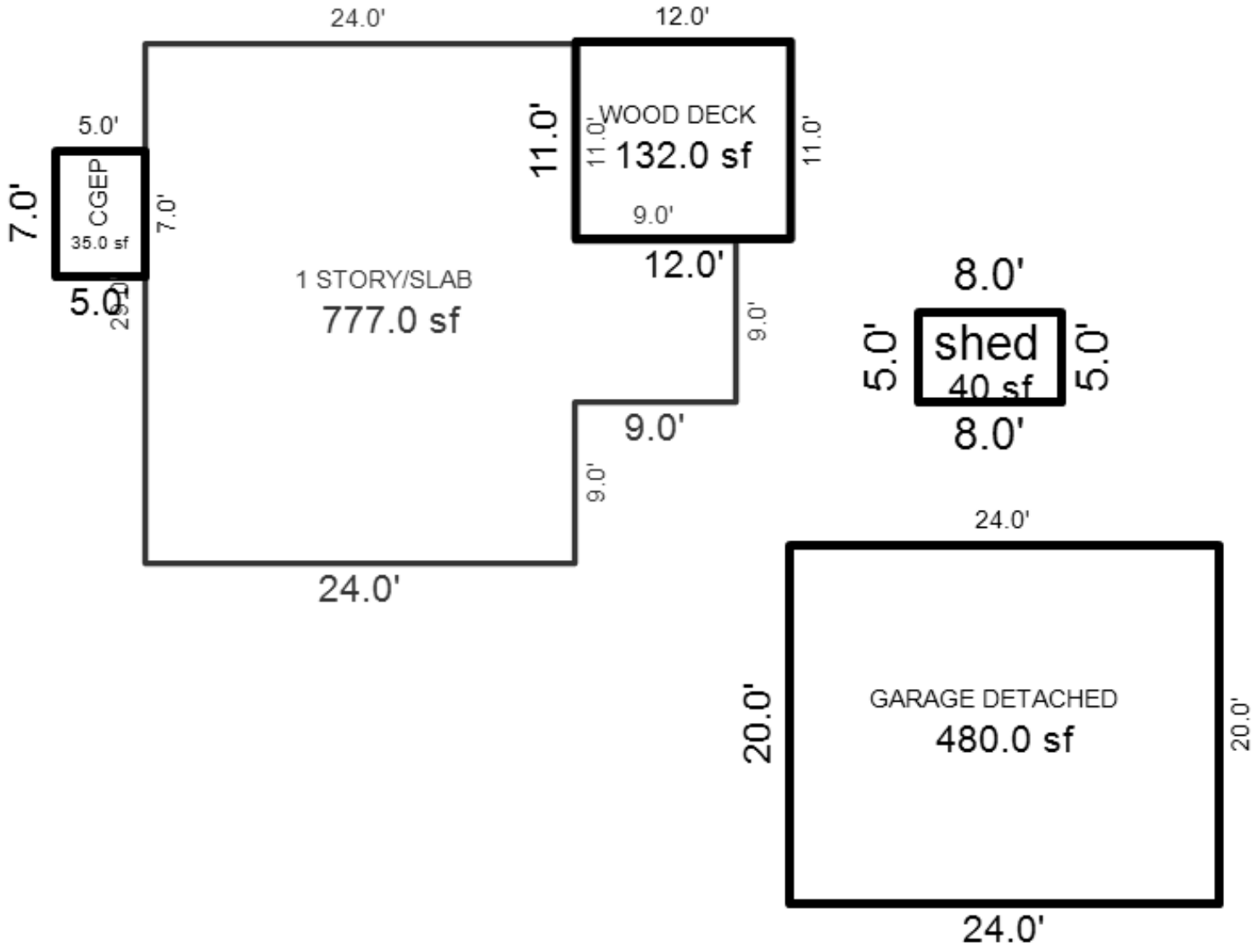
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944
(11) Heating System: Forced Air w/ Ducts
Ground Area = 777 SF Floor Area = 777 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	777			
			Total:	85,916	51,550	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	615	
Water/Sewer						
1000 Gal Septic			1	4,263	2,558	
Water Well, 50 Feet			1	2,498	1,499	
Porches						
CGEP (1 Story)			35	3,116	1,870	
Deck						
Treated Wood			144	3,194	2,779	*
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	14,995	8,997	
Built-Ins						
Appliance Allow.			1	1,638	983	
			Totals:	116,645	70,851	

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 47,470

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



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

Parcel Number: 009-362-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CHAPKO THOMAS & NANCY J 8287 S JEROME RD PERRINTON MI 48871	2024 Est TCV 1,800					

Tax Description

. SEC 4 T22N R8W LOT 5 BLK B EXC S 65 FT THOF. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

ALSO OWNS 362-006

	Improved	X	Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

NORTH PRT LOT 5

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100		EXC SOUTH	1,800
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-362-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CHAPKO THOMAS & NANCY J 8287 S JEROME RD PERRINTON MI 48871	2024 Est TCV 6,587 TCV/TFA: 0.00					

Taxpayer's Name/Address

CHAPKO THOMAS & NANCY J
8287 S JEROME RD
PERRINTON MI 48871

Tax Description

. SEC 4 T22N R8W LOT 6 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

ALSO OWNS 362-005
REMOVE MH FOR 02

X	Improved	
	Vacant	

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.30	60	50	489
Wood Frame	20.87	160	50	1,669
Total Estimated Land Improvements True Cash Value =				2,158

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	2,400	3,300			1,472C
2023	900	2,000	2,900			1,402C
2022	500	1,700	2,200			1,336C
2021	500	1,600	2,100			1,294C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1S

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 0
Total Base New : 7,135 E.C.F.
Total Depr Cost: 3,924 X 0.670
Estimated T.C.V: 2,629

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

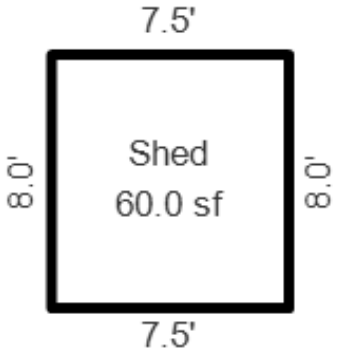
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

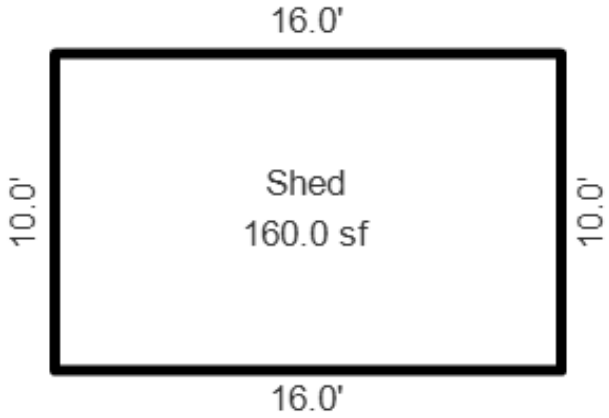
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,502
Water Well, 50 Feet			1	2,585	1,422
			Totals:	7,135	3,924

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 2,629

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





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

Parcel Number: 009-362-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEENWYK RONALD D & MARSH	STEENWYK RONALD D	0	06/26/2023	QC	09-FAMILY	2023-01728	PROPERTY TRANSFER	0.0
STEENWYK RONALD D	STEENWYK RONALD D	0	06/26/2023	QC	09-FAMILY	2023-01847	PROPERTY TRANSFER	0.0

Property Address
9937 W POPLAR ST

Owner's Name/Address
STEENWYK RONALD D
9937 W POPLAR ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/12/2024
MAP #:
2024 Est TCV 147,676 TCV/TFA: 170.92

Building Permit(s)	Date	Number	Status
Garage	09/27/2022	2022-0685	100%

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE 350/FF	66.00	180.00	1.0000	1.0264	350	100		23,710
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	23,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2255	50	9,223
D/W/P: 4in Concrete	6.97	567	50	1,976
Wood Frame	28.00	120	50	1,680
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				14,001

Public Improvements

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

Topography of Site

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

Tax Description
. SEC 4 T22N R8W LOT 7 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
REMOVE OLD HOUSE..ADD NEW FOR 04

Who	When	What
TPC	12/12/2023	INSPECTED
JWV	07/17/2023	INSPECTED
JWV	12/03/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,900	61,900	73,800			51,177C
2023	11,900	45,100	57,000			39,598C
2022	9,900	30,600	40,500			30,665C
2021	9,900	29,100	39,000			29,686C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2003 202	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 864 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 864
Total Base New : 205,149 E.C.F.
Total Depr Cost: 164,127 X 0.670
Estimated T.C.V: 109,965

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
35	WCP (1 Story)
71	WPP
64	WPP
35	Treated Wood

(17) Garage

Year Built: 2023
Car Capacity: 1
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

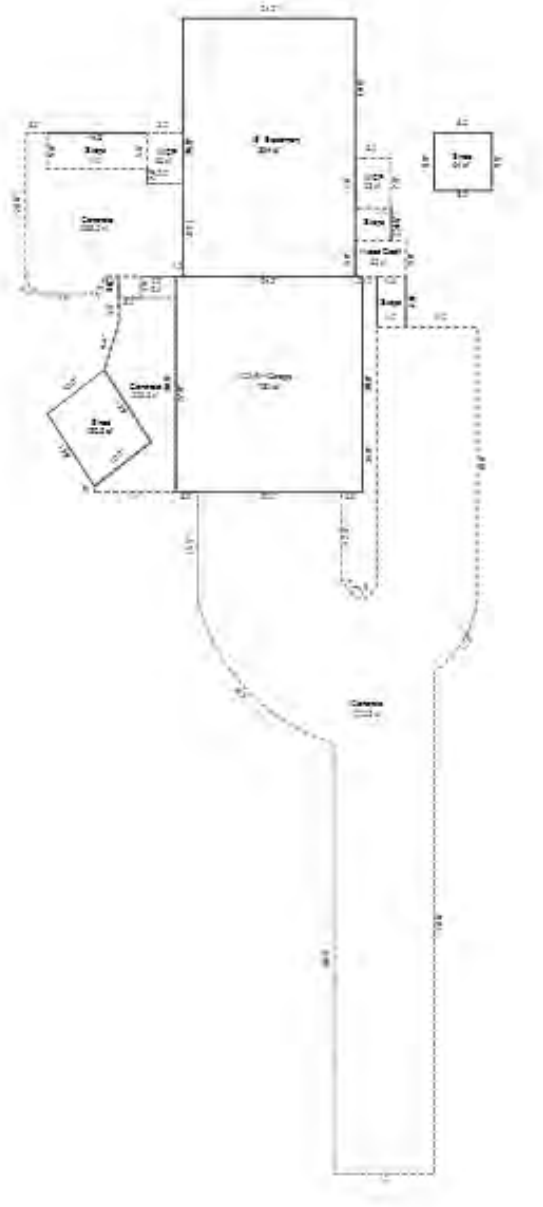
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
			Total:	141,158	112,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 100 Feet			1	5,808	4,646
Porches					
WCP (1 Story)			35	2,494	1,995
WCP (1 Story)			35	2,494	1,995
WPP			71	2,550	2,040
WPP			64	2,411	1,929
Deck					
Treated Wood			35	1,484	1,187
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			780	37,097	29,678
Door Opener			1	547	438
Built-Ins					
Appliance Allow.			1	2,766	2,213
			Totals:	205,149	164,127

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 109,965

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



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

Parcel Number: 009-362-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUOFF MARTIN J & REBECCA	REESE GEORGE	59,000	03/12/2020	WD	03-ARM'S LENGTH	2020-00708	PROPERTY TRANSFER	100.0
MEYERING BERNARD & SANDRA	RUOFF MARTIN J & REBECCA	0	12/23/2019	WD	16-LC PAYOFF	2020-00219	PROPERTY TRANSFER	0.0
MEYERING BERNARD&SANDRA T	RUOFF MARTIN J & REBECCA	1	12/03/2011	OTH	23-PART OF REF	2011-03638	PROPERTY TRANSFER	0.0
MEYERING BERNARD & SANDRA	RUOFF MARTIN J & REBECCA	47,500	11/11/2011	LC	16-LC PAYOFF	2011-0364	DEED	100.0

Property Address

412 S BLAIR ST

Owner's Name/Address

REESE GEORGE
412 S BLAIR ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 8 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 12/09/2021

MAP #:

2024 Est TCV 60,123 TCV/TFA: 104.38

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE 350/FF	66.00	180.00	1.0000	1.0264	350	100		23,710
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	23,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	61	962
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				2,111

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,900	18,200	30,100			23,483C
2023	11,900	14,000	25,900			22,365C
2022	9,900	11,400	21,300			21,300S
2021	9,900	10,800	20,700	20,700D		20,700S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1958	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 576
Total Base New : 85,329 E.C.F.
Total Depr Cost: 51,197 X 0.670
Estimated T.C.V: 34,302

(16) Porches/Decks

Area	Type
192	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

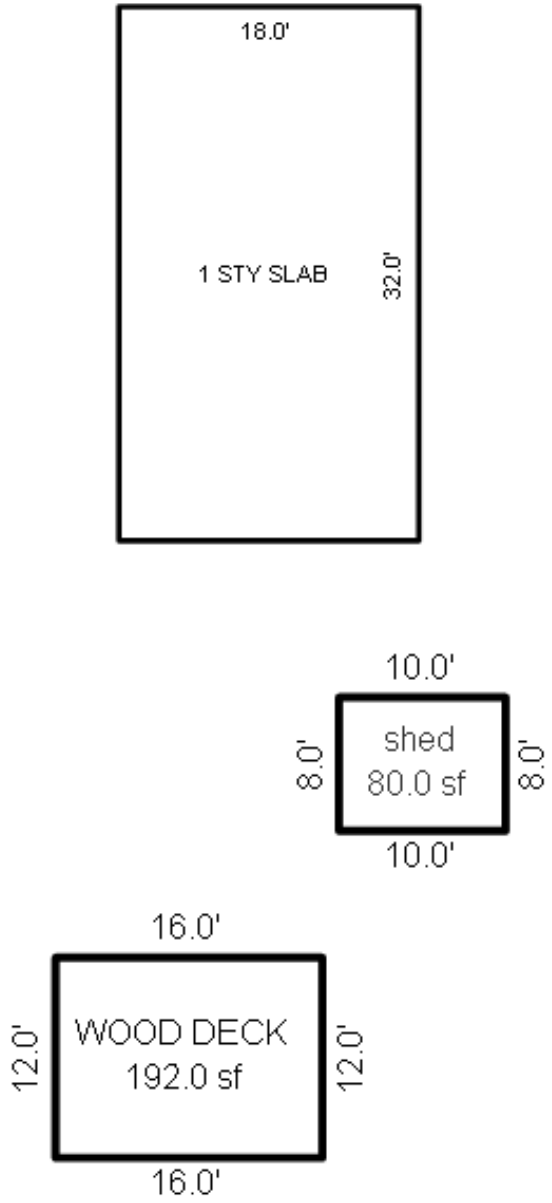
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958
(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	68,945	41,367
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	738
Water/Sewer					
1000 Gal Septic			1	4,550	2,730
Water Well, 50 Feet			1	2,585	1,551
Deck					
Treated Wood			192	3,936	2,362
Built-Ins					
Appliance Allow.			1	1,934	1,160
Fireplaces					
Wood Stove			1	2,149	1,289
			Totals:	85,329	51,197

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 34,302

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



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

Parcel Number: 009-362-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS JAMES G ETAL	THOMAS JAMES G ETAL	0	05/24/2022	QC	09-FAMILY	2022-02180	DEED	0.0
THOMAS JAMES G	THOMAS JAMES G ETAL	1	09/15/2016	QC	09-FAMILY	2016-03003	PROPERTY TRANSFER	0.0

Property Address
436 S BLAIR ST

Owner's Name/Address
THOMAS JAMES G ETAL
436 S BLAIR ST
LAKE CITY MI 49651

Tax Description
SEC 4 T22N R8W LOTS 9 & 10 BLK B EXC S 14 FT OF LOT 10.MITCHELL BROS PLAT. VILLAGE OF JENNINGS.

Comments/Influences
16X30 ADD'N FOR 00
PC GRG FOR 04
98 SPLIT 14 FT TO 011 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/21/2003
MAP #:
2024 Est TCV 111,241 TCV/TFA: 110.36

Building Permit(s)	Date	Number	Status
Addition	08/18/2020	2020-0441	0%

X	Improved		Vacant

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

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

Who	When	What
JWV	09/24/2020	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE 350/FF	66.00	150.00	0.8903	0.9897	350	100		20,353
VANTAGE 350/FF	52.00	150.00	0.8903	0.9897	350	100	SURPLUS	16,036
118 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	36,389

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.54	56	0	0
D/W/P: 4in Ren. Conc.	7.35	61	94	421
Total Estimated Land Improvements True Cash Value =				421

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	18,200	37,400	55,600			28,917C
2023	18,200	28,600	46,800			27,540C
2022	17,700	23,000	40,700			26,229C
2021	17,700	21,800	39,500			25,392C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1968	1999

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 720 S.F.
Crawl: 288 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)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,008
Total Base New : 170,910 E.C.F.
Total Depr Cost: 111,092 X 0.670
Estimated T.C.V: 74,431

(16) Porches/Decks

Area	Type
33	CPP
284	Treated Wood

(17) Garage

Year Built: 2003
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

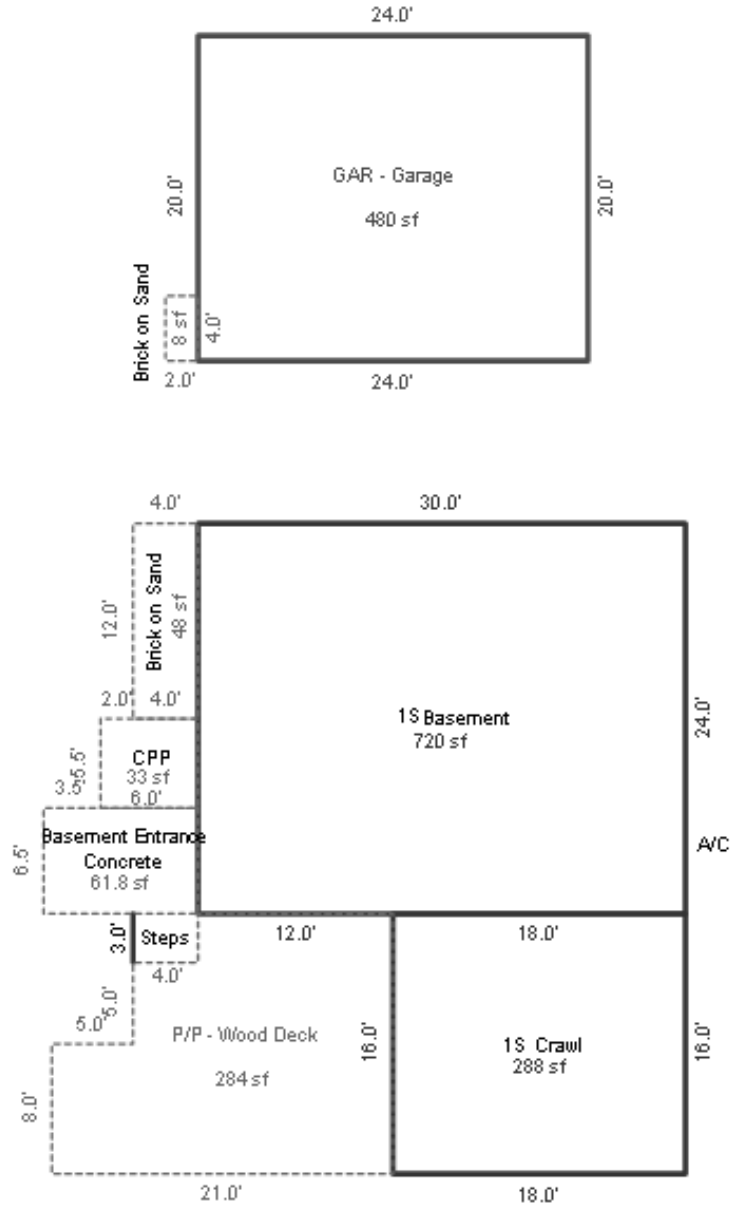
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	720		
1 Story	Siding	Crawl Space	288		
			Total:	133,725	91,166

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	2,160	1,404
Plumbing			
Average Fixture(s)	1	1,230	799
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
CPP	33	846	550
Deck			
Treated Wood	284	5,098	3,314
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	13,075	8,499
Built-Ins			
Appliance Allow.	1	1,934	1,257
Fireplaces			
Exterior 1 Story	1	5,707	3,710
	Totals:	170,910	111,092

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 74,431

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



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

Parcel Number: 009-362-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS JANET A	THOMAS JANET A TRUST	0	12/17/2020	QC	09-FAMILY	2021-00372	PROPERTY TRANSFER	0.0
THOMAS JANET A TRUST	THOMAS JANET A	0	10/21/2020	QC	09-FAMILY	2020-03410	DEED	0.0
THOMAS JANET A ETAL	THOMAS JANET A	0	09/06/2019	QC	09-FAMILY	2019-02956	PROPERTY TRANSFER	0.0
THOMAS JANET A	THOMAS JANET A TRUST	0	09/06/2019	QC	09-FAMILY	2019-03147	PROPERTY TRANSFER	0.0

Property Address

9946 W ELM ST

Owner's Name/Address

THOMAS JANET A TRUST
11795 BANNISTER CT
UTICA MI 48315

Tax Description

SEC 4 T22N R8W LOT 11 & S 14 FT OF LOT 10 BLK B MITCHELL BROS PLAT. VILLAGE OF JENNINGS.

Comments/Influences

Affidavit of Affixed Manufactured Home recorded @ 04-0, 3078. 2002 Skyline. Serial # AC F 9 31 0143 R B&A. COMBO 14' LOT 10 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/02/2004

MAP #:

2024 Est TCV 144,839 TCV/TFA: 107.13

Building Permit(s)	Date	Number	Status
MH	12/31/2003	20030465	Complete

X	Improved		Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE 350/FF	80.00	158.00	0.9623	1.0000	350	100		26,943
80 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	26,943

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	13,500	58,900	72,400			31,745C
2023	13,500	45,500	59,000			30,234C
2022	10,400	36,600	47,000			28,795C
2021	10,400	34,800	45,200			27,876C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1352 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	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

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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1,352
Total Base New : 219,954 E.C.F.
Total Depr Cost: 175,964 X 0.670
Estimated T.C.V: 117,896

(16) Porches/Decks

Area	Type
96	Treated Wood

(17) Garage

Year Built: 2004
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2002
(11) Heating System: Forced Hot Water
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

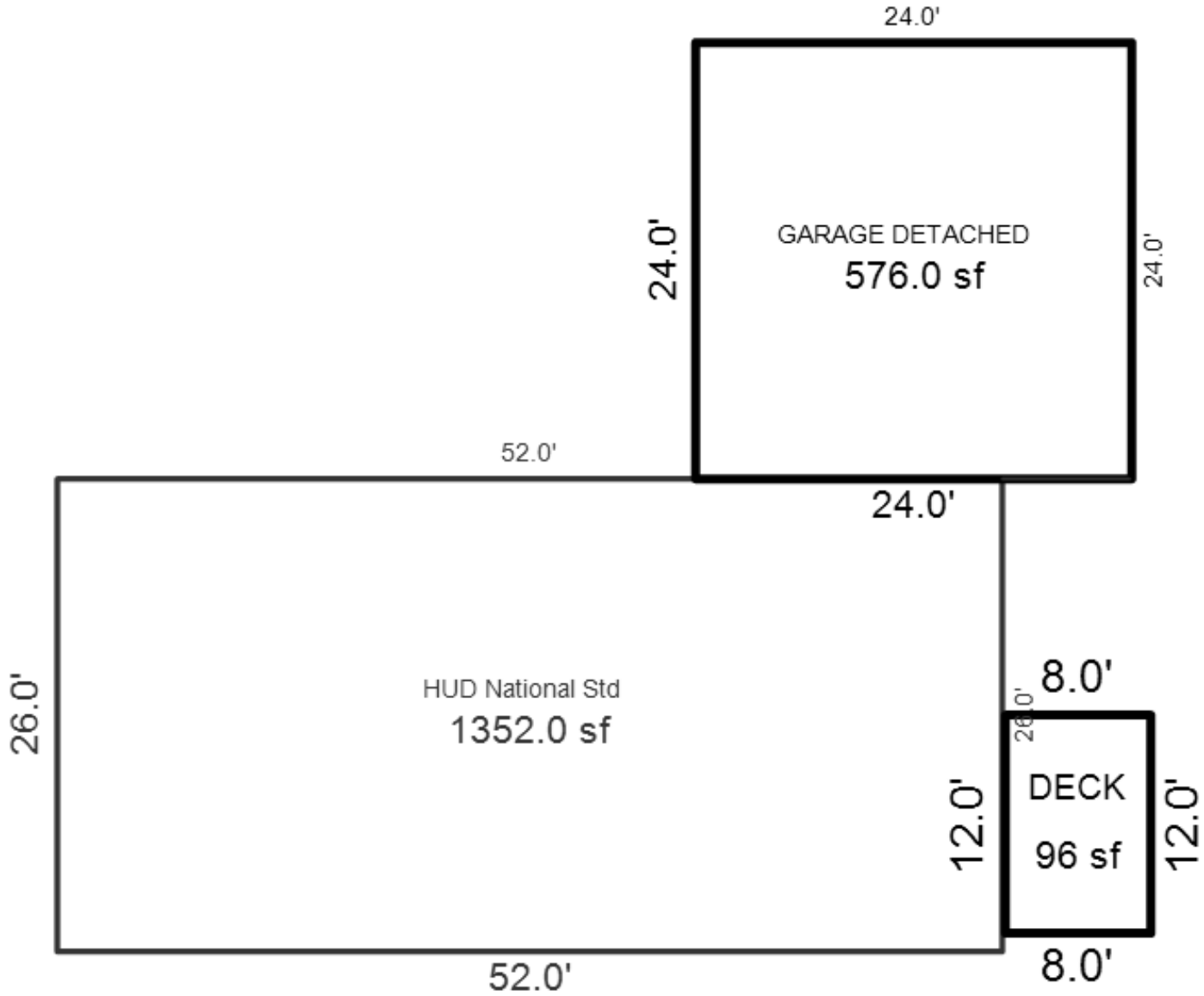
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	179,636	143,710

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,181
2 Fixture Bath	1	3,108	2,486
Water/Sewer			
1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646
Deck			
Treated Wood	96	2,505	2,004
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,791	15,833
Built-Ins			
Appliance Allow.	1	2,766	2,213
Totals:		219,954	175,964

Notes: 2002 SKYLINE MHD
ECF (424 JENNINGS) 0.670 => TCV: 117,896

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



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

Parcel Number: 009-363-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSTROM PATRICIA L LIVING	MUNSON PAULA J	0	02/25/2015	QC	21-NOT USED/OTHER	2015-00685	PROPERTY TRANSFER	0.0
OSTROM PATRICIA L LIVING	OSTROM PATRICIA L LIVING	0	09/30/2014	AFF	07-DEATH CERTIFICATE	PHONE CALL	DEED	100.0
OSTROM PATRICIA & THOMAS	OSTROM PATRICIA L LIVING	0	04/10/2007	QC	21-NOT USED/OTHER	2007/1227	DEED	0.0

Property Address

S BLAIR ST

Owner's Name/Address

MUNSON PAULA J
2677 OVID ST
CRYSTAL MI 48818

Tax Description

. SEC 4 T22N R8W LOT 1 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 9,320

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

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

	Topography of Site
	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	06/21/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	165.00	1.0000	1.0087	140	100		9,320
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	9,320

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,700	0	4,700			987C
2023	4,700	0	4,700			940C
2022	3,300	0	3,300			896C
2021	3,300	0	3,300			868C

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

Parcel Number: 009-363-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG MANDIE	ROMIG GERALD V III	1	02/19/2014	QC	09-FAMILY	2014-00729	DEED	0.0
C LAKE LLC	ROMIG GERALD III (MM)	0	05/12/2009	QC	21-NOT USED/OTHER	2009/1991	DEED	0.0
ROMIG GERALD V III & MAND	C. LAKE LLC	0	01/19/2009	QC	21-NOT USED/OTHER	2009/251	DEED	0.0
ROCAFORT JOHN & ALENNA (H	ROMIG GERALD V III (M/M)	0	12/20/2007	QC	21-NOT USED/OTHER	2008/0082	DEED	33.0

Property Address
447 S BLAIR ST

Owner's Name/Address
ROMIG GERALD V III
2859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description
. SEC 4 T22N R8W LOTS 2 & 3 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
LAKEVIEW - LAKE ACCESS
50 FT GOOD LAKE FRONT..82 FT POOR LAKE FRONT

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/02/2010
MAP #:
2024 Est TCV 205,543 TCV/TFA: 188.92

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	132.00	165.00	1.0254	0.9723	460	100		60,535
132 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	60,535

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

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

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

Who	When	What
TPC	12/12/2023	INSPECTED
TPC	05/06/2016	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	30,300	72,500	102,800			45,629C
2023	30,300	39,900	70,200			43,457C
2022	27,700	32,100	59,800			41,388C
2021	27,700	30,600	58,300			40,066C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

4	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 1088 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
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1,088
Total Base New : 221,600 E.C.F.
Total Depr Cost: 155,119 X 0.930
Estimated T.C.V: 144,260

(16) Porches/Decks

Area	Type
360	Treated Wood

(17) Garage

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: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

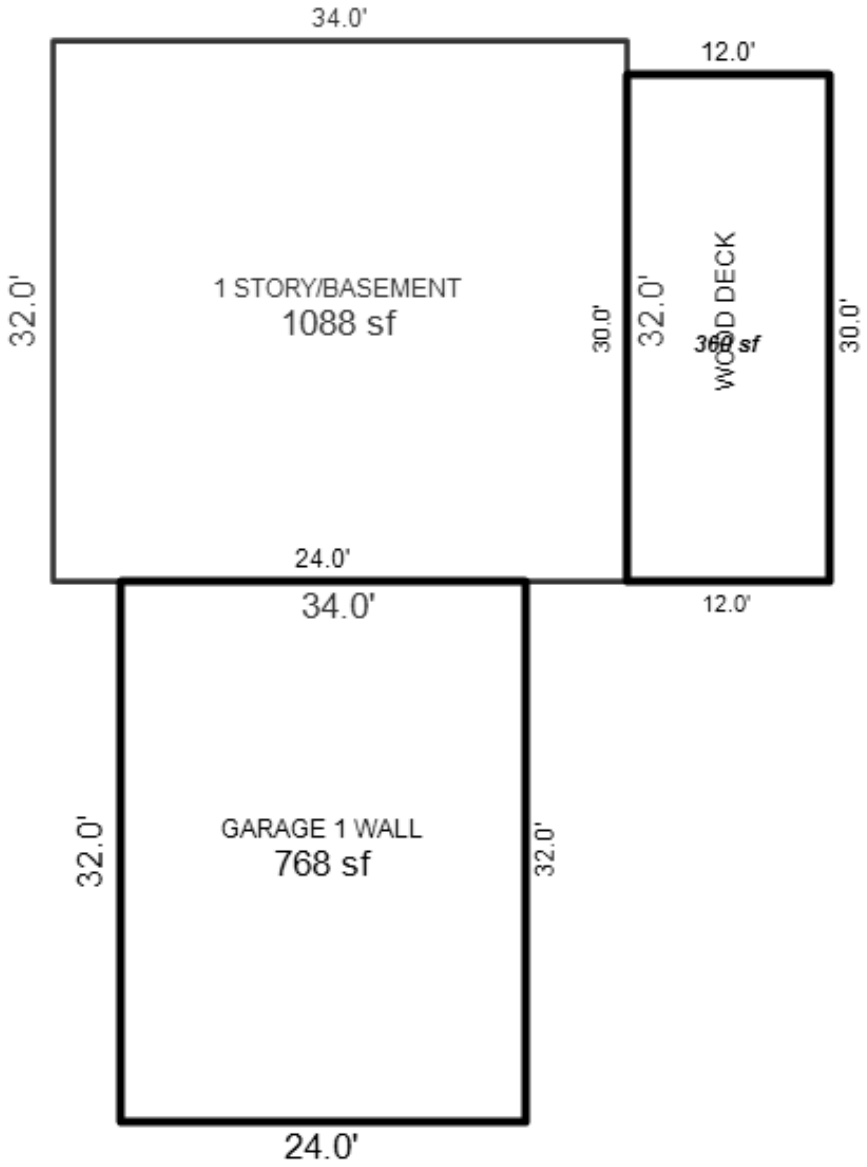
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974
(11) Heating System: Electric Baseboard
Ground Area = 1088 SF Floor Area = 1088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,088		
			Total:	163,069	114,148

Other Additions/Adjustments			
Basement, Outside Entrance, Above Grade	1	1,870	1,309
Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
Water/Sewer			
1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880
Deck			
Treated Wood	360	6,091	4,264
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	30,305	21,213
Common Wall: 1 Wall	1	-2,686	-1,880
Built-Ins			
Appliance Allow.	1	2,766	1,936
Fireplaces			
Exterior 1 Story	1	6,513	4,559
	Totals:	221,600	155,119

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 144,260

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



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

Parcel Number: 009-363-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG MANDIE	ROMIG GERALD V III	0	02/13/2014	QC	09-FAMILY	2014-00727	DEED	0.0
PRINCE CAROL	ROMIG MANDIE	5,500	10/29/2010	WD	03-ARM'S LENGTH	2010-4922WD	PROPERTY TRANSFER	100.0

Property Address
8901 W POPLAR ST

Owner's Name/Address
ROMIG GERALD V III
3859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description
. SEC 4 T22N R8W LOTS 4 & 5 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
21002894 $12,000

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 50,481 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Pole Barn	09/26/2013	2013-0477	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	180.00	0.8706	1.0264	50	100		2,949
JENNINGS 50	66.00	180.00	0.8706	1.0264	50	100		2,949
132 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	5,897

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,900	22,300	25,200			13,735C
2023	2,900	13,000	15,900			13,081C
2022	2,600	10,400	13,000			12,459C
2021	2,600	10,100	12,700			12,061C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 53,266 E.C.F.
Total Depr Cost: 47,940 X 0.930
Estimated T.C.V: 44,584

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2014
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: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014
(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,646	-4,181
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			2400	57,912	52,121
			Totals:	53,266	47,940

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 44,584

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

Sketch by Apex Sketch

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

Parcel Number: 009-363-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	08/10/2021	QC	09-FAMILY	2021-02735	DEED	0.0
CITIZENS BANK	HILL ROBERT & PAMELA	84,900	03/12/2010	CD	11-FROM LENDING INSTITUT	2010/1420	DEED	100.0
ALLEN SIGNA S (SW)	CITIZENS BANK	123,760	11/01/2009	SD	10-FORECLOSURE	2009/3766	DEED	0.0
		162,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3918	DEED	0.0

Property Address
9867 W POPLAR ST

Owner's Name/Address
HILL PAMELA J
9687 W POPLAR ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 6 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
LAKEFRONT
REMOVE OLD MH ADD MHD FOR 04

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/01/2010
MAP #:
2024 Est TCV 295,162 TCV/TFA: 129.46

Building Permit(s)	Date	Number	Status
Pole Barn	06/29/2010	20100315	100%

X Improved Vacant

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	180.00	152.00	1.0410	0.6861	600	100		77,130
180 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	77,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	50	998
Total Estimated Land Improvements True Cash Value =				998

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	38,600	109,000	147,600			77,796C
2023	38,900	77,200	116,100			74,092C
2022	37,800	62,000	99,800			70,564C
2021	37,800	58,900	96,700			68,310C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 2,280
Total Base New : 291,713 E.C.F.
Total Depr Cost: 233,370 X 0.930
Estimated T.C.V: 217,034

(16) Porches/Decks

Area	Type
384	Treated Wood
16	Treated Wood
44	Roof Cover Onl

(17) Garage

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: 1152
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

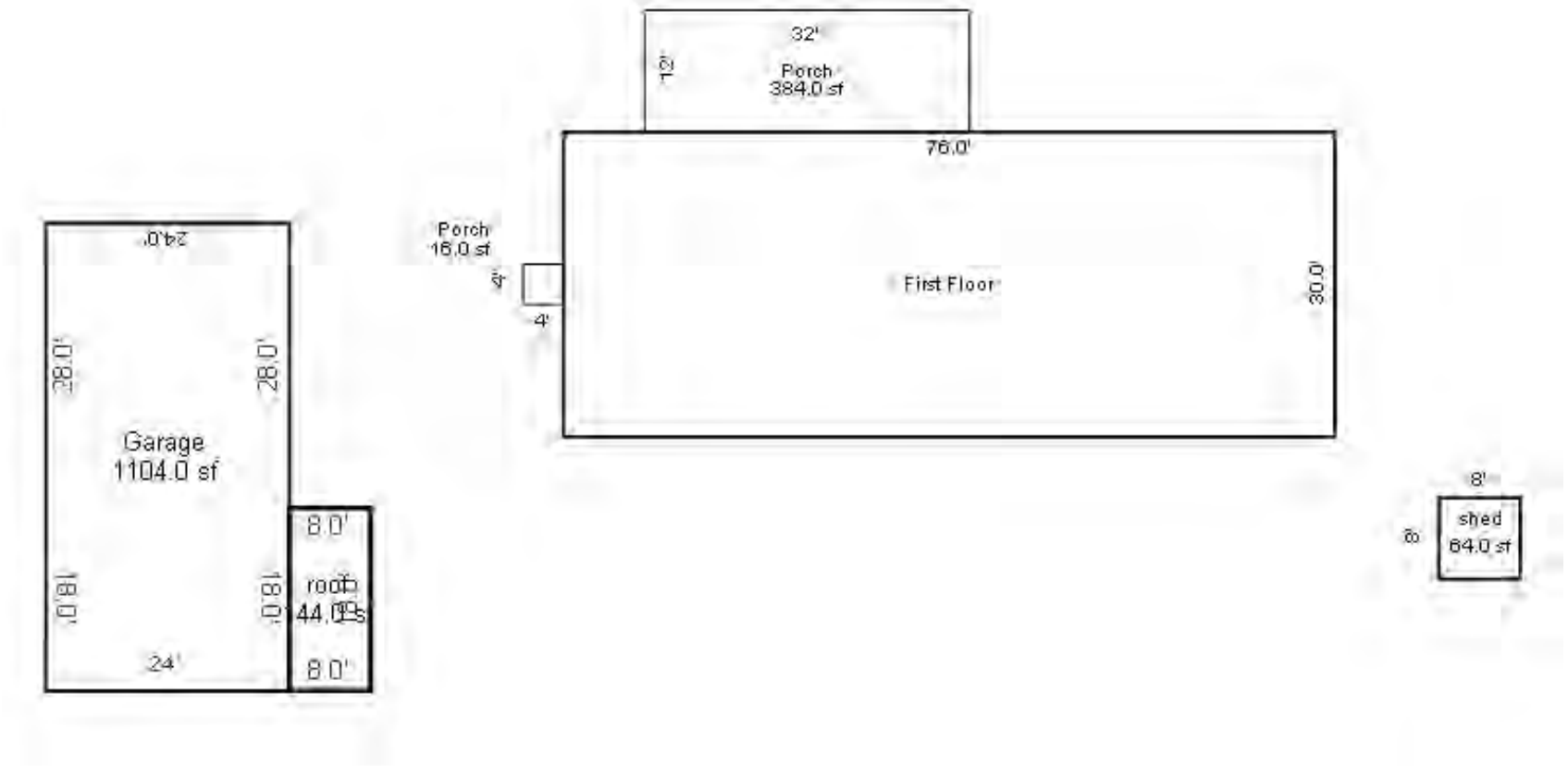
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2280 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	239,274	191,419
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	984
3 Fixture Bath			1	3,860	3,088
2 Fixture Bath			1	2,596	2,077
Water/Sewer					
1000 Gal Septic			1	4,550	3,640
Water Well, 100 Feet			1	5,640	4,512
Deck					
Treated Wood			384	6,209	4,967
Treated Wood			16	715	572
w/Roof (Roof portion)			44	822	658
Built-Ins					
Appliance Allow.			1	1,934	1,547
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1152	24,883	19,906
			Totals:	291,713	233,370

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 217,034

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



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

Parcel Number: 009-363-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG MANDIE	ROMIG GERALD V III	1	02/13/2014	QC	09-FAMILY	2014-00728 QD	DEED	0.0
C LAKE LLC	ROMIG GERALD III (MM)	0	05/12/2009	QC	21-NOT USED/OTHER	2009/1991	DEED	0.0
ROMIG GERALD V III & MAND	C LAKE LLC	0	01/19/2009	QC	21-NOT USED/OTHER	2009/251	DEED	0.0
ROCAFORT JOHN & ALENNA (H	ROMIG GERALD V III (M/M)	0	12/20/2007	QC	21-NOT USED/OTHER	2008/0082	DEED	33.0

Property Address

447 S BLAIR ST

Owner's Name/Address

ROMIG GERALD V III
2859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description

. SEC 4 T22N R8W LOT 7 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

LAKEFRONT
LOW VERY LITTLE GOOD FRONTAGE

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Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
School: LAKE CITY AREA SCHOOL DIST					
P.R.E. 100% 08/02/2010					
MAP #:					
2024 Est TCV 92,156					

	Improved		Vacant
		X	

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	205.00	220.00	1.0142	0.7387	600	100		92,156
205 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =			92,156

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	46,100	0	46,100			29,548C
2023	45,900	0	45,900			28,141C
2022	43,100	0	43,100			26,801C
2021	43,100	0	43,100			25,945C

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

Parcel Number: 009-364-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDELL LEON F	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0

Property Address

9902 W WALNUT ST

Owner's Name/Address

SUNDELL LEON F
9877 W WALNUT ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 1 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

PB ALL USED MATERIALS
REMOVE OLD MH..ADD NEW MH FOR 00

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/08/1996

MAP #:

2024 Est TCV 53,400 TCV/TFA: 41.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,800

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	25,800	26,700			17,706C
2023	900	24,600	25,500			16,863C
2022	500	19,700	20,200			16,060C
2021	500	20,700	21,200			15,547C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1992	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 25
Floor Area:
Total Base New : 175,034 E.C.F.
Total Depr Cost: 77,015 X 0.670
Estimated T.C.V: 51,600

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1970
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

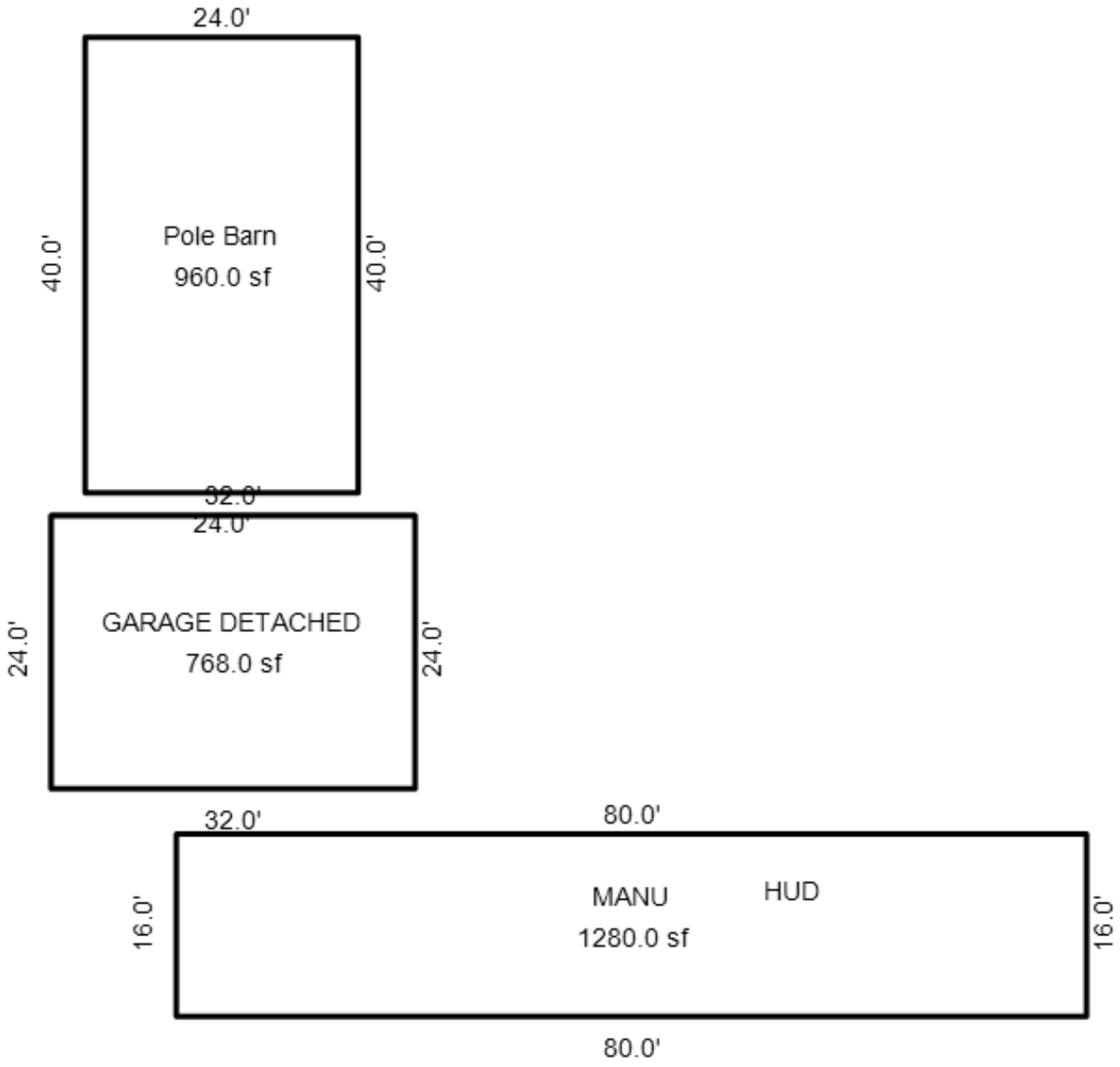
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1992
(11) Heating System: Forced Warm Air
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
			Total:	92,127	40,537
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			192	2,292	1,008
Plumbing					
3 Fixture Bath			1	3,921	1,725
Water/Sewer					
1000 Gal Septic			1	5,636	2,480
Water Well, 50 Feet			1	2,921	1,285
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	36,035	15,855
Class: BC Exterior: Pole (Unfinished)					
Base Cost			960	32,102	14,125
			Totals:	175,034	77,015

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 51,600

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



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

Parcel Number: 009-364-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MITCHELL DAVID & PEGGY	BAIRD BONNIE	1,500	01/16/2015	WD	03-ARM'S LENGTH	2015-00247	DEED	100.0

Property Address
8901 W ELM ST

Owner's Name/Address
BAIRD BONNIE
2800 FALLASBURG PARK DR
LOWELL MI 49331

Tax Description
. SEC 4 T22N R8W LOT 5 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
TO STATE FOR 97 @ 12-97 BOR
ADD TO ROLL FOR 99

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

Class: RESIDENTIAL-VACAN | Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 3,329

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0087	50	100		3,329
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	3,329

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,700	0	1,700			551C
2023	1,000	0	1,000			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-364-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER MAXINE L ETAL	LAKE TOWNSHIP	455,000	08/25/2022	WD	03-ARM'S LENGTH	2022-02711	PROPERTY TRANSFER	100.0
HELMER MAXINE L TRUST	HELMER MAXINE L	0	12/14/2018	QC	09-FAMILY	2021-01860	DEED	0.0
HELMER JESSE N	HELMER MAXINE LOIS	0	01/01/2011	AFF	07-DEATH CERTIFICATE	SOC SEC RECORD	PROPERTY TRANSFER	0.0
HELMER JESSE N	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02884	PROPERTY TRANSFER	0.0

Property Address

9852 W WALNUT ST

Owner's Name/Address

LAKE TOWNSHIP
8105 W KELLY RD
LAKE CITY MI 49651

Tax Description

LOTS 2-4, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5 , T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. AND LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET. AND
THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5. T22N-R8W. LAKE TOWNSHIP, AN. SUBJECT TO AN

T DESCRIPTION
WALNUT STREET
OCK D, MITCHELL
GS, PART OF
E TOWNSHIP,
AN, DESCRIBED AS
N ON FILE***

3 completed
;
4-006-00;
-006-80;

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Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
School: LAKE CITY AREA SCHOOL DIST					
P.R.E. 0%					
MAP #:					
2024 Est TCV 0					

	Improved	X	Vacant

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

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

Who	When	What
TPC	08/03/2023	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	363.00	397.00	0.9047	0.8313	600	100		163,802
363 Actual Front Feet, 3.31 Total Acres							Total Est. Land Value =	163,802

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	72,600	130,400	203,000			95,798C
2021	72,600	129,100	201,700			92,738C

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

Parcel Number: 009-364-006-80 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE TOWNSHIP	SCHEIDEL ANDREA	225,000	06/06/2023	WD	03-ARM'S LENGTH	2023-01496	PROPERTY TRANSFER	100.0

Property Address

9852 W WALNUT ST

Owner's Name/Address

SCHEIDEL ANDREA
9852 W WALNUT ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/09/2023

MAP #:

2024 Est TCV 233,029 TCV/TFA: 77.68

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Who When What

TPC 12/12/2023 INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	109.00	175.00	1.0552	0.9809	460	100		51,900
109 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	51,900

Tax Description

THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. TOGETHER WITH AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	26,000	90,500	116,500			116,500S
2023	0	0	0		0A	0
2022	0	0	0			0
2021	0	0	0			0

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: TRI

Yr Built	Remodeled
1977	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1802 S.F.
Crawl: 198 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 45
Floor Area: 3,000
Total Base New : 354,116 E.C.F.
Total Depr Cost: 194,762 X 0.930
Estimated T.C.V: 181,129

(16) Porches/Decks

Area	Type
64	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1977
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2000 SF Floor Area = 3000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

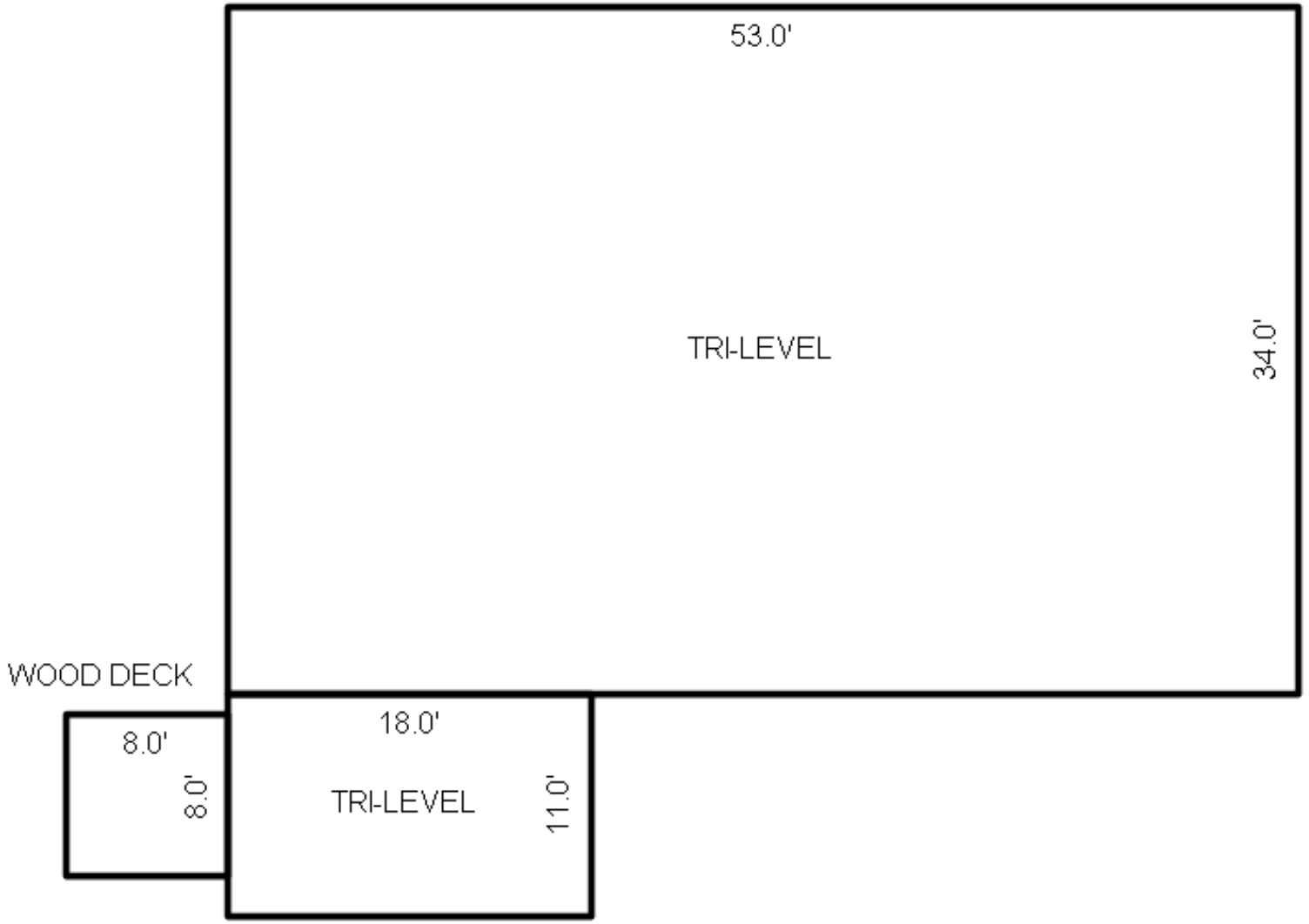
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,802		
Tri-Level	Siding	Crawl Space	198		
			Total:	332,530	182,891

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	812
3 Fixture Bath	1	4,646	2,555
Water/Sewer			
1000 Gal Septic	1	4,864	2,675
Water Well, 100 Feet	1	5,808	3,194
Deck			
Treated Wood	64	2,026	1,114
Built-Ins			
Appliance Allow.	1	2,766	1,521
	Totals:	354,116	194,762

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 181,129

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



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

Parcel Number: 009-365-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN DARRIN & CARSTENSE	MARTIN DARRIN (SM)	1,000	06/16/2005	QC	09-FAMILY	05-0/2756	DEED	0.0
		1,850	02/01/2003	WD	33-TO BE DETERMINED	03-0:1417	DEED	0.0

Property Address

W POPLAR ST

Owner's Name/Address

MARTIN DARRIN
7123 BROOKFIED RD
Charlotte MI 48813

Tax Description

. SEC 4 T22N R8W LOT 1 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 2,947

Building Permit(s)	Date	Number	Status

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	165.00	1.0000	1.0087	30	100		1,997
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,997

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,000	500	1,500			841C
2023	1,000	500	1,500			801C
2022	500	500	1,000			763C
2021	500	500	1,000			739C

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

Parcel Number: 009-365-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

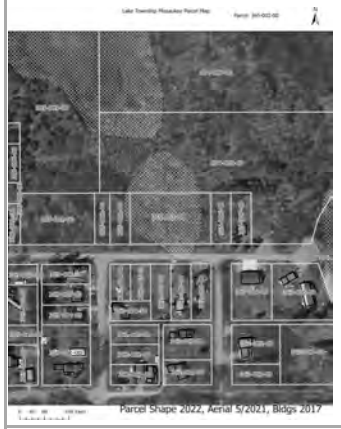
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 6,055					

Tax Description

. SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences



	Improved	X	Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	264.00	165.00	0.7579	1.0087	30	100		6,055
264 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	6,055

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,000	0	3,000			2,205C
2023	3,000	0	3,000			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			2,000S

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

Parcel Number: 009-365-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

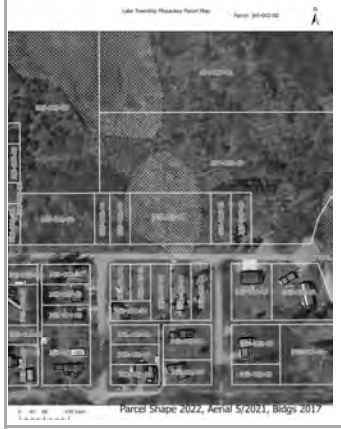
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROST LEOTA H	FROST LEOTA H TRUST	0	02/12/2013	QC	21-NOT USED/OTHER	2013-00426	DEED	0.0
SKICKI ANNA MRS (Deceased	SKICKI ANNA ESTATE	0	03/12/1993	OTH	21-NOT USED/OTHER	2008/3991	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FROST LEOTA H TRUST 32674 ROSSLYN GARDEN CITY MI 48135	2024 Est TCV 1,997					

Tax Description

. SEC 4 T22N R8W LOT 6 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences



	Improved	X	Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	165.00	1.0000	1.0087	30	100		1,997
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,997

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,000	0	1,000			551C
2023	1,000	0	1,000			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-365-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROST LEOTA H	FROST LEOTA H TRUST	0	02/12/2013	QC	21-NOT USED/OTHER	2013-00427	DEED	0.0
SKICKI ANNA, Deceased	SKICKI ANNA ESTATE	0	03/12/1993	OTH	21-NOT USED/OTHER	2008/3991	DEED	0.0

Property Address
9902 W POPLAR ST

Owner's Name/Address
FROST LEOTA H TRUST
32674 ROSSLYN
GARDEN CITY MI 48135

Tax Description
. SEC 4 T22N R8W LOT 7 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 50,386 TCV/TFA: 74.10

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	165.00	1.0000	1.0087	30	100		1,997
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.42	46	45	360
Total Estimated Land Improvements True Cash Value =				360

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,000	24,200	25,200			6,517C
2023	1,000	13,400	14,400			6,207C
2022	500	10,000	10,500			5,912C
2021	500	9,500	10,000			5,724C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1950	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 680
Total Base New : 86,073 E.C.F.
Total Depr Cost: 51,645 X 0.930
Estimated T.C.V: 48,029

(16) Porches/Decks

Area	Type
64	CCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950
(11) Heating System: Wall/Floor Furnace
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

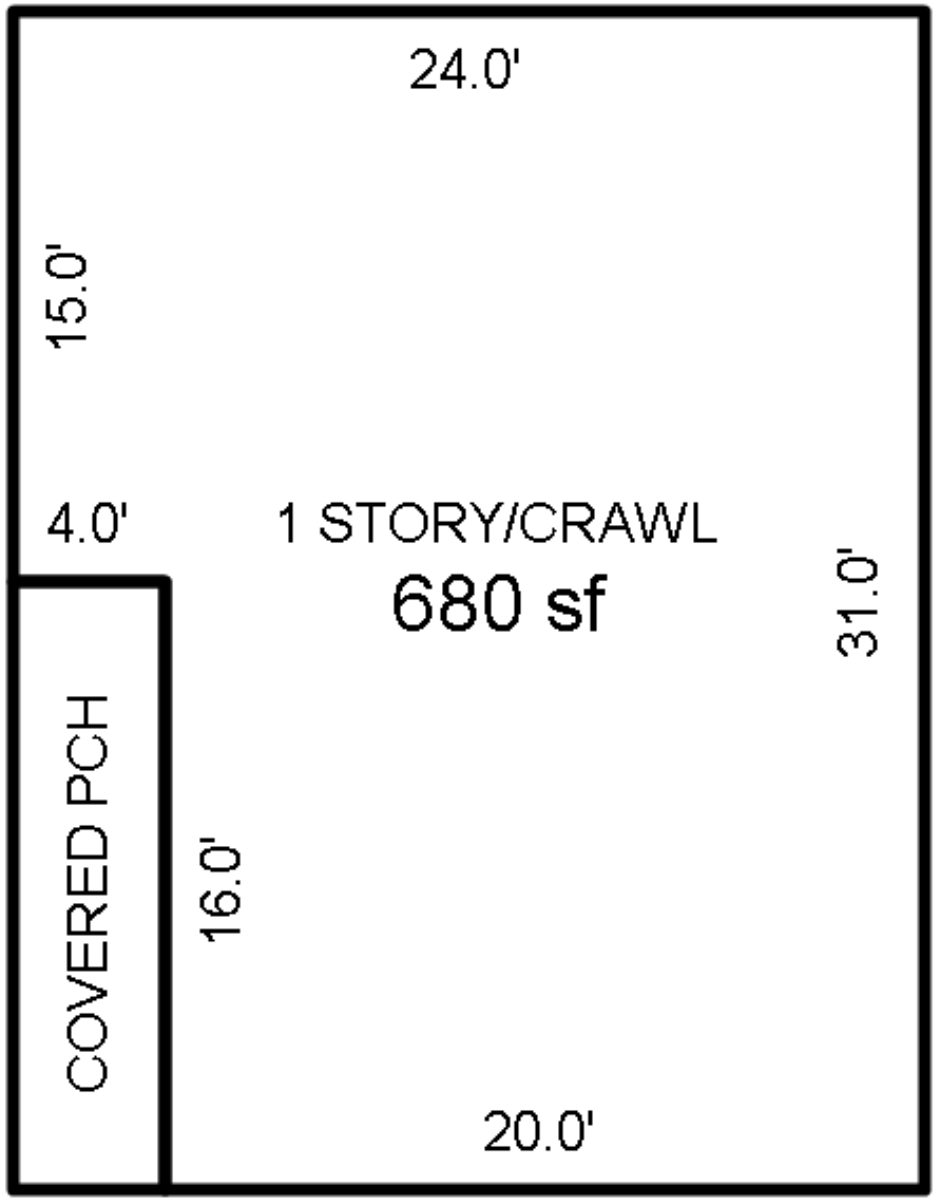
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
			Total:	77,724	46,635

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Porches			
CCP (1 Story)	64	1,588	953
	Totals:	86,073	51,645

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 48,029

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



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

Parcel Number: 009-366-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	09-FAMILY	2013-02249 QC	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address
10022 W WALNUT ST

Owner's Name/Address
HILL THERESA L & ELLIS SUNSHINE R
10022 W WALNUT STREET
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 53,343 TCV/TFA: 44.45

Building Permit(s)	Date	Number	Status
Reroof	07/17/2007	20070451	Complete

X Improved Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	210	45	546
Total Estimated Land Improvements True Cash Value =				546

Tax Description
. SEC 4 T22N R8W LOT 1 & S 15 FT OF W 40 FT OF LOT 2 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	25,800	26,700			10,085C
2023	900	19,700	20,600			9,605C
2022	500	15,800	16,300			9,148C
2021	500	15,100	15,600			8,856C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1952	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid		X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 960 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 1,200
Total Base New : 126,857 E.C.F.
Total Depr Cost: 76,115 X 0.670
Estimated T.C.V: 50,997

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

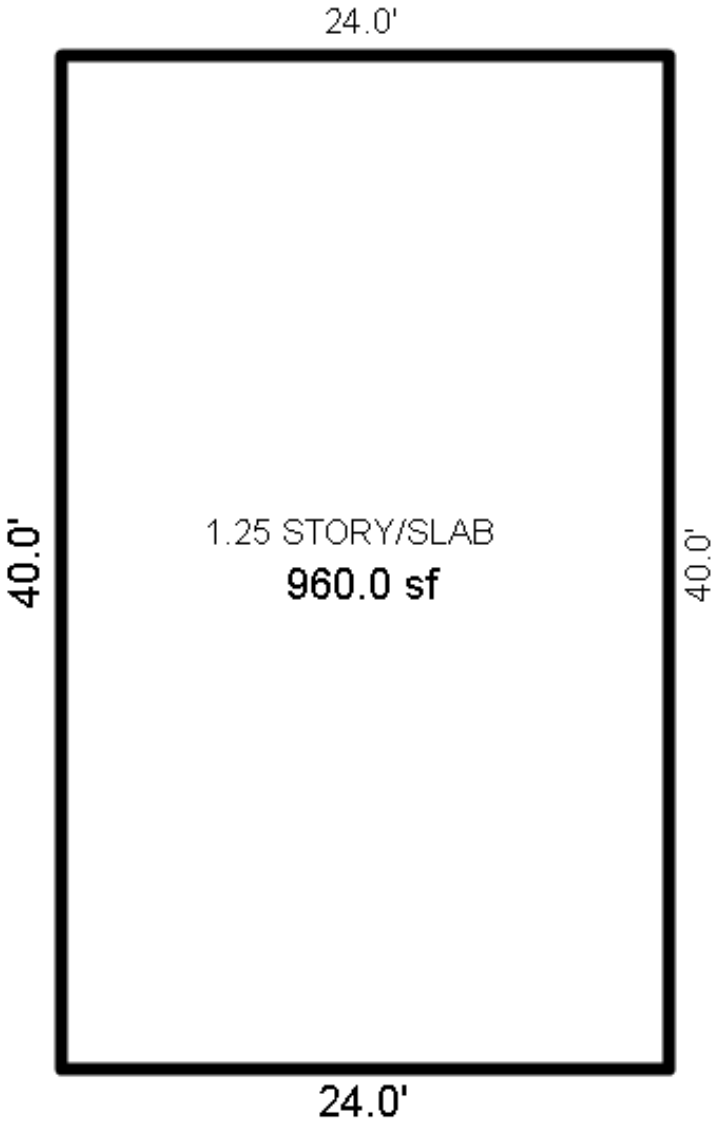
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	960		
			Total:	117,433	70,460

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	615
Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Built-Ins			
Appliance Allow.	1	1,638	983
	Totals:	126,857	76,115

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 50,997

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



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

Parcel Number: 009-366-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
524 S LACHANCE RD

Owner's Name/Address
HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 2 EXC S 15 FT OF W 40 FT THOF BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 89,907 TCV/TFA: 46.39

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/13/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	30	45	78
Wood Frame	17.91	496	35	3,109
Total Estimated Land Improvements True Cash Value =				3,187

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	44,100	45,000			16,852C
2023	900	33,900	34,800			16,050C
2022	500	27,300	27,800			15,286C
2021	500	26,000	26,500			14,798C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1910	0

Condition: Average

Room List

5	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1125 S.F.
Crawl: 250 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,938
Total Base New : 230,445 E.C.F.
Total Depr Cost: 126,747 X 0.670
Estimated T.C.V: 84,920

(16) Porches/Decks

Area	Type
48	WGEP (1 Story)

(17) Garage

Year Built: 1950
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1375 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

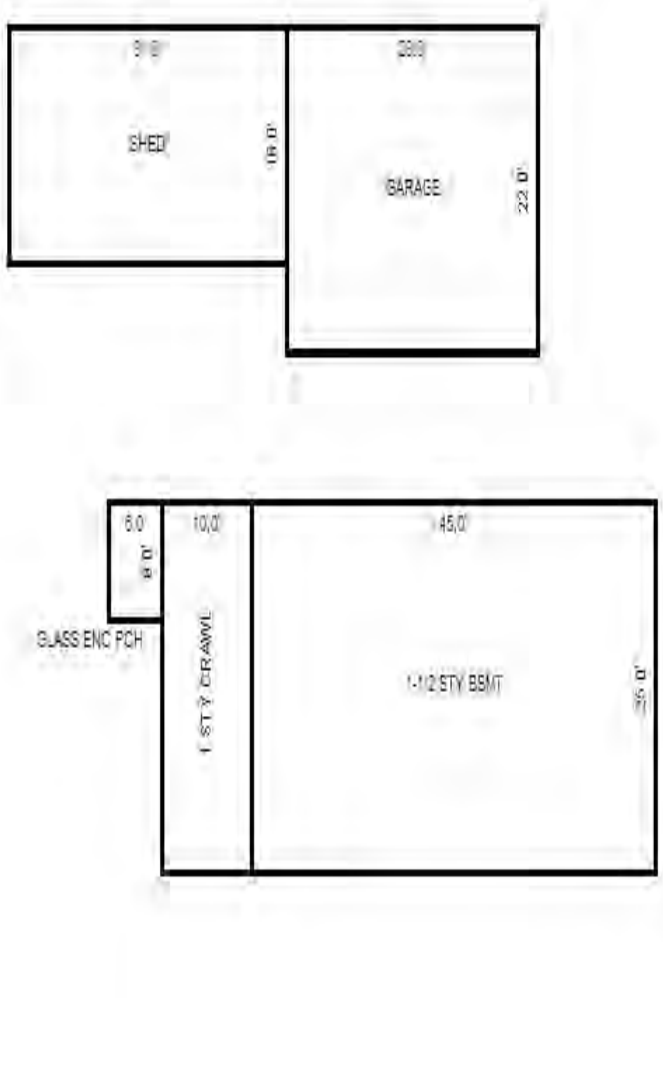
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,125		
1 Story	Siding	Crawl Space	250		
			Total:	195,637	107,602

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
WGEP (1 Story)	48	5,050	2,777
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	616	20,334	11,184
Built-Ins			
Appliance Allow.	1	1,638	901
Totals:		230,445	126,747

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 84,920

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



Sketch by Apex IV™

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

Parcel Number: 009-366-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	03/16/2020	QC	09-FAMILY	2020-00732	DEED	0.0
HILL PAMELA J	POLLINGTON REESE L	22,000	03/16/2020	LC	03-ARM'S LENGTH	2020-00731	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
GREENBERG HILDING & DAVID	HILL ROBERT R & PAMELA J	20,000	02/19/2004	WD	03-ARM'S LENGTH	04-0/0673	DEED	100.0

Property Address

512 S LACHANCE RD

Owner's Name/Address

POLLINGTON REESE L
512 S LACHANCE RD
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 3 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/02/2020

MAP #:

2024 Est TCV 59,853 TCV/TFA: 44.47

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	05/06/2020	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	29,000	29,900			19,815C
2023	900	22,100	23,000			18,872C
2022	500	17,800	18,300			17,974C
2021	500	16,900	17,400			17,400S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1890	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1346 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,346
Total Base New : 157,535 E.C.F.
Total Depr Cost: 86,646 X 0.670
Estimated T.C.V: 58,053

(16) Porches/Decks

Area	Type
90	CCP (1 Story)
183	CCP (1 Story)
136	CGEP (1 Story)
64	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890
(11) Heating System: Wall/Floor Furnace
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

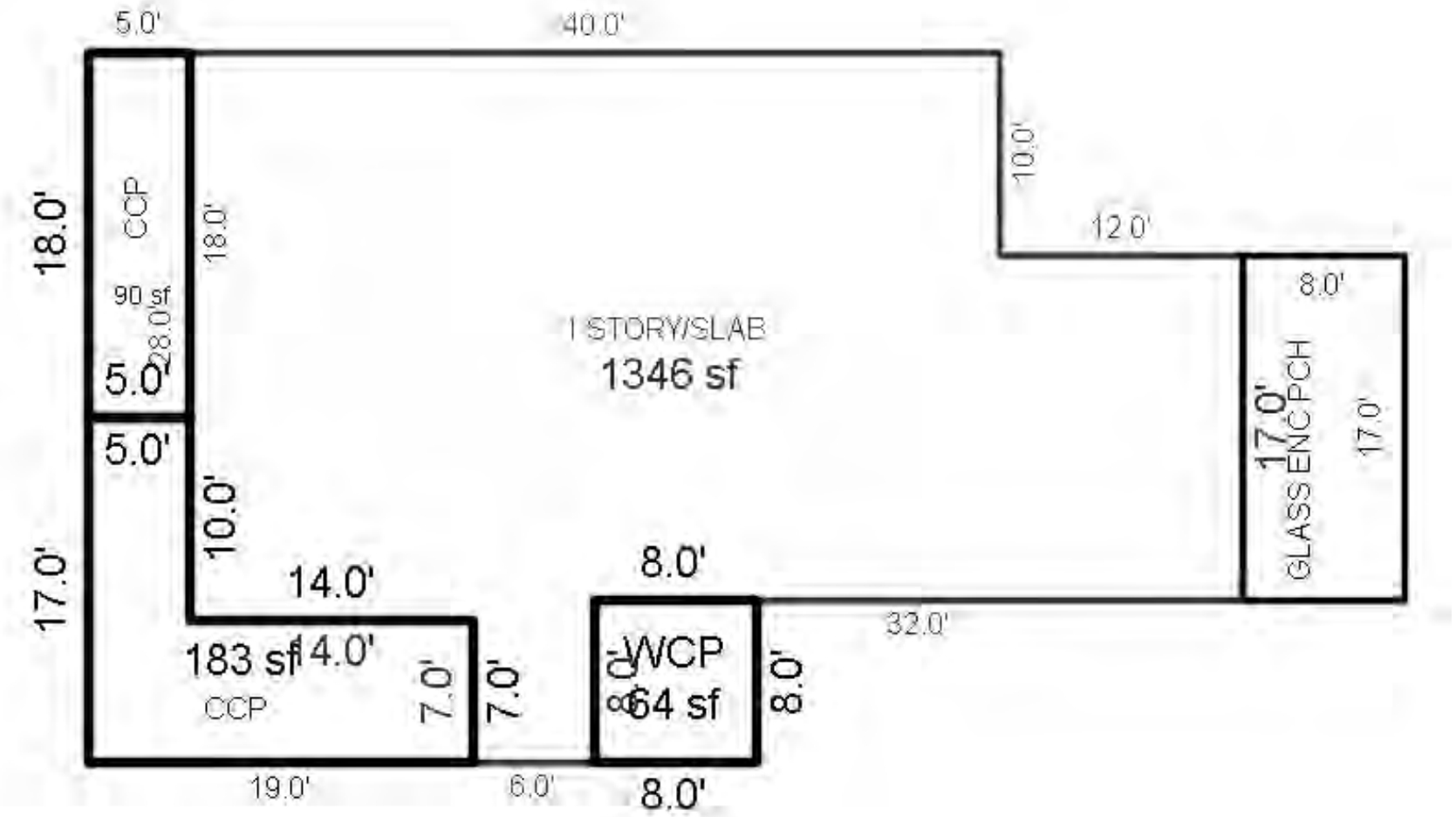
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	131,386	72,263

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
CCP (1 Story)	90	2,151	1,183
CCP (1 Story)	183	4,061	2,234
CGEP (1 Story)	136	7,518	4,135
WCP (1 Story)	64	2,995	1,647
Built-Ins			
Appliance Allow.	1	1,638	901
	Totals:	157,535	86,646

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 58,053

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



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

Parcel Number: 009-366-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS EUGENE	WALKER BARBARA ANN	43,000	08/12/2013	WD	03-ARM'S LENGTH	2013-02735	PROPERTY TRANSFER	100.0
HARRIS MARGIE	HARRIS EUGENE	0	12/30/2004	QC	21-NOT USED/OTHER	04-0/5339	DEED	0.0

Property Address

500 S LACHANCE RD

Owner's Name/Address

WALKER BARBARA ANN
500 S LACHANCE RD
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 4 & 5 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

REMOVE OLD BLDGS..ADD MHD FOR 02
CHG 1S SL TO FIN GRG FOR 07.
06 COMBINE W/366-005-00 FOR 07.

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 08/20/2013

MAP #:

2024 Est TCV 107,023 TCV/TFA: 73.50

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	09/25/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 4 & 5 Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	51,700	53,500			26,307C
2023	1,800	42,400	44,200			25,055C
2022	1,000	34,000	35,000			23,862C
2021	1,000	32,400	33,400			23,100C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 20
Floor Area: 1,456
Total Base New : 192,953 E.C.F.
Total Depr Cost: 154,362 X 0.670
Estimated T.C.V: 103,423

(16) Porches/Decks

Area	Type
104	WCP (1 Story)

(17) Garage

Year Built: 1984
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: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 394

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

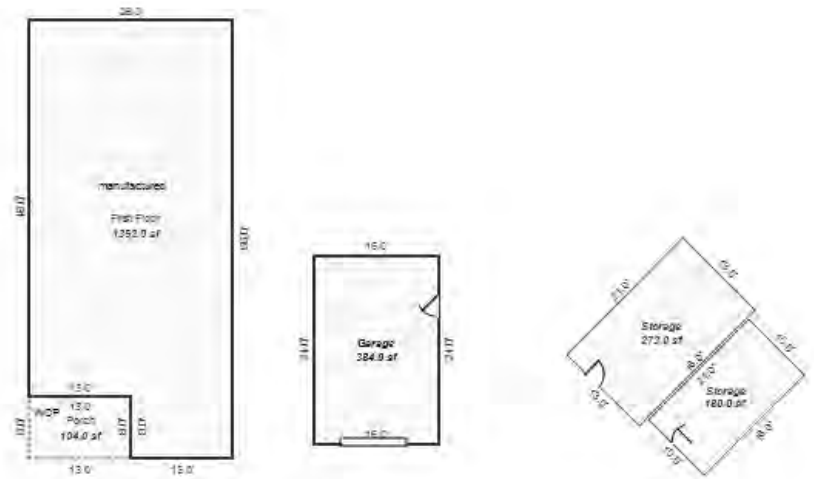
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	148,088	118,471

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	820
Water/Sewer			
1000 Gal Septic	1	4,263	3,410
Water Well, 100 Feet	1	5,506	4,405
Porches			
WCP (1 Story)	104	3,993	3,194
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	384	12,868	10,294
No Concrete Floor	394	-2,195	-1,756
Class: D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	453	17,767	14,214
Built-Ins			
Appliance Allow.	1	1,638	1,310
	Totals:	192,953	154,362

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 103,423

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



Sketch by Apex Sketch

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

Parcel Number: 009-366-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/30/2001					
Owner's Name/Address	MAP #:					
GROESSER GREG L & PATRICIA A 499 S CRAPO STREET LAKE CITY MI 49651	2024 Est TCV 900					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	50			1/2 OF LOT	900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

Tax Description

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

TO TE A 7/99 BOR FROM TE FOR 01

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	08/12/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	500	0	500			330C
2023	500	0	500			315C
2022	300	0	300			300S
2021	300	0	300			300S

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

Parcel Number: 009-366-006-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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% 04/30/2001					
Owner's Name/Address	MAP #:					
GROESSER GREG L & PATRICIA A 499 S CRAPO STREET LAKE CITY MI 49651	2024 Est TCV 900					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	50			1/2 OF LOT 6	900
79 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

Tax Description

. SEC 4 T22N R8W E 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

FROM TE FOR 97

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	08/12/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	500	0	500			330C
2023	500	0	500			315C
2022	300	0	300			300S
2021	300	0	300			300S

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

Parcel Number: 009-366-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2590	DEED	0.0

Property Address

499 S CRAPO ST

Owner's Name/Address

GROESSER GREG L & PATRICIA A
499 S CRAPO STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 7 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 55,179 TCV/TFA: 56.08

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	26,700	27,600			10,946C
2023	900	20,400	21,300			10,425C
2022	500	16,300	16,800			9,929C
2021	500	15,500	16,000			9,612C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1939	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 656 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 984
Total Base New : 132,536 E.C.F.
Total Depr Cost: 79,670 X 0.670
Estimated T.C.V: 53,379

(16) Porches/Decks

Area	Type
84	Brzwy, FW

(17) Garage

Year Built: 1950
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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

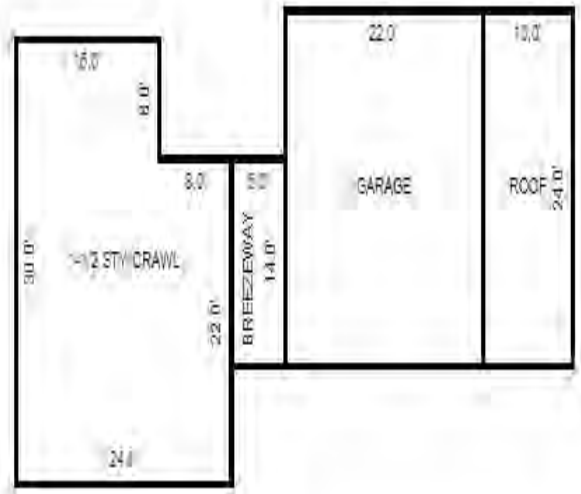
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939
(11) Heating System: Forced Air w/ Ducts
Ground Area = 656 SF Floor Area = 984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	656			
			Total:	102,171	61,302	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	615	
Water/Sewer						
1000 Gal Septic			1	4,263	2,558	
Water Well, 50 Feet			1	2,498	1,499	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	16,056	9,634	
Built-Ins						
Appliance Allow.			1	1,638	983	
Breezeways						
Frame Wall			84	3,541	2,125	
Unit-in-Place Cost Items						
ROOF STRUCT. (SQ FT)			240	1,344	954	*
			Totals:	132,536	79,670	

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 53,379

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



Sketch by Apex IV™

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

Parcel Number: 009-366-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/18/1997					
Owner's Name/Address	MAP #:					
GROESSER GREG L & PATRICIA A 499 S CRAPO STREET LAKE CITY MI 49651	2024 Est TCV 1,800					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			1,800

Tax Description

. SEC 4 T22N R8W LOT 8 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	08/12/2013	INSPECTED

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

Parcel Number: 009-366-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND H	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 9 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 9,297 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	08/12/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.40	144	45	1,387
Total Estimated Land Improvements True Cash Value =				1,387

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	3,700	4,600			3,010C
2023	900	3,000	3,900			2,867C
2022	500	2,500	3,000			2,731C
2021	500	2,300	2,800			2,644C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 39
Floor Area: 0
Total Base New : 17,883 E.C.F.
Total Depr Cost: 9,120 X 0.670
Estimated T.C.V: 6,110

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1969
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 612
% Good: 51
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

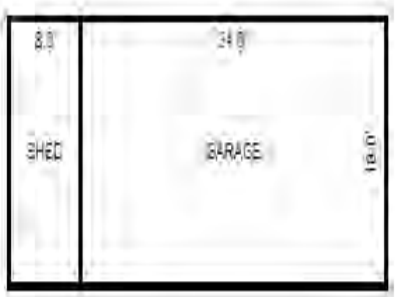
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			612	17,883	9,120	*
			Totals:	17,883	9,120	

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 6,110

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



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

Parcel Number: 009-366-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address

W WALNUT ST

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 15,377 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =		1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.37	175	45	1,604
Total Estimated Land Improvements True Cash Value =				1,604

Public Improvements

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

Topography of Site

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

Tax Description

. SEC 4 T22N R8W LOT 10 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

2 RS 144 SQ FT & 88 SQ FT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	6,800	7,700			4,548C
2023	900	5,300	6,200			4,332C
2022	500	4,300	4,800			4,126C
2021	500	4,100	4,600			3,995C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1969	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 0
Total Base New : 26,893 E.C.F.
Total Depr Cost: 17,870 X 0.670
Estimated T.C.V: 11,973

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1969
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

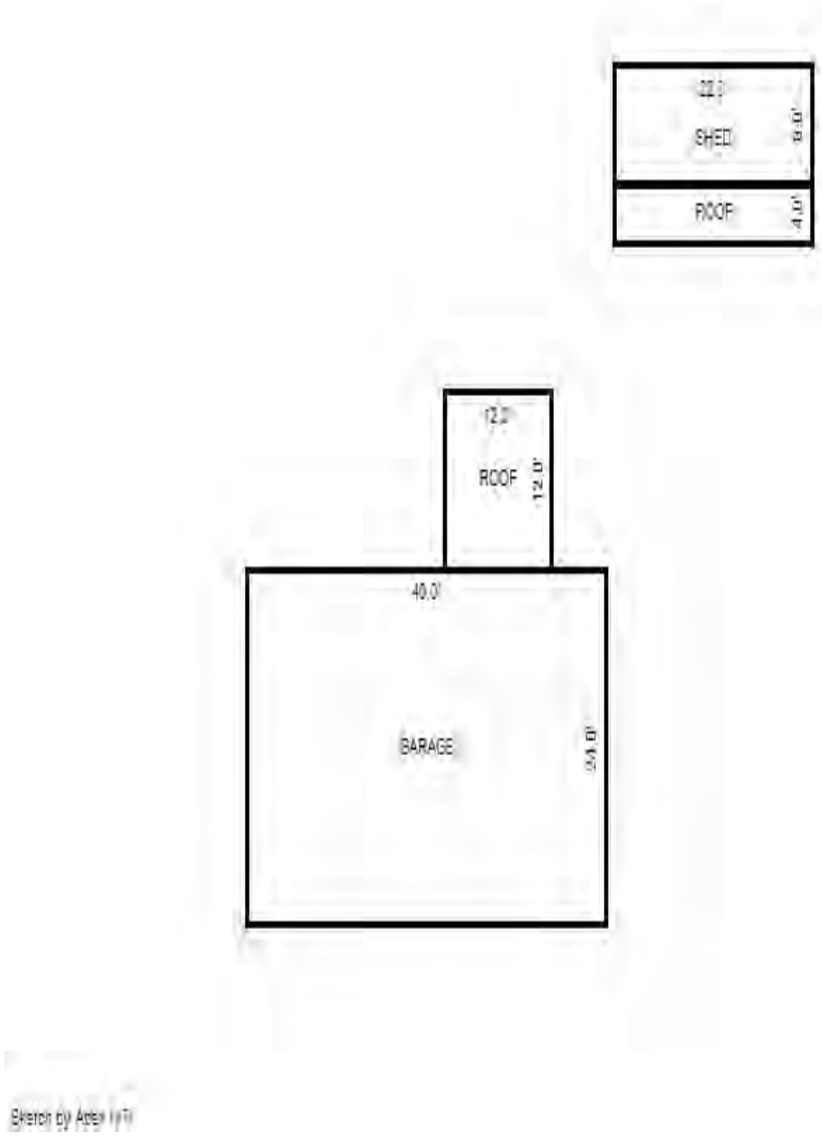
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1969
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	25,594	16,636	
Unit-in-Place Cost Items						
ROOF STRUCT. (SQ FT)			232	1,299	1,234	*
			Totals:	26,893	17,870	

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 11,973

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



Sketch by Apex IV™

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

Parcel Number: 009-367-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PITT JOSEPH A	PITT JOSEPH A	0	08/28/2019	QC	09-FAMILY	2019-02704	DEED	0.0
EMORY BRIAN	PITT JOSEPH A	12,000	10/18/2013	WD	03-ARM'S LENGTH	2013-0389 WD	PROPERTY TRANSFER	100.0
ASSTASTIC LLC	EMORY BRIAN	2,500	06/28/2011	WD	03-ARM'S LENGTH	2011-02069	DEED	100.0
KELLY PAUL D	ASSTASTIC LLC	0	04/06/2011	QC	21-NOT USED/OTHER	2011-00931	PROPERTY TRANSFER	0.0

Property Address

S CRAPO ST

Owner's Name/Address

PITT JOSEPH A
576 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 1 & 2 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/01/2013

MAP #:

2024 Est TCV 38,455 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	17,400	19,200			9,609C
2023	1,800	13,300	15,100			9,152C
2022	1,000	10,700	11,700			8,717C
2021	1,000	10,700	11,700			8,439C

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GRG

Yr Built	Remodeled
2010	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Large
Avg. Avg.
Few Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Gambrel
Hip Mansard
Flat Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Plaster
Paneled Wood T&G

Trim & Decoration

Ex Ord Min

Size of Closets

Lg Ord Small

Doors Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas Oil Elec.
Wood Coal Steam

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

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. Ord. Min

No. of Elec. Outlets

Many Ave. Few

(13) Plumbing

Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 57,802 E.C.F.
Total Depr Cost: 52,022 X 0.670
Estimated T.C.V: 34,855

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2010
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: 2588
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

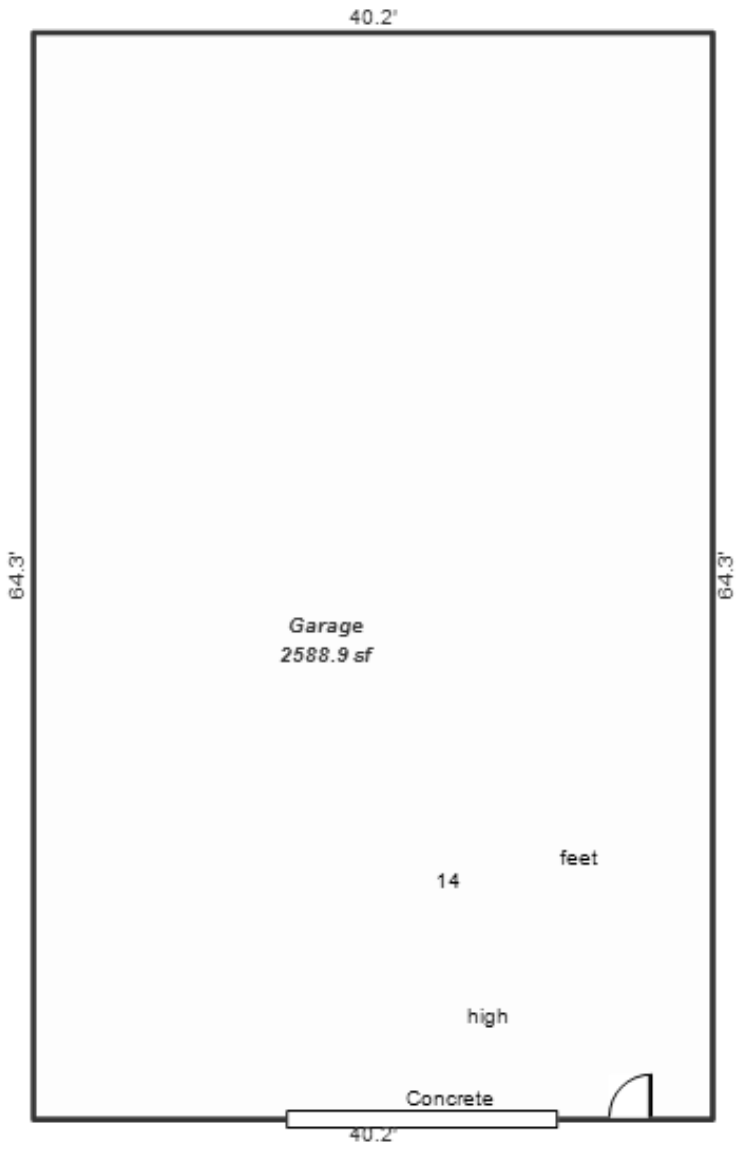
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010
(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,646	-4,181
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			2588	62,448	56,203
			Totals:	57,802	52,022

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 34,855

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



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

Parcel Number: 009-367-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRAS EDWARD L	ANDRAS DARRON JOHN	0	04/09/2020	AFF	07-DEATH CERTIFICATE	2020-02060	DEED	0.0
ANDRAS EDWARD L	ANDRAS EDWARD L	0	06/16/2019	QC	09-FAMILY	2019-01894 & -	PROPERTY TRANSFER	0.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/21/2019	QC	09-FAMILY	2019-01568	DEED	0.0
HILL PAMELA J	ANDRAS EDWARD L	8,000	05/21/2019	WD	03-ARM'S LENGTH	2019-01569	DEED	100.0

Property Address

506 S CRAPO ST

Owner's Name/Address

ANDRAS DARRON JOHN
125 S BALDWIN ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 3 & 4 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

MH BUILT IN 1960
12X45 MH W/ 10X33 SBA & 8X45 SBA 2 SHEDS
HS REMOVED PER STATE RECISSION NOTICE 5-14-97

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

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 42,425 TCV/TFA: 40.40

Building Permit(s)	Date	Number	Status
Pole Barn	07/09/2019	2019-0319	100%
Pole Barn	07/09/2019	2019-0320	100%

X Improved Vacant

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

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

Who	When	What
TPC	10/08/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.48	192	0	0
Wood Frame	20.67	336	0	0

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 =				1,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	19,400	21,200			14,434C
2023	1,800	14,900	16,700			13,747C
2022	1,000	12,100	13,100			13,093C
2021	1,000	12,600	13,600			12,675C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1960	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 690 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 161,301 E.C.F.
Total Depr Cost: 56,455 X 0.670
Estimated T.C.V: 37,825

(16) Porches/Decks

Area	Type
180	Roof Cover Onl

(17) Garage

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: 2
Area: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

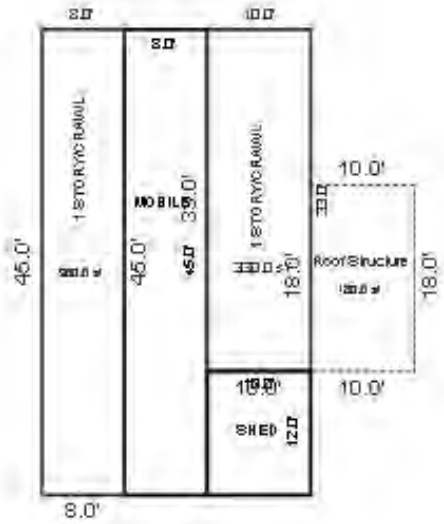
Carport Area:
Roof:

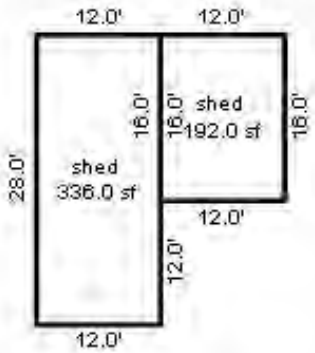
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1960
(11) Heating System: Wall Furnace
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

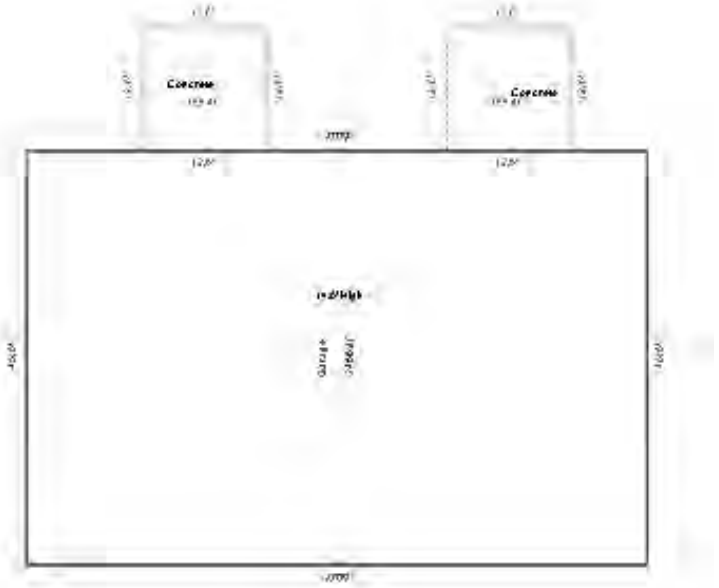
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	360		
Addition	Siding	Crawl	360		
Addition	Siding	Crawl	330		
		Total:		74,514	26,080
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Deck					
w/Roof (Roof portion)			180	2,804	981
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			2400	76,848	26,897
		Totals:		161,301	56,455

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 37,825

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







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

Parcel Number: 009-367-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 0					

Tax Description

. SEC 4 T22N R8W LOT 5 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	2400	94	14,912
Fencing: Wire Mesh, #9	3.67	2640	94	9,108
Wood Frame	20.21	180	94	3,420

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PLAE/BASBWHA	6,100.00	2	100	12,200
Total Estimated Land Improvements True Cash Value =				39,640

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

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

Parcel Number: 009-367-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

S BALDWIN ST

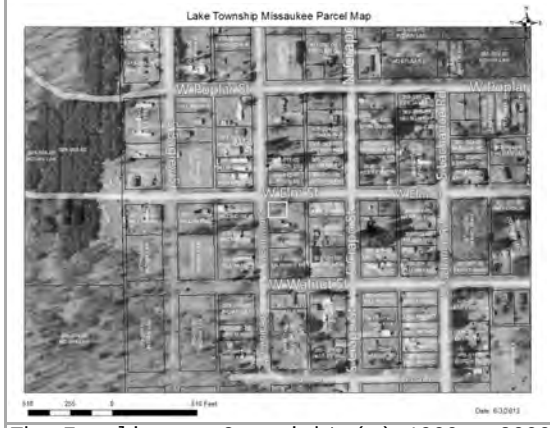
Owner's Name/Address

HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences



Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 900

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800			50	WEST 1/2 OF LOT	900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	500	0	500			330C
2023	500	0	500			315C
2022	300	0	300			300S
2021	300	0	300			300S

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

Parcel Number: 009-367-006-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

499 S BALDWIN ST

Owner's Name/Address

HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 25,840 TCV/TFA: 24.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Tax Description

. SEC 4 T22N R8W E 1/2 OF LOT 6 & ENTIRE LOT 7 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	22.43	64	45	646
Total Estimated Land Improvements True Cash Value =				646

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	11,100	12,900			8,552C
2023	1,800	8,500	10,300			8,145C
2022	1,000	6,900	7,900			7,758C
2021	1,000	7,200	8,200			7,511C

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

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 168 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 30
Floor Area:
Total Base New : 92,089 E.C.F.
Total Depr Cost: 32,230 X 0.670
Estimated T.C.V: 21,594

(16) Porches/Decks

Area	Type
192	WGEP (1 Story)
96	Treated Wood

(17) Garage

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:

Bsmnt Garage:

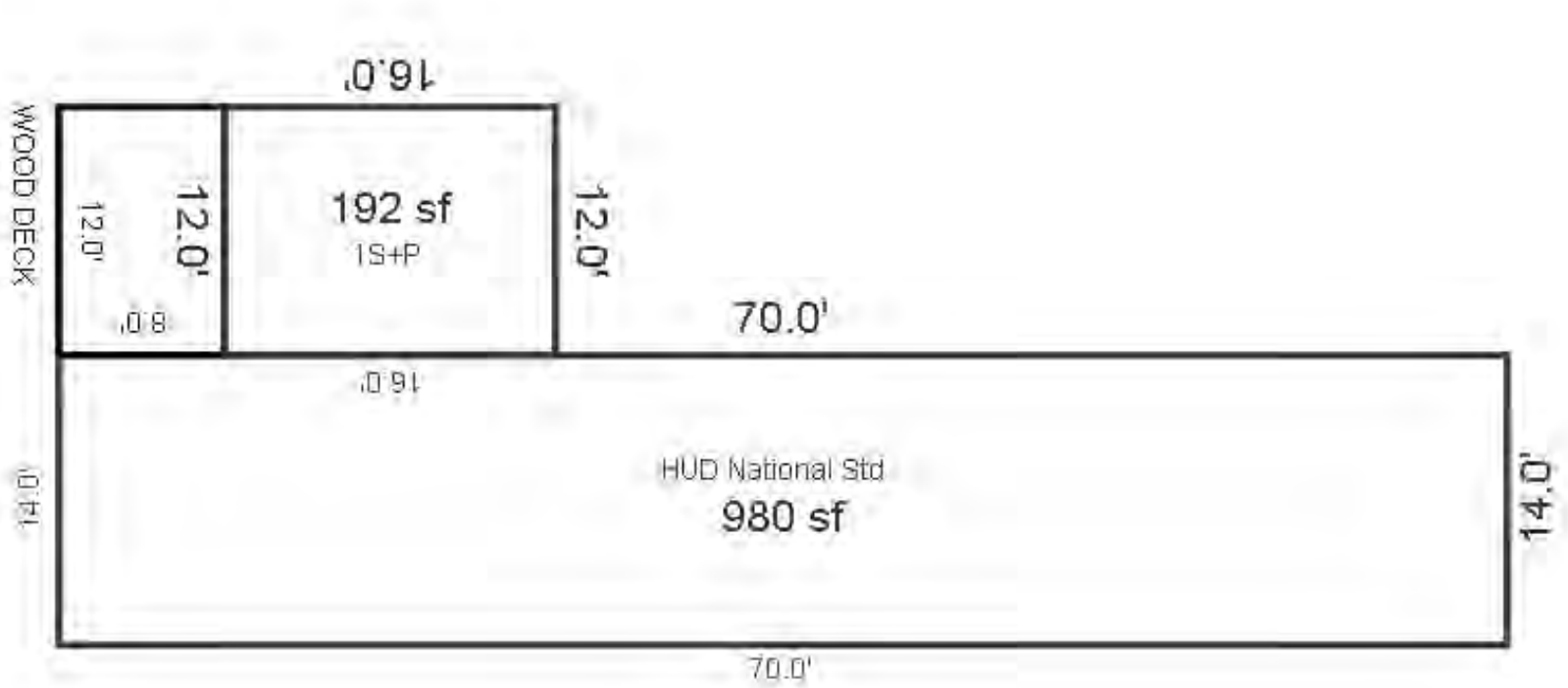
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1974
(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	868		
Addition	Siding	Crawl	168		
		Total:		66,940	23,428
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, 50 Feet			1	2,686	940
Porches					
WGEP (1 Story)			192	10,762	3,767
Foundation: Shallow			192	-1,306	-457
Deck					
Treated Wood			96	2,505	877
Built-Ins					
Appliance Allow.			1	2,766	968
		Totals:		92,089	32,230

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 21,594

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



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

Parcel Number: 009-367-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

S BALDWIN ST

Owner's Name/Address

HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 8 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 2,750

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

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

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	500	1,400			719C
2023	900	500	1,400			685C
2022	500	500	1,000			653C
2021	500	500	1,000			633C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

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

Parcel Number: 009-367-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MANNING MICHELE ETAL 52998 DARROW ROAD VERMILION OH 44089	2024 Est TCV 3,600					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOTS #9&10 Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Public Improvements

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

Topography of Site

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

Tax Description

. SEC 4 T22N R8W LOTS 9 & 10 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	08/05/2015	INSPECTED

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

Parcel Number: 009-368-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINRICK KATHLYNN K.K.A.	RAEWARD KATHLYNN	0	07/23/2019	QC	09-FAMILY	2019-02268	DEED	0.0
TODD MARY E LE	WEINRICK KATHLYNN	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02267	DEED	0.0
CROTON ALTA	TODD MARY E & WEINRICK KA	0	03/25/2016	AFF	07-DEATH CERTIFICATE	2018-02443	DEED	0.0
TODD MARY E LE	SELF (LE) & ETAL JT*	0	10/27/2009	QC	21-NOT USED/OTHER	2009/3736	DEED	0.0

Property Address

N CRAPO ST

Owner's Name/Address

WARD KATHLYNN RAE
436 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 1 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/02/2021

MAP #:

2024 Est TCV 3,060

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	600	1,500			600C
2023	900	600	1,500			572C
2022	500	500	1,000			545C
2021	500	500	1,000			528C

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

Parcel Number: 009-368-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINRICK KATHLYNN K.K.A.	WARD KATHLYNN RAE	0	07/23/2019	QC	09-FAMILY	2019-02268	DEED	0.0
TODD MARY E LE	WEINRICK KATHLYNN	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02267	DEED	0.0
CROTON ALTA	TODD MARY E & WEINRICK KA	0	03/25/2016	AFF	07-DEATH CERTIFICATE	2018-02443	DEED	0.0
TODD MARY E LE	SELF (LE) & ETAL AS JT*	0	10/27/2009	QC	21-NOT USED/OTHER	2009/3736	DEED	0.0

Property Address
436 S CRAPO ST

Owner's Name/Address
WARD KATHLYNN RAE
436 S CRAPO ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 2 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 11/02/2021
MAP #:
2024 Est TCV 48,067 TCV/TFA: 37.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.93	128	50	1,403
Total Estimated Land Improvements True Cash Value =				1,403

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	23,100	24,000			2,466C
2023	900	17,800	18,700			2,349C
2022	500	13,700	14,200			2,238C
2021	500	13,100	13,600			2,167C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1900	0

Condition: Very Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D -10
Effec. Age: 45
Floor Area: 1,292
Total Base New : 121,730 E.C.F.
Total Depr Cost: 66,961 X 0.670
Estimated T.C.V: 44,864

(16) Porches/Decks

Area	Type
126	WSEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

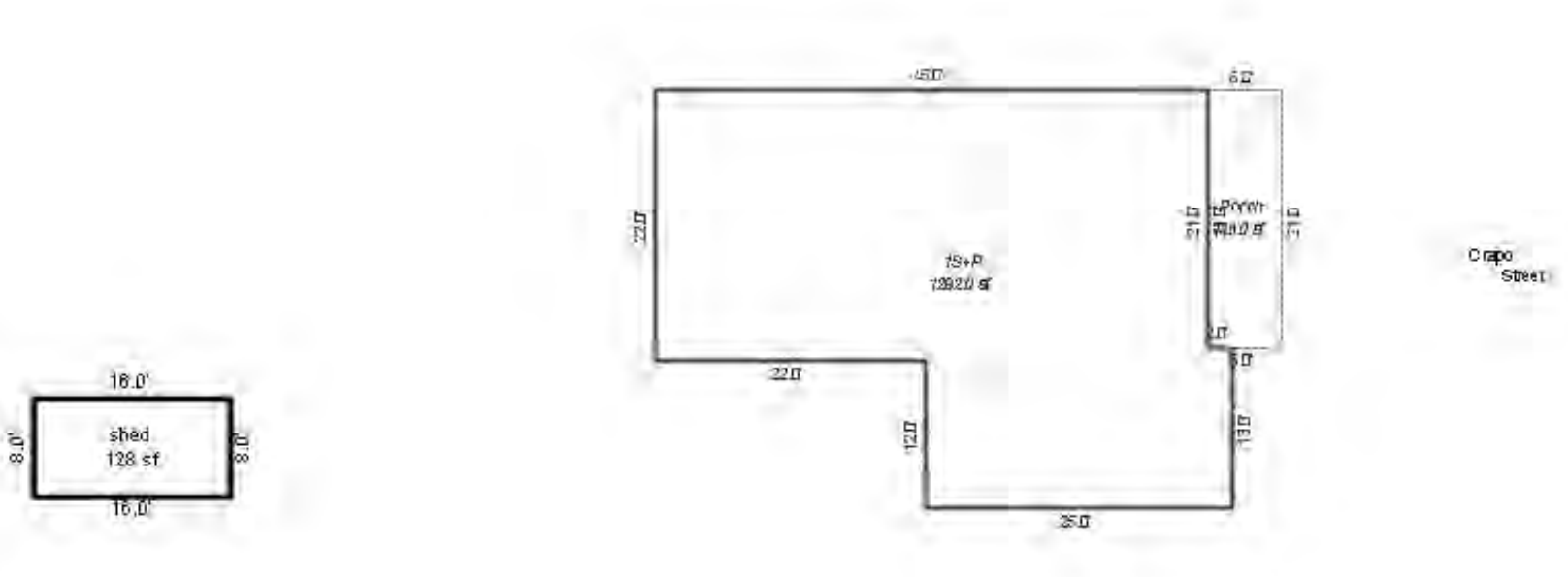
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900
(11) Heating System: Wall/Floor Furnace
Ground Area = 1292 SF Floor Area = 1292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,292		
			Total:	110,235	60,638
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 50 Feet			1	2,498	1,374
Porches					
WSEP (1 Story)			126	5,753	3,164
Foundation: Shallow			126	-1,019	-560
			Totals:	121,730	66,961

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 44,864

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



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

Parcel Number: 009-368-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
N CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
HOOKER RAYMOND D & MARY L 412 S CRAPO LAKE CITY MI 49651	2024 Est TCV 1,800					

Tax Description

. SEC 4 T22N R8W LOT 3 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	04/01/2013	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-368-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
412 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
HOOKER RAYMOND D & MARY L 412 S CRAPO LAKE CITY MI 49651	2024 Est TCV 25,759 TCV/TFA: 23.00					

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Tax Description

. SEC 4 T22N R8W LOT 4 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

ADD 16X70 1995 MH FOR 95

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	12,000	12,900			8,587C
2023	900	9,100	10,000			8,179C
2022	500	7,300	7,800			7,790C
2021	500	7,700	8,200			7,542C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	04/02/2013	INSPECTED

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1994	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 24
Floor Area:
Total Base New : 76,086 E.C.F.
Total Depr Cost: 35,760 X 0.670
Estimated T.C.V: 23,959

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

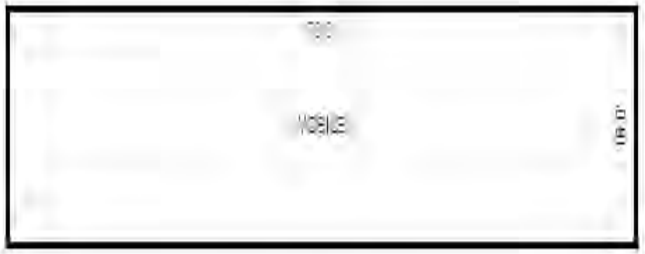
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1994
(11) Heating System: Forced Warm Air
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
			Total:	64,546	30,337
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			172	1,954	918
Plumbing					
2 Fixture Bath			1	2,036	957
Water/Sewer					
1000 Gal Septic			1	4,864	2,286
Water Well, 50 Feet			1	2,686	1,262
			Totals:	76,086	35,760

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 23,959

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



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

Parcel Number: 009-368-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPIRIK RYDDER & BRENDA	KINYON BRANDI	30,000	09/16/2015	WD	03-ARM'S LENGTH	2015-03133	PROPERTY TRANSFER	100.0
PARDEE PAMELA	SPIRIK RYDDER & BRENDA	16,000	03/09/2012	WD	03-ARM'S LENGTH	2012-00680	PROPERTY TRANSFER	100.0
FROST EUGENE M & LEOTA H	PARDEE PAMELA	0	06/30/2004	OTH	21-NOT USED/OTHER	04-0/4282	DEED	0.0

Property Address

408 S CRAPO ST

Owner's Name/Address

KINYON BRANDI
408 CRAPO ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 5 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

MLS21002219$35,000 6/28/10DOM541
REMOVE NO PBG ADJ FOR 05..IS NOW PRINC RES

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/12/2015

MAP #:

2024 Est TCV 57,947 TCV/TFA: 52.06

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	03/21/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.63	312	94	5,464
Total Estimated Land Improvements True Cash Value =				5,464

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	28,100	29,000			11,683C
2023	900	21,900	22,800			11,127C
2022	500	17,800	18,300			10,598C
2021	500	16,900	17,400			10,260C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1900 201	1984

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1113 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,113
Total Base New : 137,537 E.C.F.
Total Depr Cost: 75,646 X 0.670
Estimated T.C.V: 50,683

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
128	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1113 SF Floor Area = 1113 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

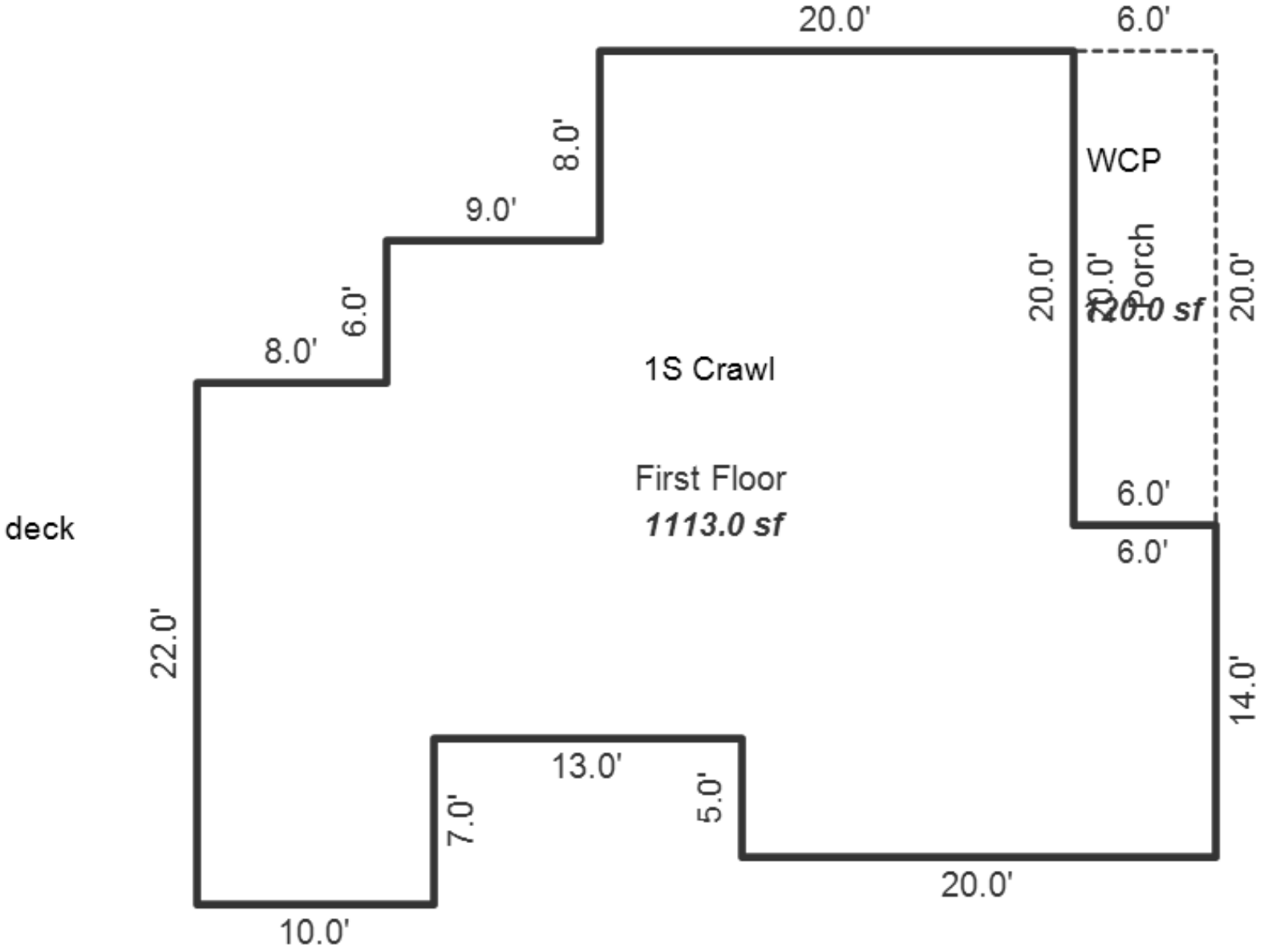
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,113		
			Total:	118,891	65,390

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
WCP (1 Story)	120	4,487	2,468
Deck			
Treated Wood	128	2,956	1,626
Built-Ins			
Appliance Allow.	1	1,638	901
Fireplaces			
Wood Stove	1	1,779	978
	Totals:	137,537	75,646

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WIND
ECF (424 JENNINGS) 0.670 => TCV: 50,683

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



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

Parcel Number: 009-368-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON DIXIE LEE ET EL	THOMAS SCOTT RICHRD & JEA	5,000	02/26/2002	QC	21-NOT USED/OTHER	2012-02270	PROPERTY TRANSFER	0.0
PLATZ AUDREY J	SUTTON DIXIE LE ET EL	0	01/01/2000	WD	03-ARM'S LENGTH	UNKNOWN	DEED	0.0

Property Address

10101 W POPLAR ST

Owner's Name/Address

THOMAS SCOTT RICHRD & JEAN M ET AL
10101 W POPLAR
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 6 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

775-6091

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/25/2012

MAP #:

2024 Est TCV 40,679 TCV/TFA: 35.68

Building Permit(s)	Date	Number	Status
MH	09/22/2005	20050324	Complete
Demolition/Removal	05/24/2005	20050132	Complete

X Improved Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	19,400	20,300			9,609C
2023	900	14,800	15,700			9,152C
2022	500	11,900	12,400			8,717C
2021	500	12,400	12,900			8,439C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1996	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 20
Floor Area:
Total Base New : 105,504 E.C.F.
Total Depr Cost: 58,028 X 0.670
Estimated T.C.V: 38,879

(16) Porches/Decks

Area	Type
32	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1996
(11) Heating System: Wall Furnace
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
			Total:	82,070	45,139
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			182	2,173	1,195
Plumbing					
3 Fixture Bath			1	3,921	2,157
Water/Sewer					
1000 Gal Septic			1	5,636	3,100
Water Well, 100 Feet			1	6,244	3,434
Deck					
Treated Wood			32	1,485	817
Built-Ins					
Appliance Allow.			1	3,975	2,186
			Totals:	105,504	58,028

Notes: 1996 DUTCH
ECF (424 JENNINGS) 0.670 => TCV: 38,879

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

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

Parcel Number: 009-368-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER CURT ALLEN	HELMER CURT ALLEN	1	03/31/2022	QC	21-NOT USED/OTHER	2022-00997	DEED	0.0
MAXINE HELMER TRUST	HELMER CURT ALLEN	24,000	06/06/2019	QC	09-FAMILY	2019-01780	PROPERTY TRANSFER	0.0
HELMER JESSE	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02885	PROPERTY TRANSFER	0.0
HELMER MAXINE L	MAXINE HELMER TRUST	0	11/23/2010	QC	09-FAMILY	2018-02888	PROPERTY TRANSFER	0.0

Property Address

10131 W POPLAR ST

Owner's Name/Address

HELMER CURT ALLEN
10131 W POPLAR ST
LAKE CITY MI 49651

Tax Description

SEC 4 T22N R8W W1/2 OF LOTS 7&8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. 8/23/2019 SPLIT FORMERLY. SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ;
Parent Parcel(s): 009-368-007-00;
Child Parcel(s): 009-368-008-00;

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

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/04/2019

MAP #:

2024 Est TCV 31,041 TCV/TFA: 27.91

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
JWV	12/03/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	09/18/2018	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

W 1/2 LOTS 7&8

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
79 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =				1,493

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	13,700	15,500			5,808C
2023	1,800	10,600	12,400			5,532C
2022	1,000	8,600	9,600			5,269C
2021	1,000	8,900	9,900			5,101C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 272 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 40
Floor Area:
Total Base New : 110,655 E.C.F.
Total Depr Cost: 38,729 X 0.670
Estimated T.C.V: 25,948

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
1152	Roof Cover Onl

(17) Garage

Year Built: 1975
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

Bsmnt Garage:

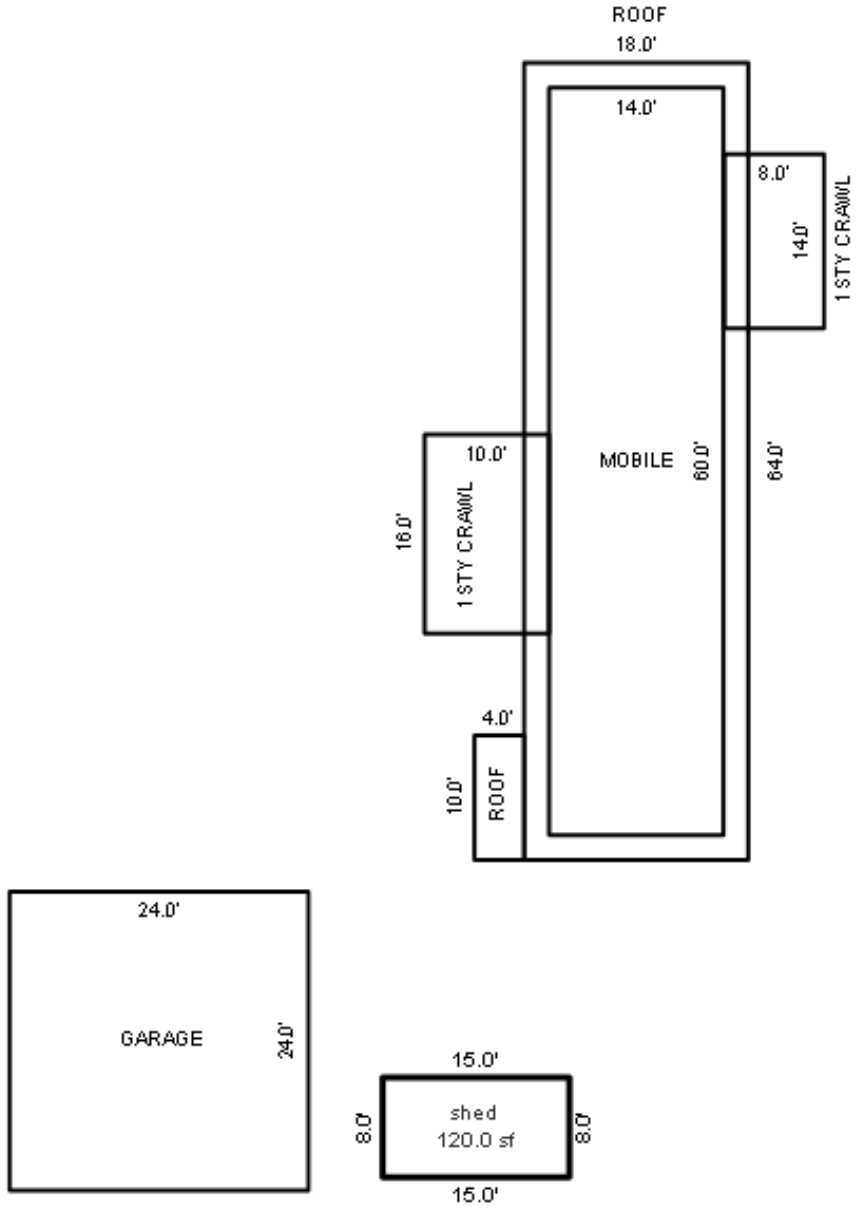
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1973
(11) Heating System: Wall Furnace
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	272		
			Total:	65,211	22,824
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			148	1,638	573
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Porches					
CCP (1 Story)			48	1,109	388
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	6,927
Deck					
w/Roof (Roof portion)			1152	15,771	5,520
			Totals:	110,655	38,729

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 25,948

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



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

Parcel Number: 009-368-007-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER CURT ALLEN	HICKMAN KATIE & HICKMAN C	1	03/31/2022	QC	21-NOT USED/OTHER	2022-00996	DEED	100.0
MAXINE HELMER TRUST	HELMER CURT ALLEN	24,000	06/06/2019	QC	09-FAMILY	2019-01780	PROPERTY TRANSFER	0.0

Property Address
10111 W POPLAR ST

Owner's Name/Address
HICKMAN KATIE & HICKMAN CHAD
9931 W WALNUT ST
LAKE CITY MI 49651

Tax Description
SEC 4 T22N R8W E1/2 LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 08/27/2019 FROM 009-368-007-00; FORMERLY . SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ;
Parent Parcel(s): 009-368-007-00;
Child Parcel(s): 009-368-008-00;

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

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 22,242 TCV/TFA: 26.11

Building Permit(s)	Date	Number	Status
Garage	10/11/2022	2022-0727	100%

X Improved Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

E1/2 LOTS 7 & 8

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
79 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	65	50	873
Total Estimated Land Improvements True Cash Value =				873

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	10,200	11,100			9,240C
2023	900	7,900	8,800			8,800S
2022	500	4,800	5,300			3,375C
2021	500	4,900	5,400			3,268C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1968	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 72 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	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) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 45
Floor Area:
Total Base New : 83,446 E.C.F.
Total Depr Cost: 29,207 X 0.670
Estimated T.C.V: 19,569

(16) Porches/Decks

Area	Type
780	Roof Cover Onl

(17) Garage

Year Built: 2022
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

Bsmnt Garage:

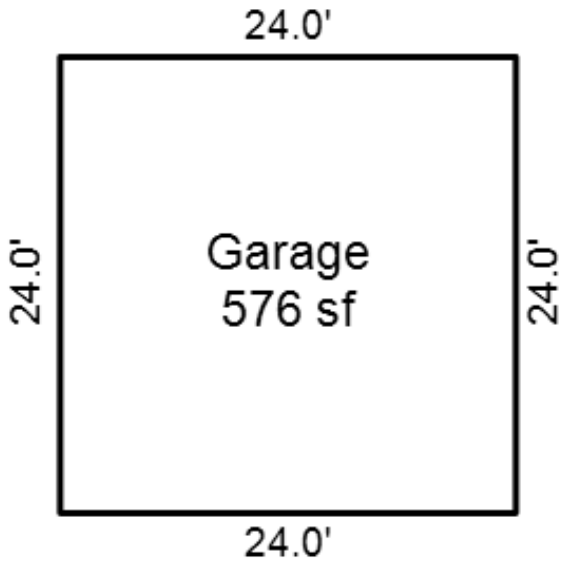
Carport Area:
Roof:

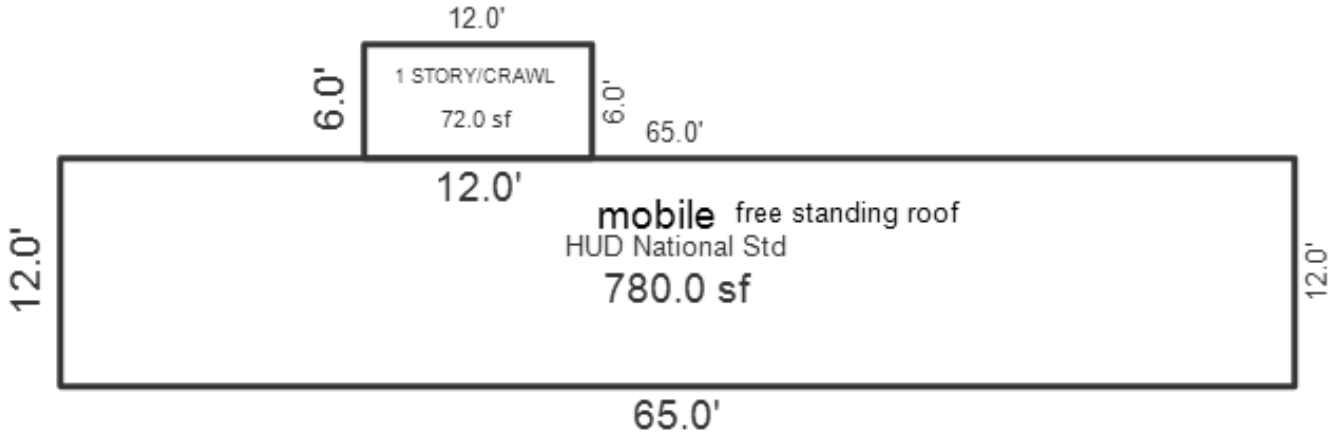
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1968
(11) Heating System: Wall Furnace
Ground Area = 852 SF Floor Area = 852 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
Addition	Siding	Crawl	72		
			Total:	48,824	17,089
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			154	1,705	597
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	22,239	7,784
Deck					
w/Roof (Roof portion)			780	10,678	3,737
			Totals:	83,446	29,207

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 19,569

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





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

Parcel Number: 009-368-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPANGENBERG PAUL L & MARI	SPANGENBERG BRIAN D	1	09/11/2017	QC	09-FAMILY	2017-02817	DEED	0.0

Property Address

S BALDWIN ST

Owner's Name/Address

SPANGENBERG BRIAN D
1809 AWIXA ST NW
GRAND RAPIDS MI 49534

Tax Description

. SEC 4 T22N R8W LOT 9 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =		1,800

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-368-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPANGENBERG PAUL L & MARI	SPANGENBERG BRIAN D	1	09/11/2017	QC	09-FAMILY	2017-02818	DEED	0.0

Property Address
423 S BALDWIN ST

Owner's Name/Address
SPANGENBERG BRIAN D
1809 AWIXA ST NW
GRAND RAPIDS MI 49534

Tax Description
. SEC 4 T22N R8W LOT 10 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 52,843 TCV/TFA: 54.59

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	04/02/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements True Cash Value =				1,331

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	25,500	26,400			12,772C
2023	900	19,600	20,500			12,164C
2022	500	15,700	16,200			11,585C
2021	500	14,900	15,400			11,215C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1948	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 968 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.		
	Wood		Coal		Steam		

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 968
Total Base New : 114,149 E.C.F.
Total Depr Cost: 74,197 X 0.670
Estimated T.C.V: 49,712

(16) Porches/Decks

Area	Type
75	CCP (1 Story)
90	CCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948
(11) Heating System: Electric Baseboard
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

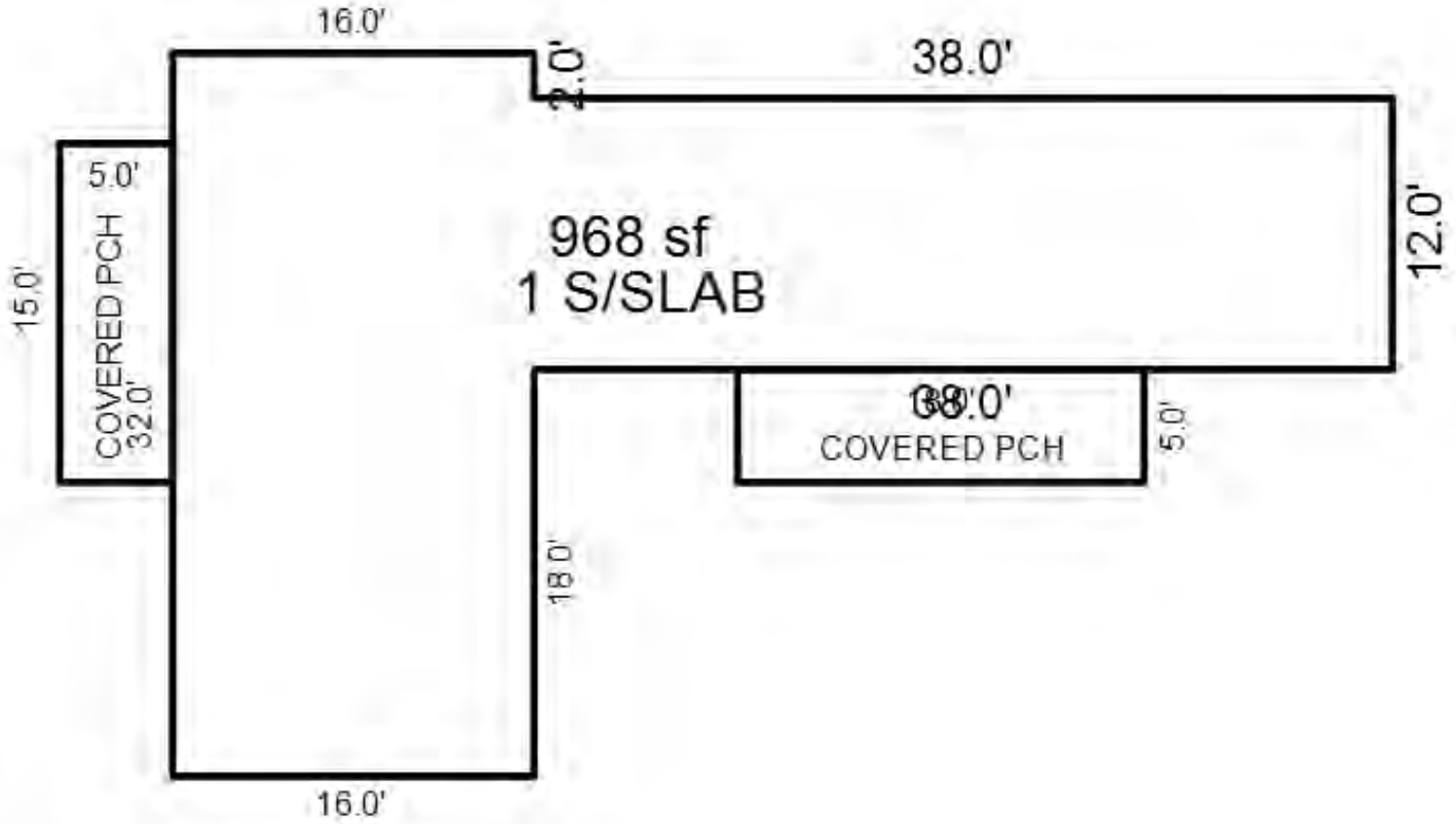
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	968		
			Total:	102,380	66,547

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	666
Water/Sewer			
1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624
Porches			
CCP (1 Story)	75	1,832	1,191
CCP (1 Story)	90	2,151	1,398
	Totals:	114,149	74,197

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 49,712

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



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

Parcel Number: 009-368-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANOUSE JACK D	MILLER THOMAS R	20,000	03/24/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00985	DEED	100.0
ROSE ACCEPTANCE INC	KANOUSE JACK D	23,000	06/30/2014	WD	11-FROM LENDING INSTITUT	2014-02441	PROPERTY TRANSFER	100.0
BURTON DELORES	ROSE ACCEPTANCE INC	11,733	08/23/2013	SD	10-FORECLOSURE	2013-02958 SD	DEED	0.0
HEIDENBERGER W WENONA TRU	BURTON DELORES (F)	0	09/05/2007	OTH	21-NOT USED/OTHER	2007/3343	DEED	0.0

Property Address
447 S BALDWIN ST

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 45,439 TCV/TFA: 63.91

Building Permit(s)	Date	Number	Status
Other	04/29/2008	20080118	Complete

Owner's Name/Address
MILLER THOMAS R
3645 N BLODGETT RD
MANTON MI 49663

Tax Description
. SEC 4 T22N R8W LOT 11 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	132	0	0
Metal Prefab	11.99	160	50	959

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,909

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	21,800	22,700			15,545C
2023	900	16,800	17,700			14,805C
2022	500	13,600	14,100			14,100S
2021	500	13,700	14,200			8,856C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1875	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile
X	Suspende

(7) Excavation

Basement: 0 S.F.
Crawl: 711 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 711
Total Base New : 113,244 E.C.F.
Total Depr Cost: 62,283 X 0.670
Estimated T.C.V: 41,730

(16) Porches/Decks

Area	Type
100	CGEP (1 Story)
135	CSEP (1 Story)
290	WSEP (1 Story)
100	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1875
(11) Heating System: Wall/Floor Furnace
Ground Area = 711 SF Floor Area = 711 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

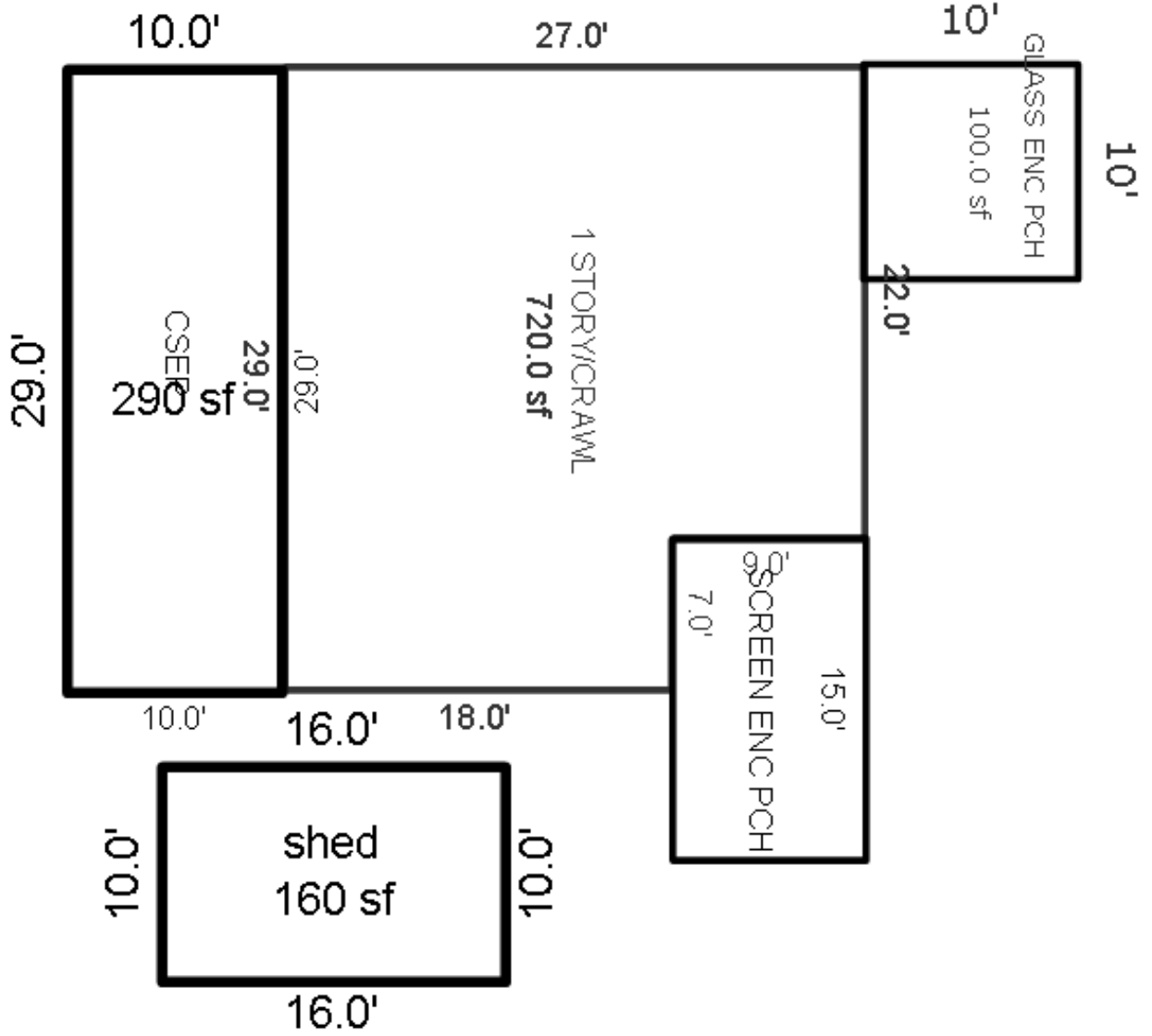
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	711		
			Total:	80,621	44,340

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
CGEP (1 Story)	100	6,029	3,316
CSEP (1 Story)	135	4,995	2,747
WSEP (1 Story)	290	10,658	5,862
Built-Ins			
Appliance Allow.	1	1,638	901
Deck			
w/Roof (Roof portion)	100	1,517	834
	Totals:	113,244	62,283

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 41,730

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



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

Parcel Number: 009-368-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANOUSE JACK D	MILLER THOMAS R	20,000	03/24/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00985	DEED	100.0
ROSE ACCEPTANCE INC	KANOUSE JACK D	23,000	06/30/2014	WD	11-FROM LENDING INSTITUT	2014-02441	PROPERTY TRANSFER	100.0
BURTON DELORES	ROSE ACCEPTANE INC	11,733	08/23/2013	SD	10-FORECLOSURE	2013-02958 SD	DEED	0.0
HEIDENBERGER G WENONA TRU	BURTON DELORES (F)	0	09/05/2007	OTH	21-NOT USED/OTHER	2007/3343	DEED	0.0

Property Address

S BALDWIN ST

Owner's Name/Address

MILLER THOMAS R
3645 N BLODGETT RD
MANTON MI 49663

Tax Description

LA 950 SEC 4 T22N R8W LOT 12 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-369-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGUE GEORGE D	VANNORTRICK JASON	60,000	09/01/2017	LC	09-FAMILY	2017-02736	PROPERTY TRANSFER	0.0

Property Address
10022 W ELM ST

Owner's Name/Address
VANNORTRICK JASON
10022 W ELM ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/19/2017
MAP #:
2024 Est TCV 127,028 TCV/TFA: 44.29

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 1, 2 & 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	540	50	4,835
Wood Frame	17.91	432	10	774
Total Estimated Land Improvements True Cash Value =				5,609

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	60,800	63,500			23,619C
2023	2,700	46,900	49,600			22,495C
2022	1,500	37,900	39,400			21,424C
2021	1,500	36,000	37,500			20,740C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1893	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1912 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 2,868
Total Base New : 314,838 E.C.F.
Total Depr Cost: 173,162 X 0.670
Estimated T.C.V: 116,019

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)

(17) Garage

Year Built: 1900
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: 1224
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1893
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1912 SF Floor Area = 2868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

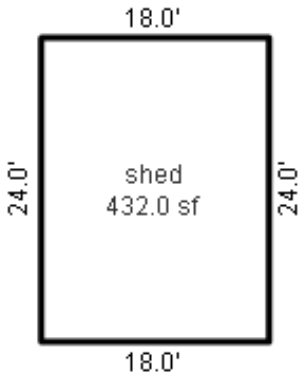
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	1,912		
			Total:	260,769	147,430

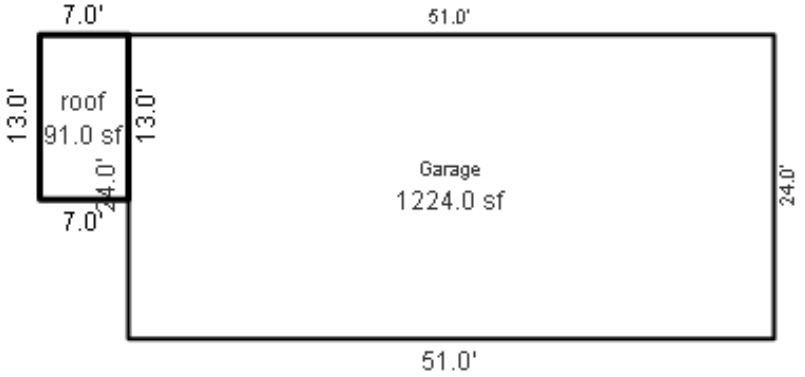
Other Additions/Adjustments

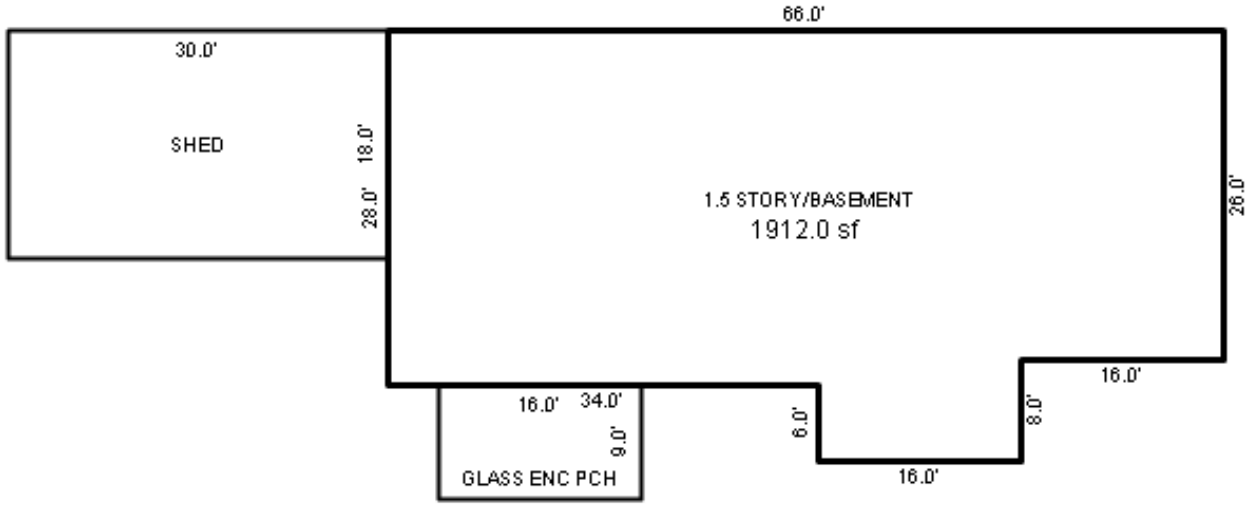
Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
WGEP (1 Story)	144	10,214	5,618
Built-Ins			
Appliance Allow.	1	1,638	901
Garages			
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	1224	34,431	18,937
	Totals:	314,838	173,162

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 116,019

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







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

Parcel Number: 009-369-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEAL HOME LOAN MORTGAGE	COLECCHIO BRETT	21,000	11/30/2016	CD	11-FROM LENDING INSTITUT	2016-03940	DEED	100.0
DITECH FINANCIAL LLC FKA	FEDERAL HOME LOAN MORTGAG	0	10/01/2015	QC	11-FROM LENDING INSTITUT	2016-00906	DEED	0.0
MAYHEW KEVIN L	GREEN TREE SERVICING LLC	30,600	09/25/2015	SD	10-FORECLOSURE	2015-03359	DEED	0.0
		63,500	07/01/2001	WD	33-TO BE DETERMINED	01-0:2541	DEED	0.0

Property Address
424 S LACHANCE RD

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 50,258 TCV/TFA: 48.33

Building Permit(s)	Date	Number	Status

Owner's Name/Address
COLECCHIO BRETT
7869 W PINE DR
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	125	25	840
Total Estimated Land Improvements True Cash Value =				840

Tax Description
. SEC 4 T22N R8W LOT 4 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
TOTAL REMODEL FOR 01

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	24,200	25,100			10,481C
2023	900	18,500	19,400			9,982C
2022	500	14,900	15,400			9,507C
2021	500	14,200	14,700			9,204C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/13/2012	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1946	2000

Condition: Average

Room List

5	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1040 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 1,040
Total Base New : 118,452 E.C.F.
Total Depr Cost: 71,072 X 0.670
Estimated T.C.V: 47,618

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

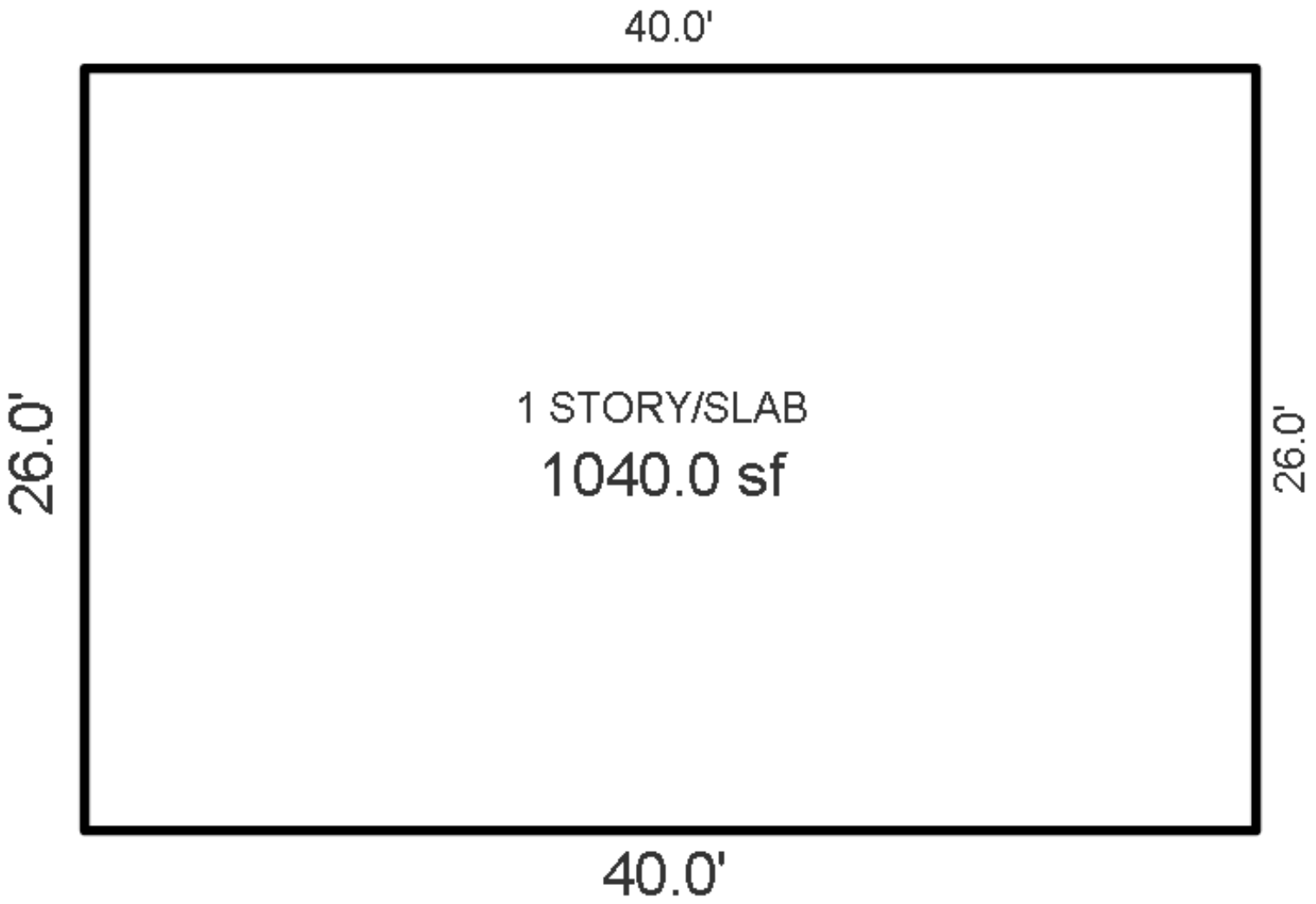
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,040		
			Total:	109,028	65,417

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	615
Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Built-Ins			
Appliance Allow.	1	1,638	983
	Totals:	118,452	71,072

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 47,618

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



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

Parcel Number: 009-369-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON RAYMOND & DONA MAE	NELSON RAYMOND & NELSON R	0	10/22/2020	QC	09-FAMILY	2020-03149	DEED	0.0

Property Address

412 S LACHANCE RD

Owner's Name/Address

NELSON RAYMOND & NELSON RAYMOND JR
412 S LACHANCE RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 56,379 TCV/TFA: 55.49

Building Permit(s)	Date	Number	Status

Tax Description

. SEC 4 T22N R8W LOT 5 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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X	Improved		Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/13/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	50	1,024
Total Estimated Land Improvements True Cash Value =				1,024

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	27,300	28,200			14,289C
2023	900	20,900	21,800			13,609C
2022	500	16,800	17,300			12,961C
2021	500	16,000	16,500			12,547C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1940	1960

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 1016 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 1,016
Total Base New : 133,220 E.C.F.
Total Depr Cost: 79,933 X 0.670
Estimated T.C.V: 53,555

(16) Porches/Decks

Area	Type
24	WGEP (1 Story)
96	WGEP (1 Story)
234	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1016 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

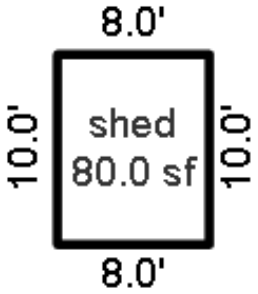
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,016		
			Total:	110,331	66,199

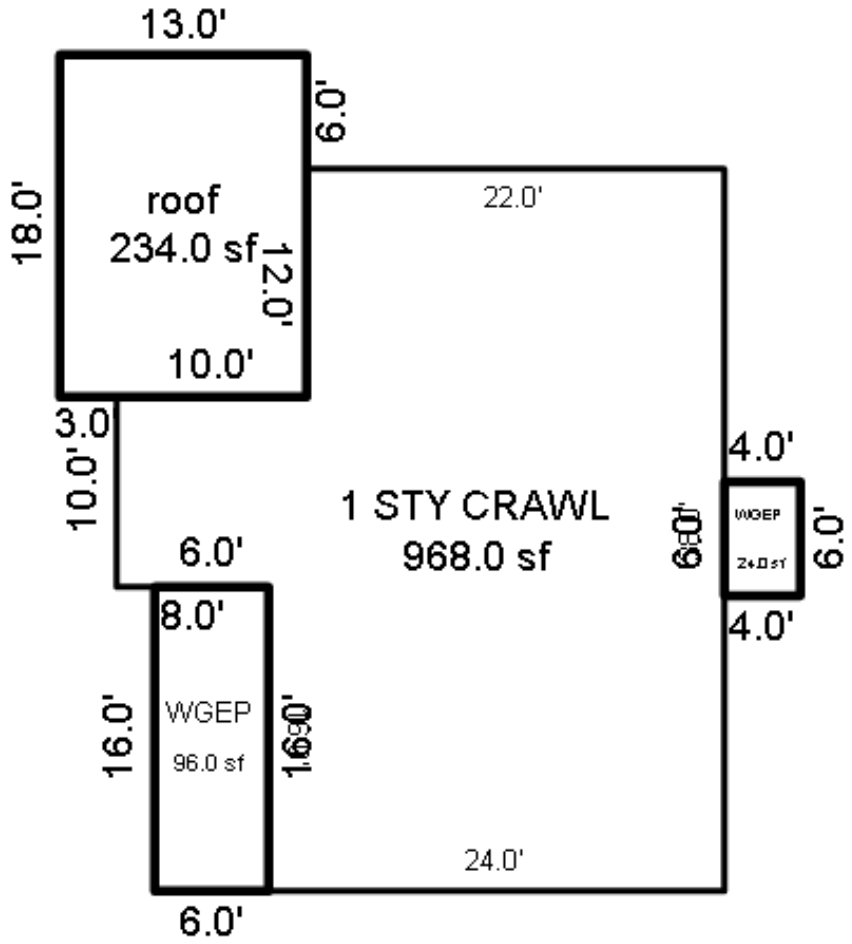
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	615
Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Porches			
WGEP (1 Story)	96	7,909	4,745
Foundation: Shallow	96	-877	-526
WGEP (1 Story)	24	1,521	913
Built-Ins			
Appliance Allow.	1	1,638	983
Fireplaces			
Wood Stove	1	1,779	1,067
Deck			
w/Roof (Roof portion)	234	3,133	1,880
	Totals:	133,220	79,933

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 53,555

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





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

Parcel Number: 009-369-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEE JAMES DAVID & DAWN MA	CHRISTLE TERRI LYNN & DAV	20,000	02/14/2020	QC	09-FAMILY	2020-00514	DEED	100.0
MISSAUKEE CO TREAS*	LEE JAMES DAVID & DAWN MA	4,900	09/04/2008	QC	21-NOT USED/OTHER	2008/3112	DEED	100.0
		19,000	01/01/2001	WD	33-TO BE DETERMINED	01-0:0206	DEED	0.0

Property Address
400 S LACHANCE RD

Owner's Name/Address
CHRISTLE TERRI LYNN & DAVID ALLEN
10055 W POPLAR ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 6 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/19/2021
MAP #:
2024 Est TCV 63,202 TCV/TFA: 54.86

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.72	80	45	530
Total Estimated Land Improvements True Cash Value =				530

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	30,700	31,600			20,954C
2023	900	23,500	24,400			19,957C
2022	500	18,900	19,400			19,007C
2021	500	17,900	18,400			18,400S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1900	0

Condition: Average

Room List

1	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,152
Total Base New : 165,186 E.C.F.
Total Depr Cost: 90,853 X 0.670
Estimated T.C.V: 60,872

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
224	WGEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

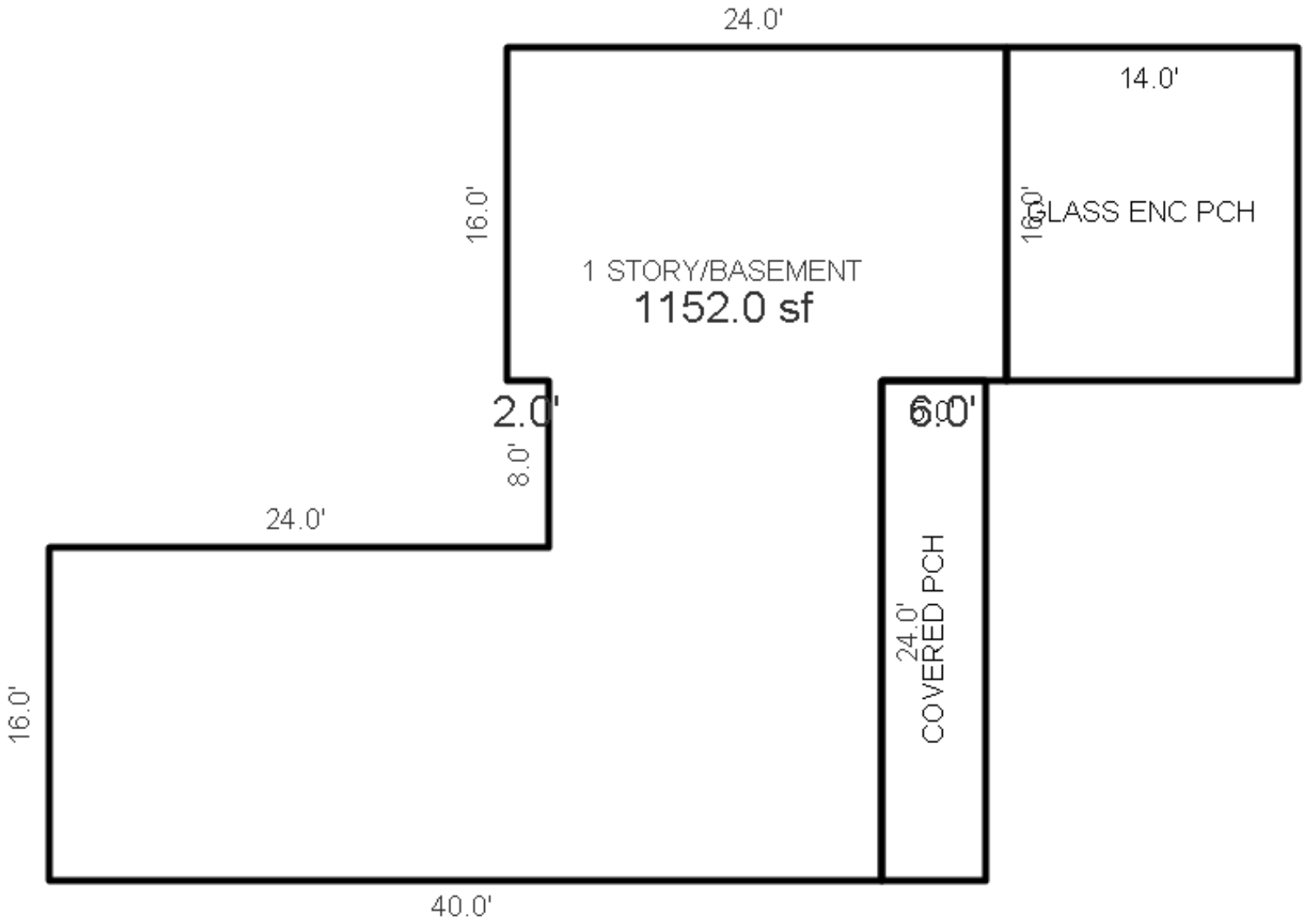
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 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	1,152		
			Total:	137,613	75,687
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	564
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 50 Feet			1	2,498	1,374
Porches					
WCP (1 Story)			120	4,487	2,468
WGEP (1 Story)			224	13,662	7,514
Built-Ins					
Appliance Allow.			1	1,638	901
			Totals:	165,186	90,853

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 60,872

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



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

Parcel Number: 009-369-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENNEPACKER STEVE F & TER	MINSHALL TERRI L	1	03/14/2014	QC	21-NOT USED/OTHER	2014-00978	DEED	0.0
MEADE ARTHUR J & DELLA L	PENNEPACKER STEVE F & TER	3,000	03/08/2007	WD	03-ARM'S LENGTH	2007/791	DEED	100.0

Property Address

10055 W POPLAR ST

Owner's Name/Address

MINSHALL TERRI L
10055 W POPLAR ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 7 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 29,769 TCV/TFA: 59.78

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	14,000	14,900			3,677C
2023	900	10,700	11,600			3,502C
2022	500	8,600	9,100			3,336C
2021	500	8,100	8,600			3,230C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1910	2019

Condition: Very Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 498 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 498
Total Base New : 75,896 E.C.F.
Total Depr Cost: 41,745 X 0.670
Estimated T.C.V: 27,969

(16) Porches/Decks

Area	Type
96	WSEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1910
(11) Heating System: Wall/Floor Furnace
Ground Area = 498 SF Floor Area = 498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	498		
			Total:	60,036	33,022

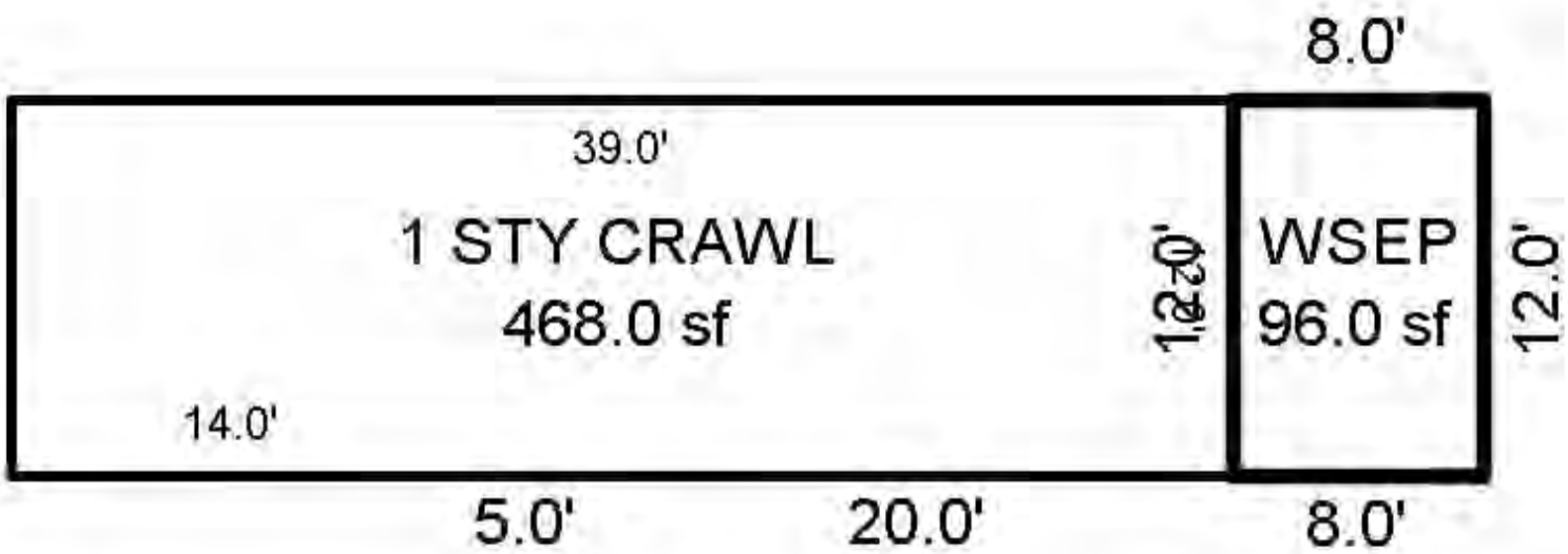
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
WSEP (1 Story)	96	4,657	2,561
Built-Ins			
Appliance Allow.	1	1,638	901
Fireplaces			
Wood Stove	1	1,779	978
	Totals:	75,896	41,745

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 27,969

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



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

Parcel Number: 009-369-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
411 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/19/2017					
Owner's Name/Address	MAP #:					
SPRAGUE PAUL ETAL C/O GEORGE SPRAGUE 411 W CRAPO ST LAKE CITY MI 49651	2024 Est TCV 26,183 TCV/TFA: 31.17					

Tax Description

. SEC 4 T22N R8W LOTS 8 & 9 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/26/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
<Site Value A> GROUP A 1.8K			1800	100				1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	56	166
Wood Frame	21.15	285	56	3,376
Total Estimated Land Improvements True Cash Value =				3,542

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	11,300	13,100			7,347C
2023	1,800	8,900	10,700			6,998C
2022	1,000	7,300	8,300			6,665C
2021	1,000	7,500	8,500			6,453C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1975	0

Condition: Poor

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 35
Floor Area:
Total Base New : 72,206 E.C.F.
Total Depr Cost: 28,419 X 0.670
Estimated T.C.V: 19,041

(16) Porches/Decks

Area	Type
48	WCP (1 Story)

(17) Garage

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: 0
Area: 384
% Good: 56
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

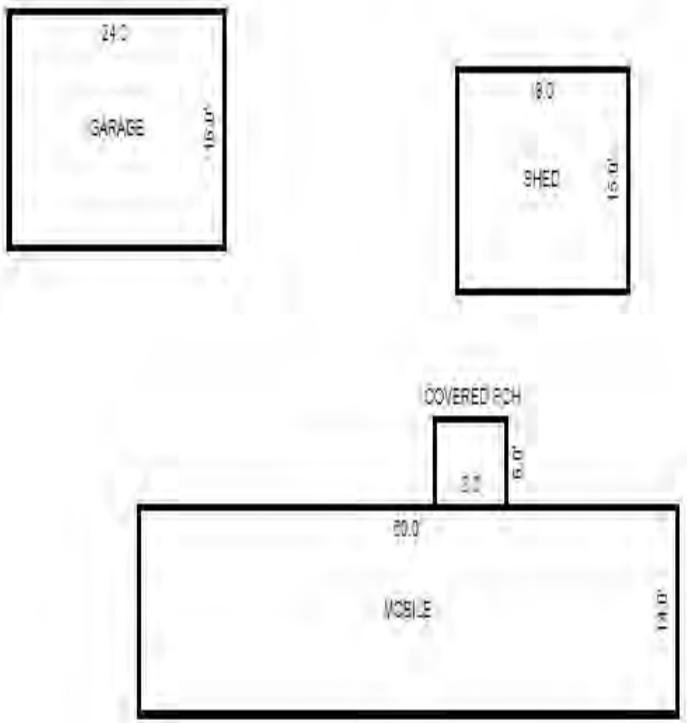
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975
(11) Heating System: Forced Warm Air
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Comp.Shingle	840			
			Total:	45,934	16,077	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			148	1,638	573	
Water/Sewer						
1000 Gal Septic			1	4,550	1,592	
Water Well, 50 Feet			1	2,585	905	
Porches						
WCP (1 Story)			48	2,511	879	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			384	14,988	8,393	*
			Totals:	72,206	28,419	

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 19,041

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



Sketch by Apex IV TM

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

Parcel Number: 009-369-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,500	12/01/1996	WD	33-TO BE DETERMINED	308:488	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

SPRAGUE GEORGE D & MARY E
411 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 10 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/19/2017

MAP #:

2024 Est TCV 2,639

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.41	216	20	839
Total Estimated Land Improvements True Cash Value =				839

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	400	1,300			841C
2023	900	400	1,300			801C
2022	500	400	900			763C
2021	500	300	800			739C

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

Parcel Number: 009-369-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REESE GEORGE	HILL PAMELA J TRUST	30,000	07/27/2016	WD	03-ARM'S LENGTH	2016-02487	PROPERTY TRANSFER	100.0
WARD ALLEN & KATHLYNN	REESE GEORGE	0	05/11/2016	QC	10-FORECLOSURE	2016-01754	PROPERTY TRANSFER	0.0
REESE GEORGE E	WARD ALLEN & KATHLYNN	65,000	07/11/2014	LC	09-FAMILY	2015-04007	PROPERTY TRANSFER	100.0

Property Address
10056 W ELM ST

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 92,404 TCV/TFA: 82.50

Building Permit(s)	Date	Number	Status

Owner's Name/Address
HILL PAMELA J TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements

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

Tax Description
. SEC 4 T22N R8W LOTS 11 & 12 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Topography of Site

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

* Factors * LOTS 11 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.17	140	61	2,320

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,270

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	44,400	46,200			18,943C
2023	1,800	34,200	36,000			18,041C
2022	1,000	27,600	28,600			17,182C
2021	1,000	26,300	27,300			16,634C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2016	INSPECTED
TPC	04/05/2016	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1902	1960

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

125	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,120
Total Base New : 212,767 E.C.F.
Total Depr Cost: 127,662 X 0.670
Estimated T.C.V: 85,534

(16) Porches/Decks

Area	Type
70	CCP (1 Story)
16	Treated Wood
264	Treated Wood

(17) Garage

Year Built: 1984
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: 960
% Good: 0
Storage Area: 480
No Conc. Floor: 0

Bsmnt Garage:

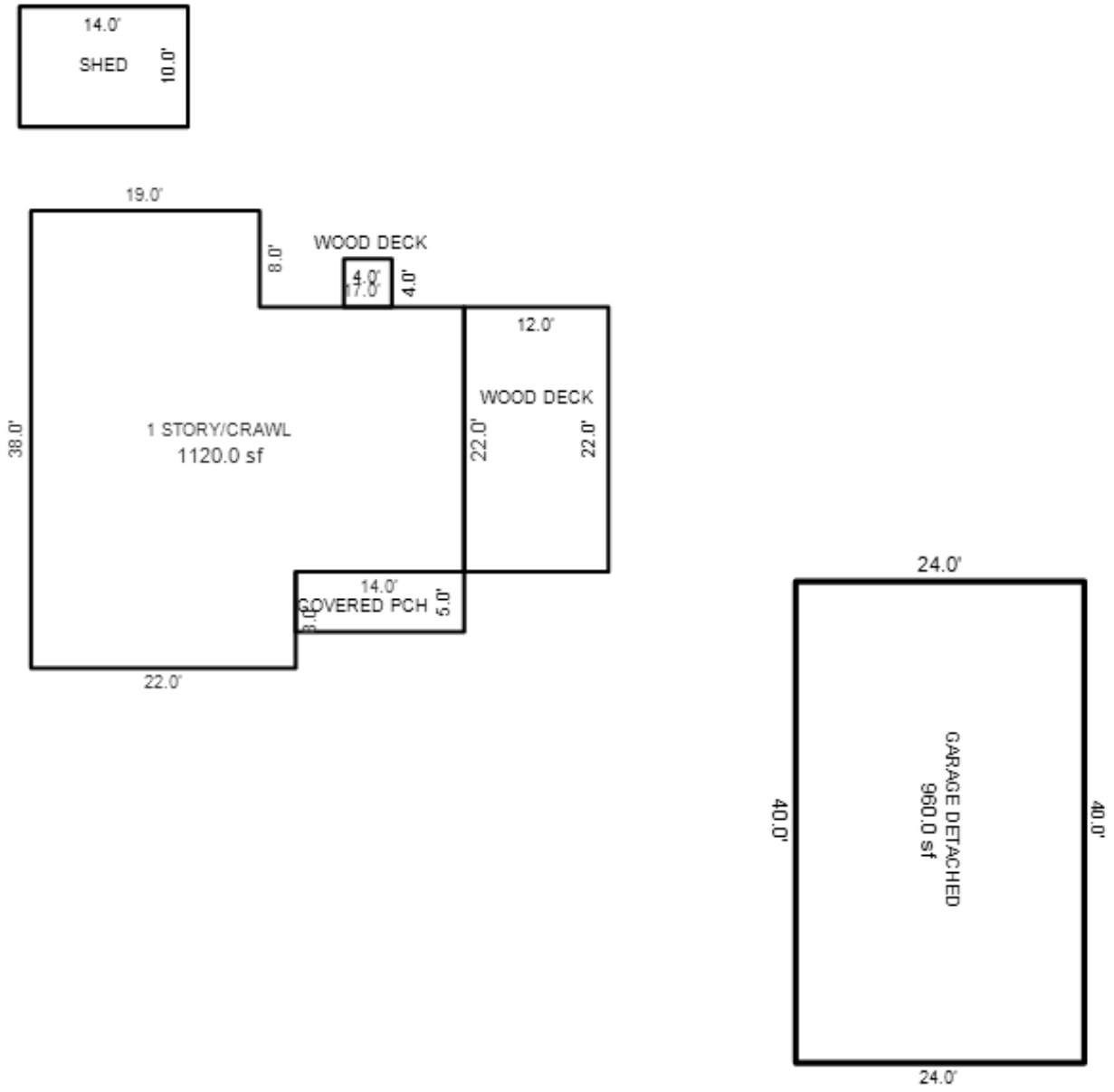
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1902
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	147,691	88,615
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	886
Water/Sewer					
1000 Gal Septic			1	4,864	2,918
Water Well, 50 Feet			1	2,686	1,612
Porches					
CCP (1 Story)			70	2,045	1,227
Deck					
Treated Wood			264	4,971	2,983
Treated Wood			16	731	439
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	19,457
Storage Over Garage			480	6,595	3,957
Built-Ins					
Appliance Allow.			1	2,766	1,660
Fireplaces					
Exterior 1 Story			1	6,513	3,908
			Totals:	212,767	127,662

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 85,534

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



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

Parcel Number: 009-374-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL RICKIE JR	65,000	12/07/2015	LC	03-ARM'S LENGTH	2015-03989	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
HILL ROBERT R		0	06/04/2010	OTH	05-CORRECTING TITLE	2010-2052 OTHE	PROPERTY TRANSFER	0.0

Property Address
448 S BAGLEY ST

Owner's Name/Address
HILL RICKIE JR
448 S BAGLEY ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 1 & 2 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/26/2017
MAP #:
2024 Est TCV 92,950 TCV/TFA: 67.95

Building Permit(s)	Date	Number	Status
MH	06/04/2010	2010448	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	07/01/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.72	300	94	5,279
Wood Frame	19.22	240	94	4,336
Total Estimated Land Improvements True Cash Value =				9,615

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	44,700	46,500			19,157C
2023	1,800	34,900	36,700			18,245C
2022	1,000	28,400	29,400			17,377C
2021	1,000	27,000	28,000			16,822C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 360 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 1,368
Total Base New : 183,090 E.C.F.
Total Depr Cost: 119,007 X 0.670
Estimated T.C.V: 79,735

(16) Porches/Decks

Area	Type
64	Treated Wood
128	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 960
% Good: 0
Storage Area: 960
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 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	Piers	1,008		
1 Story	Siding	Slab	360		
			Total:	134,266	87,272

Other Additions/Adjustments

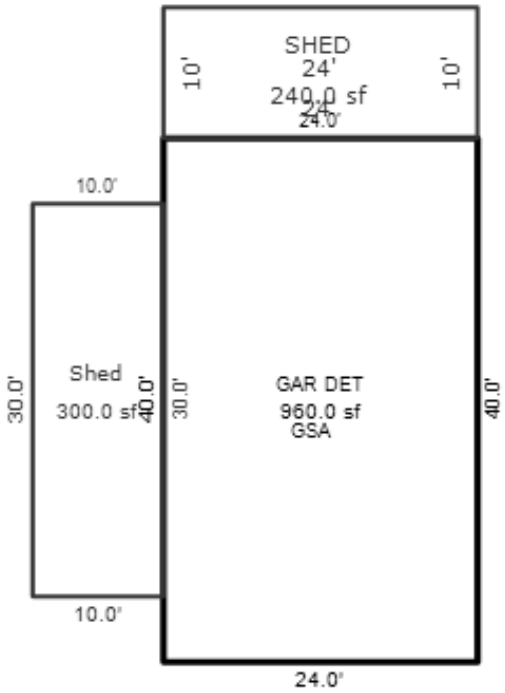
Plumbing			
Average Fixture(s)	1	1,025	666
3 Fixture Bath	1	3,245	2,109
Water/Sewer			
1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624
Deck			
Treated Wood	64	1,939	1,260
Treated Wood w/Roof (Deck Portion)	128	2,956	1,921
Treated Wood w/Roof (Roof portion)	128	1,894	1,231
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	960	19,200	12,480
Storage Over Garage	960	10,166	6,608
Built-Ins			
Appliance Allow.	1	1,638	1,065
	Totals:	183,090	119,007

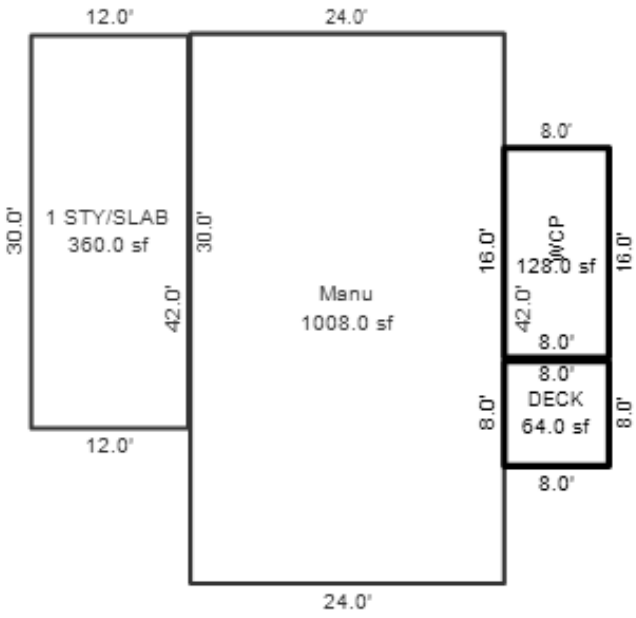
Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012

ECF (424 JENNINGS) 0.670 => TCV: 79,735

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

Parcel Number: 009-374-001-00, Residential Building 1 Printed on 03/21/2024





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

Parcel Number: 009-374-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL RICKIE JR	65,000	12/07/2015	LC	09-FAMILY	2015-03989	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

436 S BAGLEY ST

Owner's Name/Address

HILL RICKIE JR
448 S BAGLEY ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 3 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

RENTAL

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 11,809 TCV/TFA: 23.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	07/01/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	5,000	5,900			3,492C
2023	900	3,800	4,700			3,326C
2022	500	3,100	3,600			3,168C
2021	500	3,200	3,700			3,067C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1963	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 25
Floor Area:
Total Base New : 42,681 E.C.F.
Total Depr Cost: 14,939 X 0.670
Estimated T.C.V: 10,009

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

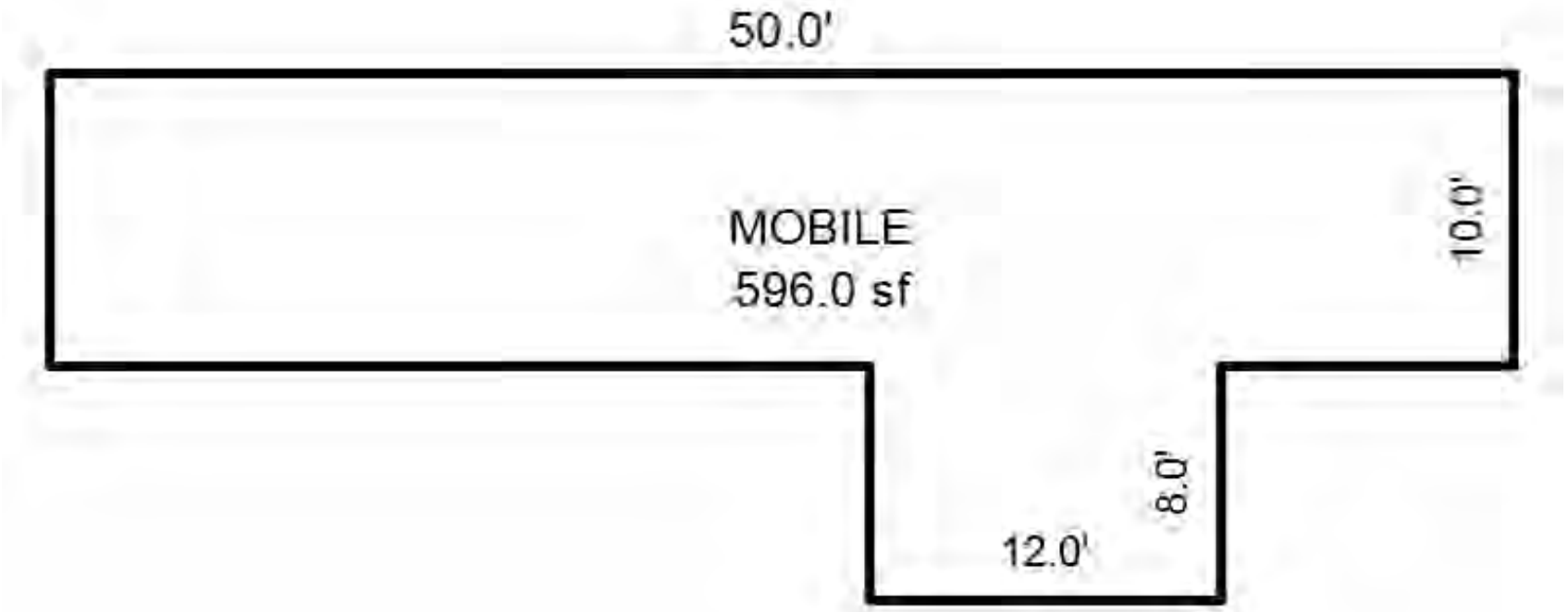
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1963
(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
Expando			96		
			Total:	34,086	11,931
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			170	1,834	642
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
			Totals:	42,681	14,939

Notes: 1963 GREAT LAKE TRAILER S/N 1236
ECF (424 JENNINGS) 0.670 => TCV: 10,009

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



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

Parcel Number: 009-374-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	HISCOCK ELDON D JR & KERR	25,000	09/10/2018	WD	16-LC PAYOFF	2018-02946	PROPERTY TRANSFER	0.0
HILL PAMELA J TRUST	HILL PAMELA J	0	08/08/2018	WD	09-FAMILY	2018-02567	DEED	0.0
HILL ROBERT R & PAMEL J	HISCOCK ELDON D JR & KERR	25,000	04/23/2012	LC	16-LC PAYOFF	2012-01688 LCT	DEED	100.0

Property Address
426 S BAGLEY ST

Owner's Name/Address
HISCOCK ELDON D JR & KERRI
426 S BAGLEY ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 4, 5 & 6 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 38,805 TCV/TFA: 19.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 4, 5 & 6

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
297 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.75	150	50	2,006
Total Estimated Land Improvements True Cash Value =				2,006

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	16,700	19,400			9,156C
2023	2,700	12,900	15,600			8,720C
2022	1,500	10,400	11,900			8,305C
2021	1,500	10,800	12,300			8,040C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1987	0

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		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 35
Floor Area:
Total Base New : 72,613 E.C.F.
Total Depr Cost: 25,413 X 0.670
Estimated T.C.V: 17,027

(16) Porches/Decks

Area	Type
80	Treated Wood

(17) Garage

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:

Bsmnt Garage:

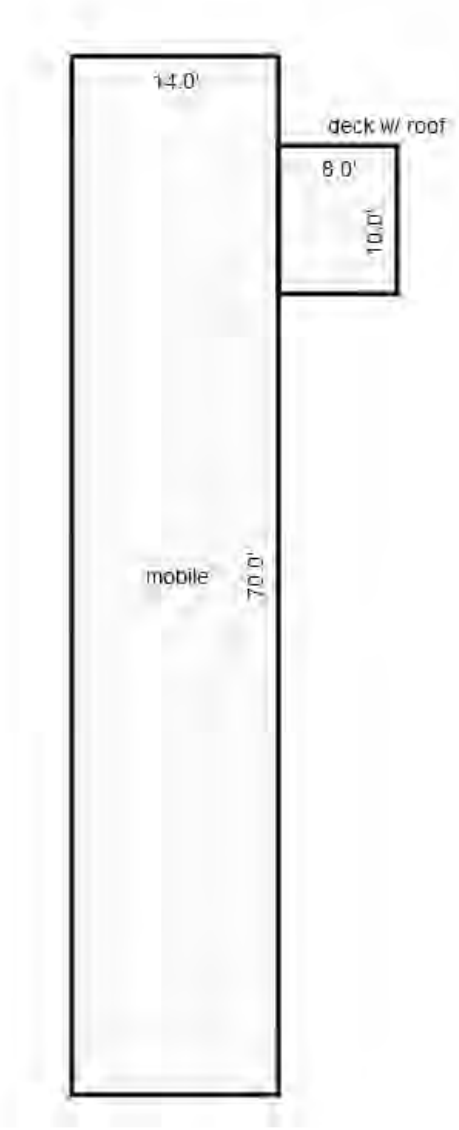
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987
(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	56,328	19,714
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	668
Plumbing					
3 Fixture Bath			1	3,054	1,069
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 50 Feet			1	2,686	940
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,264	792
Treated Wood w/Roof (Roof portion)			80	1,509	528
			Totals:	72,613	25,413

Notes: REDMAN SN 7500
ECF (424 JENNINGS) 0.670 => TCV: 17,027

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



Sketch by Apex Sketch

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1983	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 35
Floor Area:
Total Base New : 61,290 E.C.F.
Total Depr Cost: 21,451 X 0.670
Estimated T.C.V: 14,372

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1983
(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	56,328	19,714
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	668
Plumbing					
3 Fixture Bath			1	3,054	1,069
			Totals:	61,290	21,451

Notes: MONARCH 0445A
ECF (424 JENNINGS) 0.670 => TCV: 14,372

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

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

Parcel Number: 009-375-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWERS RICHARD L JR ESTAT	PERKINS BONNIE	0	03/01/2017	WD	06-COURT JUDGEMENT	2017-00603	DEED	100.0
PERKINS BONNIE	PERKINS BONNIE & CRACKEL	1	03/01/2017	QC	06-COURT JUDGEMENT	2017-00604	DEED	0.0
POWERS RICHARD L JR	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0
		10,500	07/01/1997	WD	33-TO BE DETERMINED	03-0:5780	DEED	0.0

Property Address
460 S BALDWIN ST

Owner's Name/Address
PERKINS BONNIE & CRACKEL KEITH B
116 ROBERT ST
MANTON MI 49663

Tax Description
. SEC 4 T22N R8W LOT 1 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 18,111 TCV/TFA: 35.86

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	280	94	1,521
Wood Frame	21.40	144	50	1,541
Wood Frame	18.89	280	50	2,644
Total Estimated Land Improvements True Cash Value =				5,706

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	8,200	9,100			4,937C
2023	900	6,700	7,600			4,702C
2022	500	5,600	6,100			4,479C
2021	500	5,600	6,100			4,336C

Who	When	What
TPC	09/18/2018	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	10/03/2011	INSPECTED

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

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1975 '75	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 120 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 40
Floor Area:
Total Base New : 45,224 E.C.F.
Total Depr Cost: 15,828 X 0.670
Estimated T.C.V: 10,605

(16) Porches/Decks

Area	Type
400	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975
(11) Heating System: Wall Furnace
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

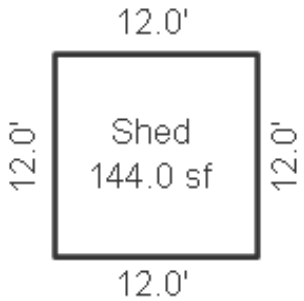
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	385		
Addition	Siding	Slab	120		
			Total:	31,081	10,878

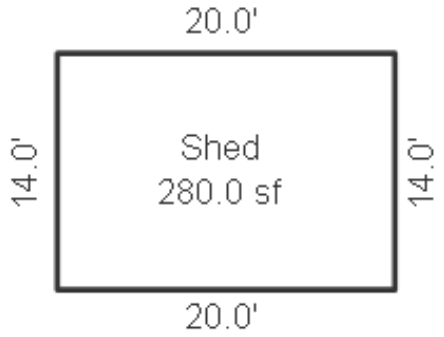
Other Additions/Adjustments

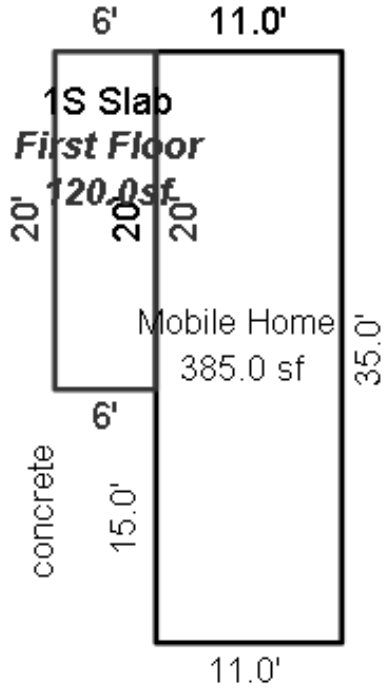
Plumbing			
Average Fixture(s)	1	748	262
Water/Sewer			
1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874
Built-Ins			
Appliance Allow.	1	1,638	573
Deck			
w/Roof (Roof portion)	400	4,996	1,749
	Totals:	45,224	15,828

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 10,605

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







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

Parcel Number: 009-375-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DITECH FINANCIAL LLC	ATKINS SHAWN M	23,050	06/21/2018	CD	11-FROM LENDING INSTITUT	2019-00076	DEED	100.0
FEDERAL NATIONAL MORT ASS	DITECH FINANCIAL LLC	0	07/25/2017	QC	11-FROM LENDING INSTITUT	2017-02460	PROPERTY TRANSFER	0.0
MOSHER ARTHUR & BETSY & J	FANNIE MAE	10,200	01/29/2016	SD	10-FORECLOSURE	2016-00440	PROPERTY TRANSFER	0.0

Property Address
448 S BALDWIN ST

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 32,424 TCV/TFA: 21.44

Building Permit(s)	Date	Number	Status

Owner's Name/Address
ATKINS SHAWN M
8399 W JENNINGS RD
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.85	48	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Public Improvements

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

Topography of Site

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

Tax Description
. SEC 4 T22N R8W LOT 2 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	15,300	16,200			11,199C
2023	900	11,700	12,600			10,666C
2022	500	7,200	7,700			7,646C
2021	500	7,500	8,000			7,402C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/15/2016	INSPECTED
TPC	10/03/2011	INSPECTED

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1968	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 45
Floor Area:
Total Base New : 55,679 E.C.F.
Total Depr Cost: 19,488 X 0.670
Estimated T.C.V: 13,057

(16) Porches/Decks

Area	Type
64	Treated Wood
96	Treated Wood

(17) Garage

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:

Bsmnt Garage:

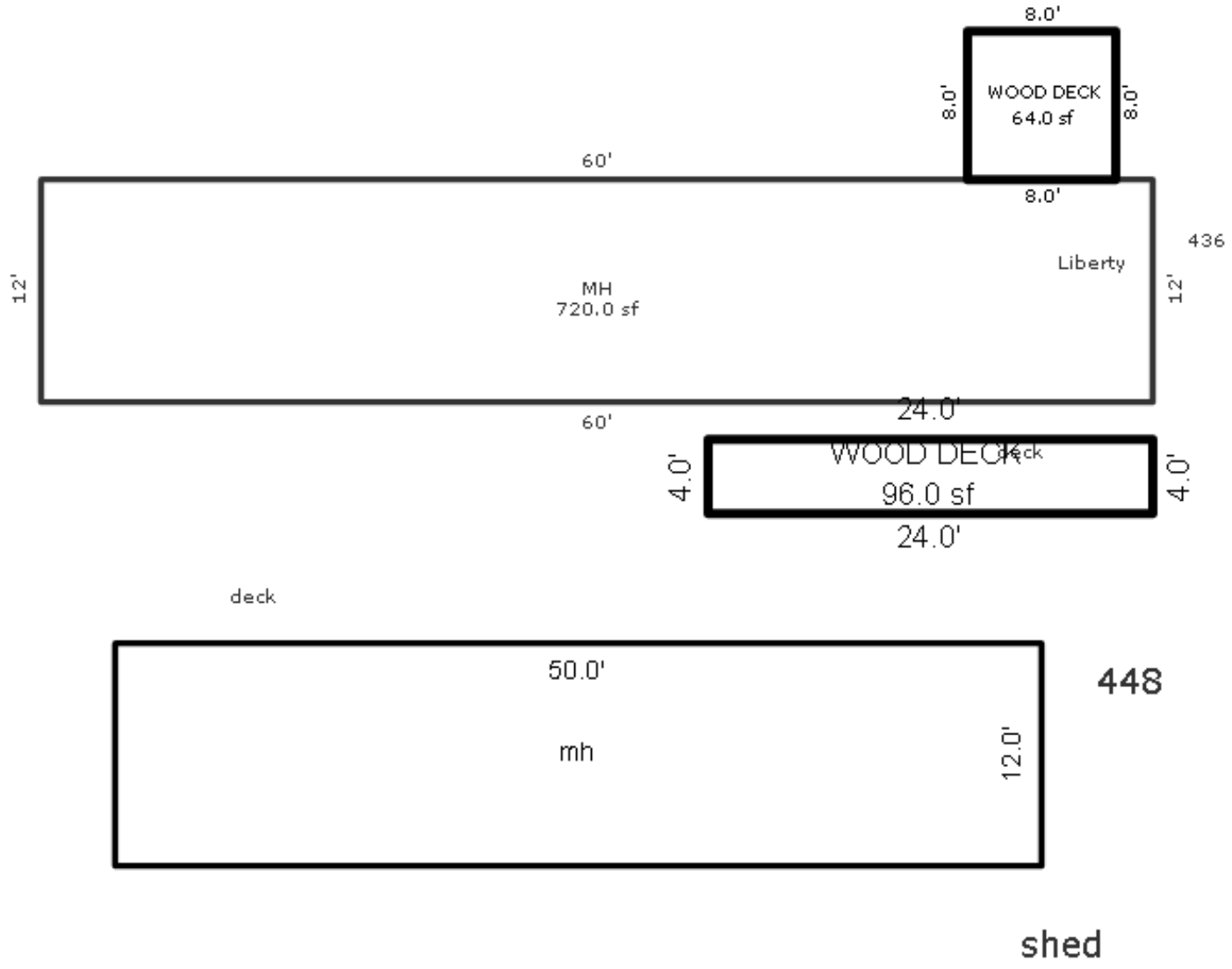
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968
(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Expando			36		
Expando			60		
		Total:		41,176	14,412
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	748	262
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Deck					
Treated Wood w/Roof (Deck Portion)			64	1,939	679
Treated Wood w/Roof (Roof portion)			64	1,033	362
Treated Wood			96	2,384	834
Built-Ins					
Appliance Allow.			1	1,638	573
		Totals:		55,679	19,488

Notes: 1968 LIBERTY: 436
ECF (424 JENNINGS) 0.670 => TCV: 13,057

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1980	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	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) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 24
Floor Area:
Total Base New : 54,994 E.C.F.
Total Depr Cost: 25,846 X 0.670
Estimated T.C.V: 17,317

(16) Porches/Decks

Area	Type
80	Treated Wood
80	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1980
(11) Heating System: Wall Furnace
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
			Total:	50,466	23,718

Other Additions/Adjustments
Deck

Treated Wood	80	2,264	1,064	
Treated Wood	80	2,264	1,064	
	Totals:	54,994	25,846	

Notes: NO PERMIT, 1ST APPEARS ON 5/2020 GOOGLE EARTH AERIAL
ECF (424 JENNINGS) 0.670 => TCV: 17,317

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

Parcel Number: 009-375-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DITECH FINANCIAL LLC	ATKINS SHAWN M	23,050	06/21/2018	CD	19-MULTI PARCEL ARM'S LE	2019-00076	DEED	100.0
FEDERAL NATIONAL MORT ASS	DITECH FINANCIAL LLC	0	07/25/2017	QC	11-FROM LENDING INSTITUT	2017-02460	DEED	0.0
MOSHER ARTHUR & BETSY & J	FANNIE MAE	10,200	01/29/2016	SD	10-FORECLOSURE	2016-00440	DEED	0.0
MOSHER ARTHUR L & BETSY	JOHNSON CHRISTA A & MOSHE	0	04/28/2005	QC	21-NOT USED/OTHER	05-0/1642	DEED	0.0

Property Address
436 S BALDWIN ST

Owner's Name/Address
ATKINS SHAWN M
8399 W JENNINGS RD
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 3 & 4 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 76,363 TCV/TFA: 77.29

Building Permit(s)	Date	Number	Status
HUD/NATIONAL STD	12/08/2000	2000-0228	100%
Pole Barn	04/15/1999	1999-0080	100%

X Improved Vacant

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

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

Who	When	What
TPC	05/23/2018	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	10/03/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	988	0	0
Wood Frame	25.61	80	50	1,024

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,974

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	36,400	38,200			26,860C
2023	1,800	27,900	29,700			25,581C
2022	1,000	10,800	11,800			10,459C
2021	1,000	10,300	11,300			10,125C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2000	2021

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 20
Floor Area: 988
Total Base New : 112,407 E.C.F.
Total Depr Cost: 89,925 X 0.670
Estimated T.C.V: 60,250

(16) Porches/Decks

Area	Type
80	Treated Wood
80	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

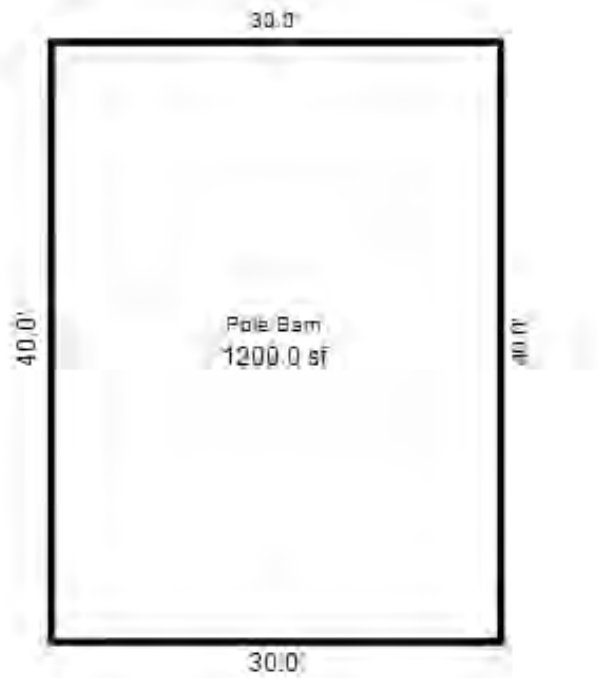
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	988		
			Total:	100,293	80,235

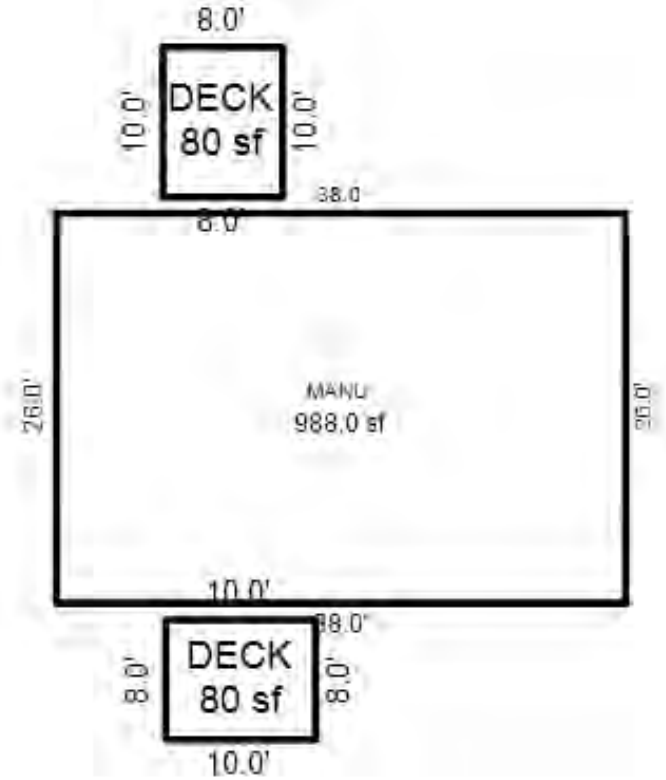
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	820
Water/Sewer			
1000 Gal Septic	1	4,263	3,410
Water Well, 50 Feet	1	2,498	1,998
Deck			
Treated Wood	80	2,164	1,731
Treated Wood	80	2,164	1,731
Totals:		112,407	89,925

Notes: 2000 CENTURY MHD
ECF (424 JENNINGS) 0.670 => TCV: 60,250

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





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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1999	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 20
Floor Area: 0
Total Base New : 19,663 E.C.F.
Total Depr Cost: 15,730 X 0.670
Estimated T.C.V: 10,539

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1999
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 1999
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,245	-2,596
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	18,326
			Totals:	19,663	15,730

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 10,539

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

Parcel Number: 009-375-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	THRUSH JOHN & KRISTEN	10,000	06/11/2021	WD	16-LC PAYOFF	2021-02047	DEED	0.0
HILL PAMELA J LIVING TRUS	THRUSH JOHN & KRISTEN	10,000	07/02/2019	LC	03-ARM'S LENGTH	2019-02052	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
408 S BALDWIN ST

Owner's Name/Address
THRUSH JOHN & KRISTEN
408 BALDWIN ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 5 & 6 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/08/2019
MAP #:
2024 Est TCV 28,023 TCV/TFA: 25.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	10/03/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 5 & 6

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.95	364	50	4,177
Wood Frame	24.49	216	0	0
Total Estimated Land Improvements True Cash Value =				4,177

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	12,200	14,000			8,599C
2023	1,800	9,700	11,500			8,190C
2022	1,000	6,800	7,800			7,800S
2021	1,000	7,100	8,100			7,605C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1988	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 34
Floor Area:
Total Base New : 86,344 E.C.F.
Total Depr Cost: 30,218 X 0.670
Estimated T.C.V: 20,246

(16) Porches/Decks

Area	Type
144	Treated Wood
144	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

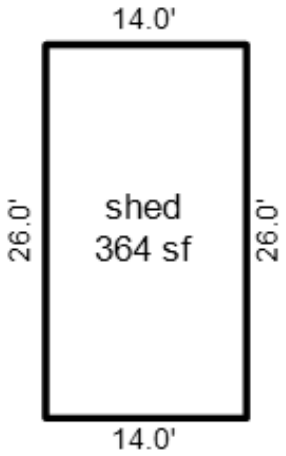
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988
(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

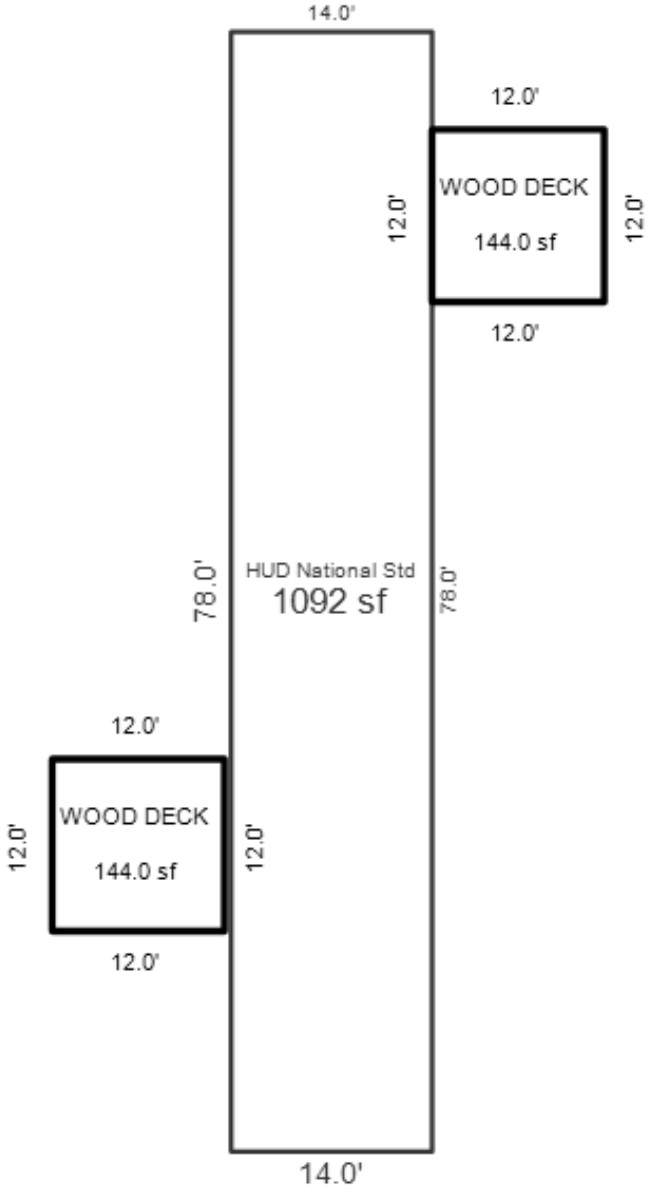
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1092		
			Total:	63,198	22,118
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			188	2,136	748
Plumbing					
Average Fixture(s)			1	964	337
3 Fixture Bath			1	3,054	1,069
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 50 Feet			1	2,686	940
Deck					
Treated Wood			144	3,338	1,168
Treated Wood			144	3,338	1,168
Built-Ins					
Appliance Allow.			1	2,766	968
			Totals:	86,344	30,218

Notes: REDMAN MH 1988

ECF (424 JENNINGS) 0.670 => TCV: 20,246

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





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

Parcel Number: 009-375-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	THRUSH JOHN & KRISTEN	10,000	07/02/2019	LC	19-MULTI PARCEL ARM'S LE	2019-02052	DEED	100.0

Property Address

S BAGLEY ST

Owner's Name/Address

THRUSH JOHN & KRISTEN
408 BALDWIN ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 7 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/08/2019

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	04/02/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-375-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		SOLAR	12/16/2021	2021-0869	100%
	P.R.E. 0%		Demolition/Removal	05/13/2014	2014-0117	100%
Owner's Name/Address	MAP #:					
ATWOOD JAMES E & DAWN M 426 S BAGLEY ST LAKE CITY MI 49651	2024 Est TCV 2,289					

Improved | X | Vacant

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

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

Tax Description

. SEC 4 T22N R8W LOT 8 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Who	When	What
TPC	10/03/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.30	60	50	489
Total Estimated Land Improvements True Cash Value =				489

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	200	1,100			600C
2023	900	200	1,100			572C
2022	500	400	900			545C
2021	500	300	800			528C

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

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

Parcel Number: 009-375-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

Property Address
423 S BAGLEY ST

Owner's Name/Address
ATWOOD JAMES E & DAWN M
423 S BAGLEY ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 9 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 57,566 TCV/TFA: 52.14

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	09/10/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	81	50	234
Total Estimated Land Improvements True Cash Value =				234

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	27,900	28,800			9,346C
2023	900	21,300	22,200			8,901C
2022	500	15,200	15,700			8,478C
2021	500	14,500	15,000			8,208C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Other
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

X	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
	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1104 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 1,104
Total Base New : 127,514 E.C.F.
Total Depr Cost: 82,884 X 0.670
Estimated T.C.V: 55,532

(16) Porches/Decks

Area	Type
96	Treated Wood
29	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,104		
			Total:	114,443	74,387

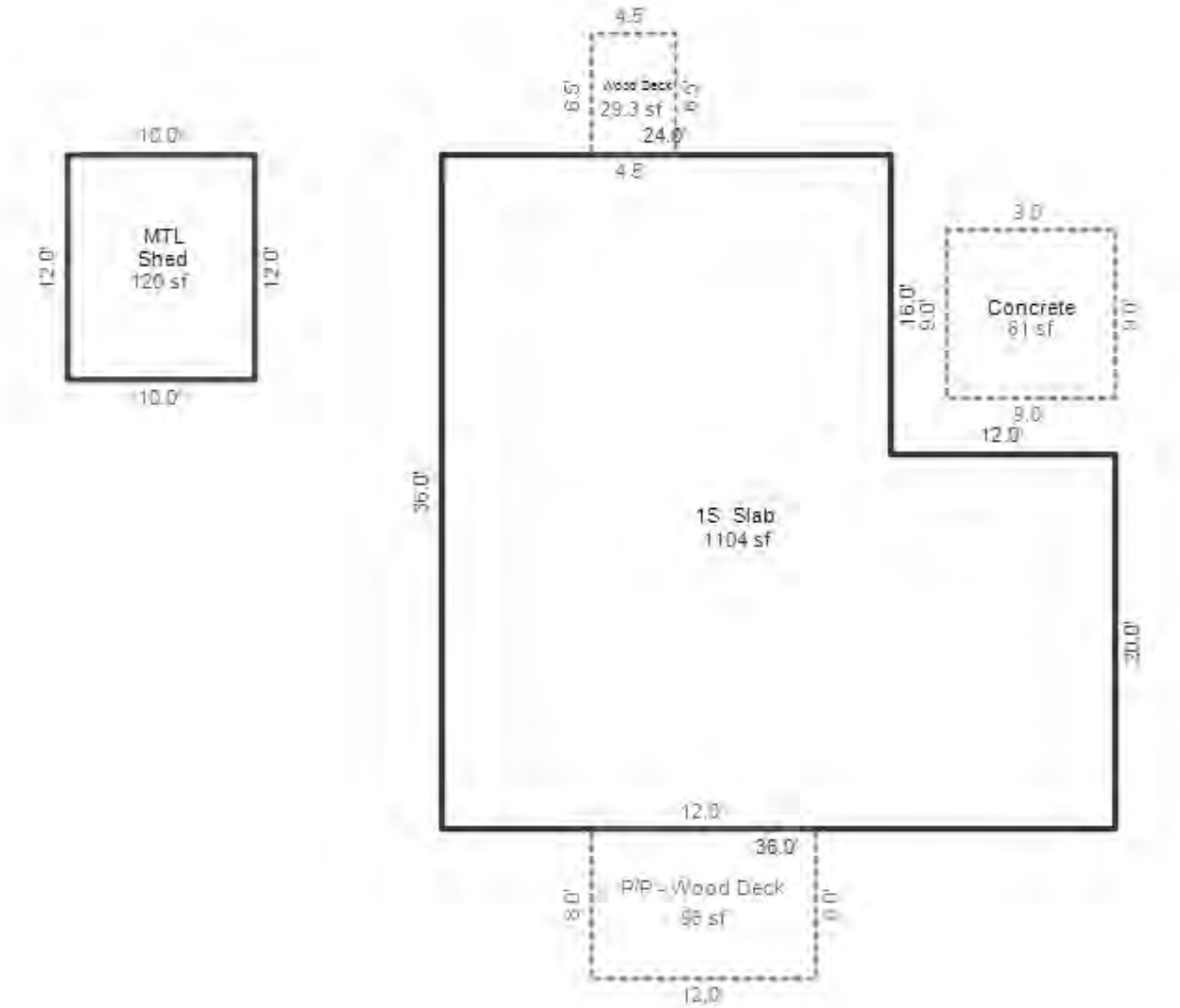
Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,025	666	
Water/Sewer				
1000 Gal Septic	1	4,263	2,771	
Water Well, 50 Feet	1	2,498	1,624	
Deck				
Treated Wood	96	2,384	1,550	
Treated Wood	29	1,262	820	
Built-Ins				
Appliance Allow.	1	1,638	1,065	
Local Cost Items				
SOLAR POWER SYSTEM	1	1	1	*
	Totals:	127,514	82,884	

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 55,532

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



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

Parcel Number: 009-375-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEHAAN KEVEN M & LINDA	ATWOOD JAMES	7,500	08/21/2020	QC	03-ARM'S LENGTH	2020-02422	PROPERTY TRANSFER	100.0
DEHAAN KEVIN M	DEHAAN KEVEN M & LINDA	0	05/26/2020	QC	09-FAMILY	2020-01509	PROPERTY TRANSFER	0.0
DEHAAN KEVEN M & LINDA	DEHAAN KEVEN M & LINDA	0	05/26/2020	QC	09-FAMILY	2020-01510	PROPERTY TRANSFER	0.0
DEHAAN GORDON J & VIRGINI	DEHAAN KEVIN M	0	11/15/2019	QC	09-FAMILY	2020-00084	PROPERTY TRANSFER	0.0

Property Address

S BAGLEY ST

Owner's Name/Address

ATWOOD JAMES
423 S BAGLEY ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 10, 11 & 12 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 08/28/2020

MAP #:

2024 Est TCV 5,400

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 10,11 & 12

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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

Parcel Number: 009-376-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	ELLIOTT RICHARD P JR	8,000	03/07/2023	QC	21-NOT USED/OTHER	2023-00578	DEED	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/18/2022	QC	09-FAMILY	2022-01621	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
520 S BALDWIN ST

Owner's Name/Address
ELLIOTT RICHARD P JR
PO BOX 93 OAKLEY
OAKLEY MI 48649

Tax Description
. SEC 4 T22N R8W LOTS 1 & 2 BLK P
MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
MH ON CHILD FOR 04

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 21,636 TCV/TFA: 23.07

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	9,000	10,800			10,800S
2023	1,800	7,000	8,800			5,965C
2022	1,000	5,600	6,600			5,681C
2021	1,000	5,900	6,900			5,500C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1978	0

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		Large Avg. Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 35
Floor Area:
Total Base New : 76,913 E.C.F.
Total Depr Cost: 26,920 X 0.670
Estimated T.C.V: 18,036

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1974
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: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

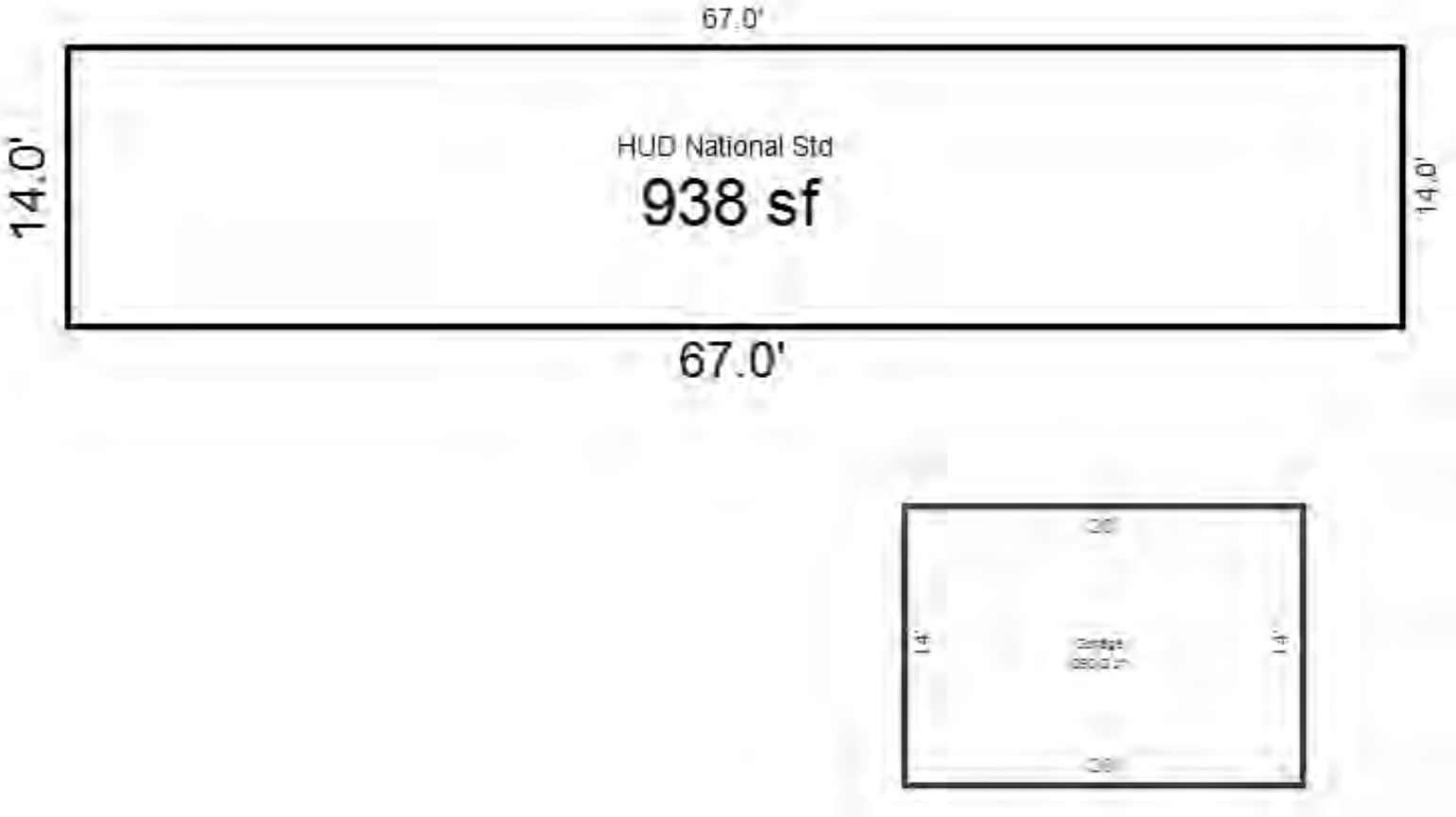
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978
(11) Heating System: Forced Warm Air
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	938		
			Total:	50,073	17,526
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,860	651
Plumbing					
Average Fixture(s)			1	859	301
3 Fixture Bath			1	2,726	954
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	12,326	4,314
Built-Ins					
Appliance Allow.			1	1,934	677
			Totals:	76,913	26,920

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 18,036

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



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

Parcel Number: 009-376-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKIDMORE SUSAN LYNN	SKIDMORE EINO	0	02/07/2006	QC	21-NOT USED/OTHER	06-0/517	DEED	100.0

Property Address

512 S BALDWIN ST

Owner's Name/Address

SKIDMORE EINO
512 S BALDWIN ST
Lake City MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/2010

MAP #:

2024 Est TCV 46,172 TCV/TFA: 56.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
<Site Value A> GROUP A 1.8K			1800	50			S1/2 OF LOT	900
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	56	56	181
Total Estimated Land Improvements True Cash Value =				181

Public Improvements

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

Topography of Site

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

Tax Description

SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

SPLIT N/2 OF LOT 4 TO 004-00 FOR 97

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	21,700	23,100			9,346C
2023	1,400	16,500	17,900			8,901C
2022	800	13,300	14,100			8,478C
2021	800	12,600	13,400			8,208C

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1903	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 821 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 821
Total Base New : 117,477 E.C.F.
Total Depr Cost: 64,613 X 0.670
Estimated T.C.V: 43,291

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1951
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: 625
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

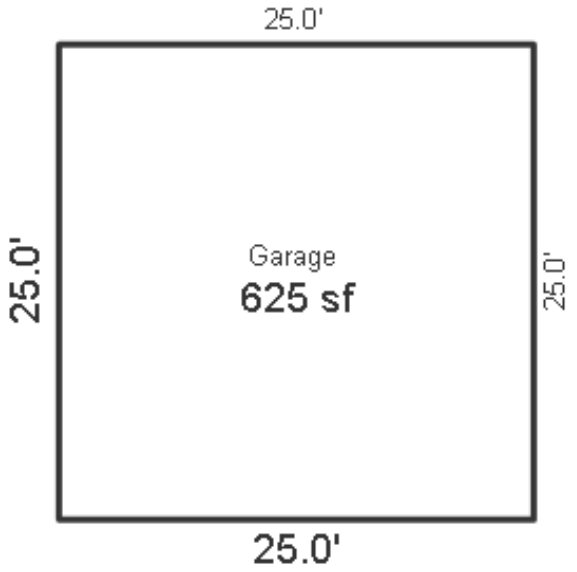
Carport Area:
Roof:

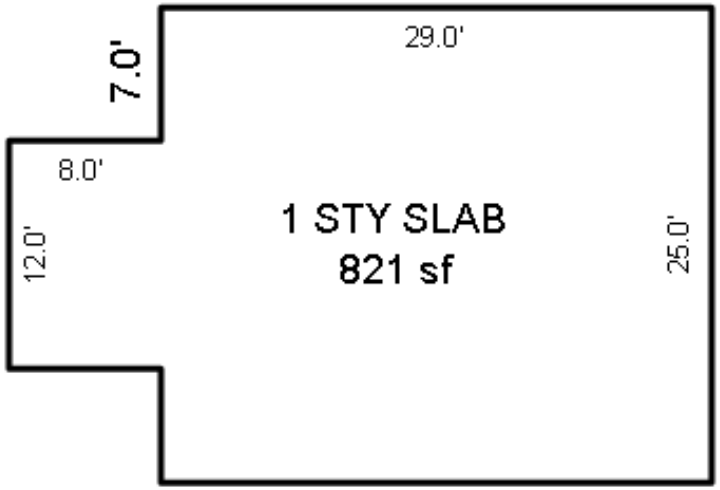
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1903
(11) Heating System: Forced Air w/ Ducts
Ground Area = 821 SF Floor Area = 821 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	821		
			Total:	89,884	49,436
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	564
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 50 Feet			1	2,498	1,374
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			625	18,169	9,993
Built-Ins					
Appliance Allow.			1	1,638	901
			Totals:	117,477	64,613

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 43,291

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





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

Parcel Number: 009-376-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKIDMORE SUSAN LYNN	SKIDMORE EINO	0	02/07/2006	QC	21-NOT USED/OTHER	06-0/517	DEED	100.0

Property Address

S BALDWIN ST

Owner's Name/Address

SKIDMORE EINO
512 S BALDWIN ST
Lake City MI 49651

Taxpayer's Name/Address

SKIDMORE EINO
2211 E 34 RD
Cadillac MI 49601

Tax Description

SEC 4 T22N R8W N 1/2 OF LOT 4 & LOT 5 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

SPLIT FROM 003-00 FOR 97 98 COMBO W/005-00 FOR 99

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/2010

MAP #:

2024 Est TCV 17,687 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/26/2015	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOT 5 & 1/2 OF LOT 4

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
GROUP F 30/FF	33.00	158.00	0.9221	1.0000	30	100		913
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			2,713

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	7,400	8,800			3,290C
2023	1,400	5,700	7,100			3,134C
2022	800	4,600	5,400			2,985C
2021	800	4,400	5,200			2,890C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 0
Total Base New : 34,384 E.C.F.
Total Depr Cost: 22,349 X 0.670
Estimated T.C.V: 14,974

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

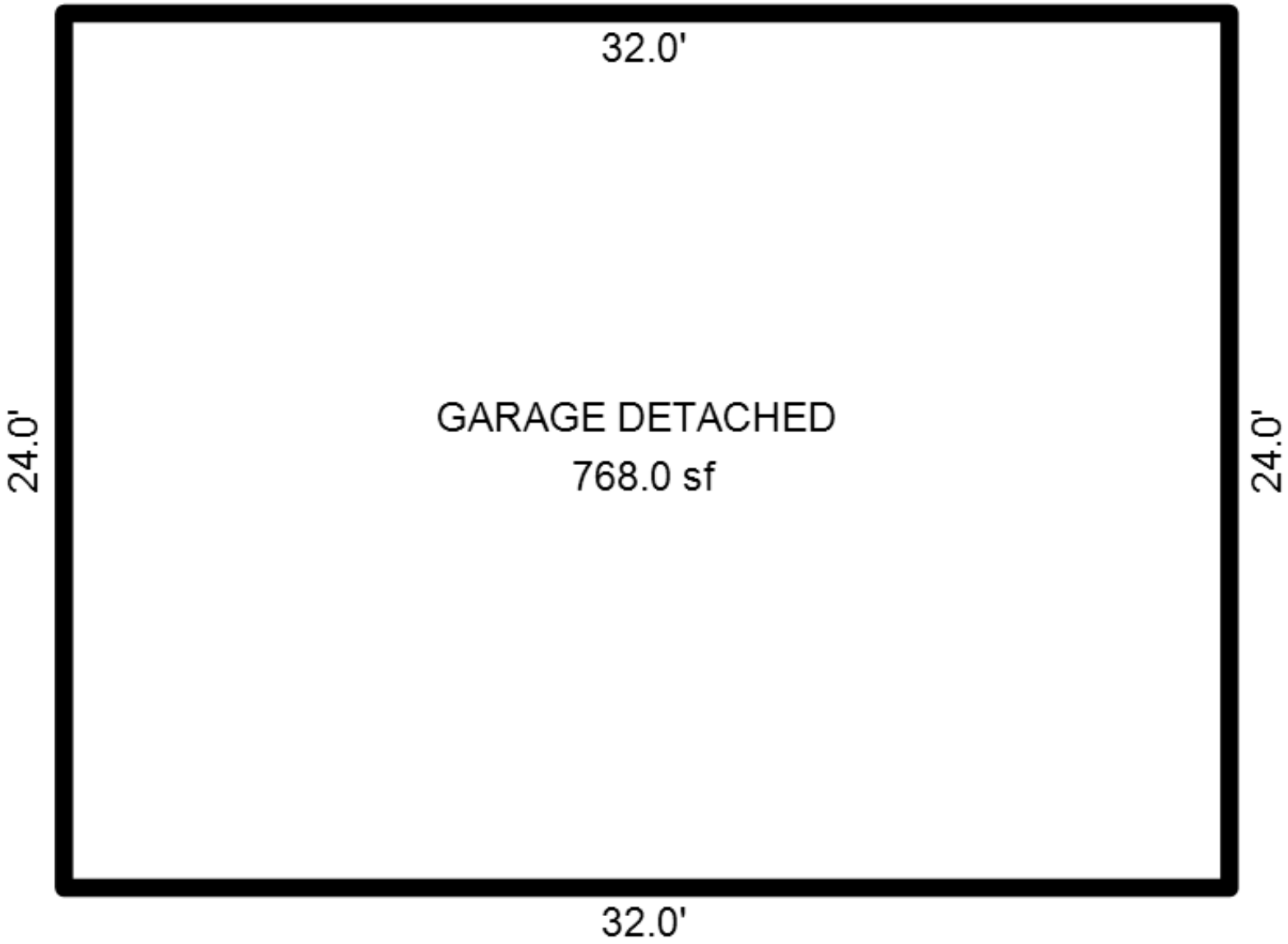
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,957
Water Well, 50 Feet			1	2,585	1,680
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	27,249	17,712
		Totals:		34,384	22,349

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 14,974

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



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

Parcel Number: 009-376-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	WITHROW SONNY JO	50,000	09/09/2022	QC	03-ARM'S LENGTH	2022-02942	PROPERTY TRANSFER	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/18/2022	QC	09-FAMILY	2022-01620	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
10207 W ELM ST

Owner's Name/Address
WITHROW SONNY JO
10207 W ELM ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 6 & 7 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/09/2022
MAP #:
2024 Est TCV 38,508 TCV/TFA: 80.22

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED
TPC	07/01/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
<Site Value A> GROUP A 1.8K			1800	100				1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =				1,493

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	17,500	19,300			15,960C
2023	1,800	13,400	15,200			15,200S
2022	1,000	10,100	11,100		11,100W	9,179C
2021	1,000	9,600	10,600			8,886C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1960	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 480
Total Base New : 71,247 E.C.F.
Total Depr Cost: 49,873 X 0.670
Estimated T.C.V: 33,415

(16) Porches/Decks

Area	Type
20	CCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

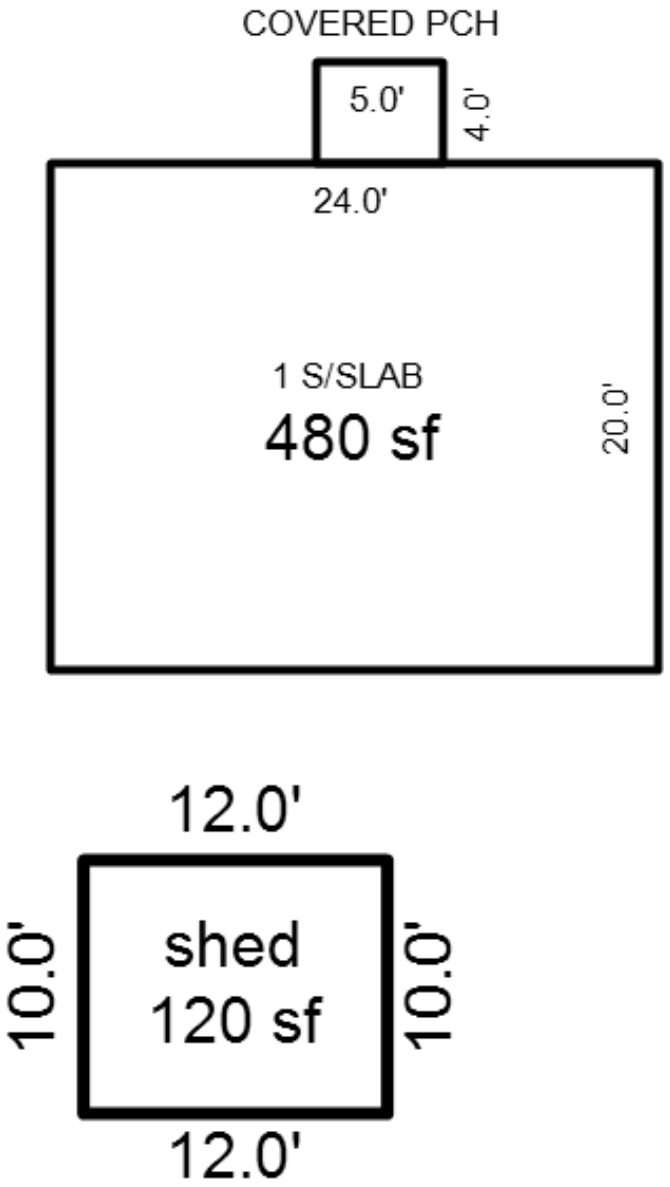
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 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	Slab	480		
			Total:	60,005	42,004
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	861
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 50 Feet			1	2,585	1,809
Built-Ins					
Appliance Allow.			1	1,934	1,354
Porches					
CCP (1 Story)			20	943	660
			Totals:	71,247	49,873

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 33,415

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



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

Parcel Number: 009-376-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 5,400					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. SEC 4 T22N R8W LOTS 8, 9 & 10 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 8, 9, & 10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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

Parcel Number: 009-377-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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

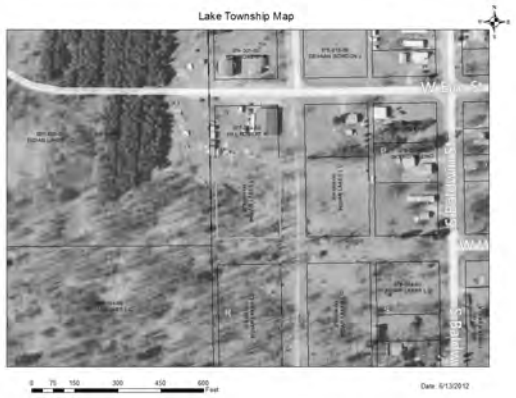
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 5,400					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK Q
MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences



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

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 1, 2, &3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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

Parcel Number: 009-377-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
10241 S ELM ST

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 51,572 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Addition	07/07/2004	20040232	Complete

Owner's Name/Address
HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.24	5	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

Public Improvements

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

Topography of Site

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

Tax Description
. SEC 4 T22N R8W LOTS 4 & 5 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	24,000	25,800			13,279C
2023	1,800	18,600	20,400			12,647C
2022	1,000	15,100	16,100			12,045C
2021	1,000	14,500	15,500			11,661C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2000	2004

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 75,659 E.C.F.
Total Depr Cost: 68,093 X 0.670
Estimated T.C.V: 45,622

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 3328
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

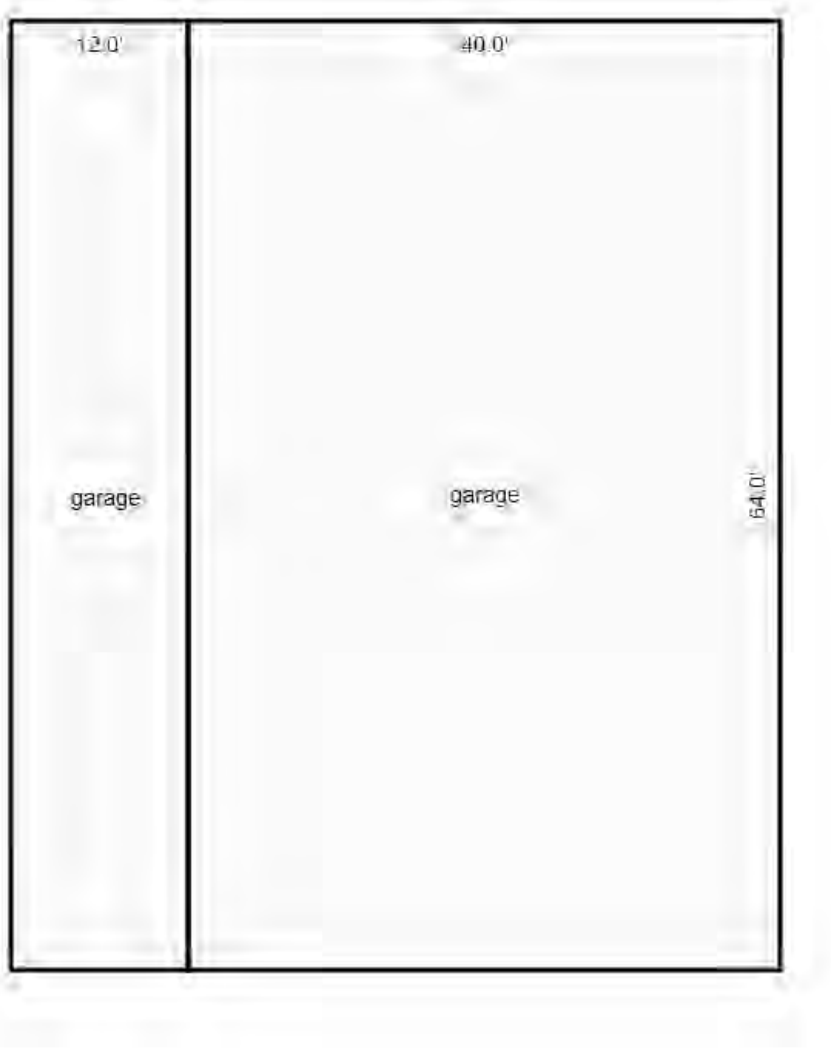
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000
(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,646	-4,181
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			3328	80,305	72,274
			Totals:	75,659	68,093

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 45,622

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



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

Parcel Number: 009-378-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 7,175					

Tax Description

. SEC 4 T22N R8W ENTIRE BLK R MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	7,175

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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

Parcel Number: 009-379-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDELL BRUCE D (SM) & *	FOWLER ERIC A (?)	14,000	01/19/2007	QC	03-ARM'S LENGTH	2007/193	DEED	100.0

Property Address
606 S BALDWIN ST

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 23,123 TCV/TFA: 32.12

Building Permit(s)	Date	Number	Status
Pole Barn	06/17/2009	20090258	Complete

Owner's Name/Address
FOWLER ERIC A
593 BALDWIN ST
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.10	120	35	634
Total Estimated Land Improvements True Cash Value =				634

Taxpayer's Name/Address
FOWLER ERIC A
593 BALDWIN ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 1 & 2 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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	1,800	9,800	11,600			6,504C
2023	1,800	7,500	9,300			6,195C
2022	1,000	6,000	7,000			5,900C
2021	1,000	6,300	7,300			5,712C

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

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1964	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 80,547 E.C.F.
Total Depr Cost: 28,192 X 0.670
Estimated T.C.V: 18,889

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1977
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 576

Bsmnt Garage:

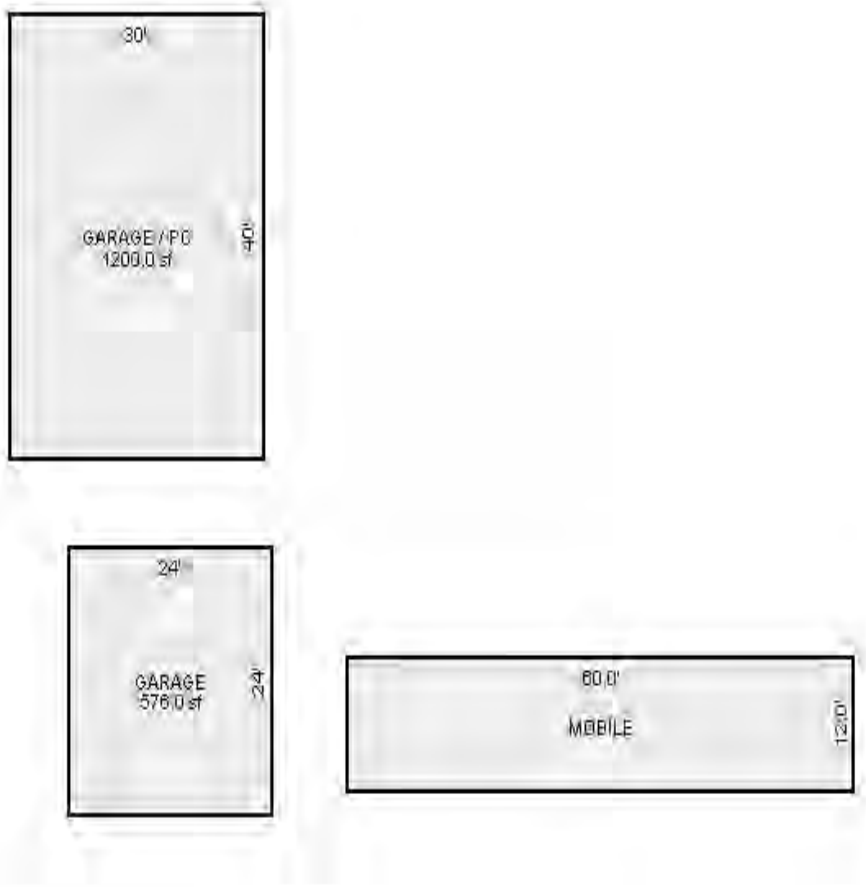
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1964
(11) Heating System: Forced Warm Air
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	44,264	15,493
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,594	558
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,849	5,197
No Concrete Floor			576	-3,519	-1,232
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	8,018
No Concrete Floor			1200	-6,684	-2,339
			Totals:	80,547	28,192

Notes: 1964 Palace Ser # 22161
ECF (424 JENNINGS) 0.670 => TCV: 18,889

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



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

Parcel Number: 009-379-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH RICHARD H	SMITH RICHARD H ETAL	1	02/14/2017	QC	09-FAMILY	2017-0451	PROPERTY TRANSFER	0.0

Property Address

S BALDWIN ST

Owner's Name/Address

SMITH RICHARD H ETAL
310 BRIDGE ST
ELK RAPIDS MI 49629

Tax Description

. SEC 4 T22N R8W LOT 3 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 14,877 TCV/TFA: 39.57

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/25/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	6,500	7,400			4,575C
2023	900	5,500	6,400			4,358C
2022	500	4,400	4,900			4,151C
2021	500	4,700	5,200			4,019C

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1962	0

Condition: Very Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 50
Floor Area:
Total Base New : 55,766 E.C.F.
Total Depr Cost: 19,518 X 0.670
Estimated T.C.V: 13,077

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

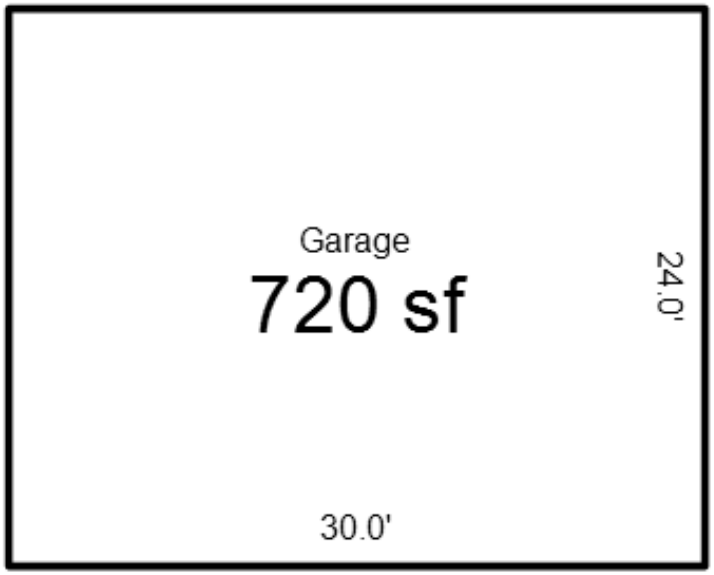
Carport Area:
Roof:

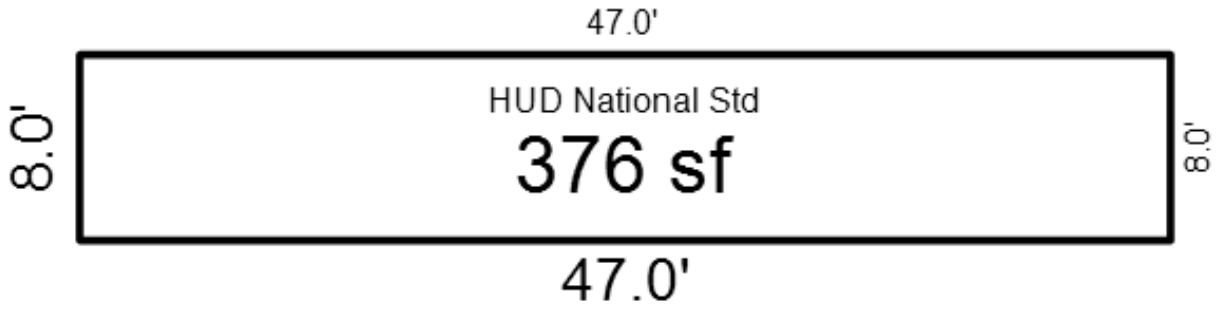
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1962
(11) Heating System: Wall Furnace
Ground Area = 376 SF Floor Area = 376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	376		
			Total:	25,296	8,854
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			126	1,360	476
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			720	22,349	7,822
			Totals:	55,766	19,518

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 13,077

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





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

Parcel Number: 009-379-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 10,308					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOTS 4 - 10 Value
<Site Value A> GROUP A 1.8K					1800	100	LOT 4	1,800
<Site Value A> GROUP A 1.8K					1800	100	LOT 5	1,800
GROUP F 30/FF	330.00	158.00	0.6776	1.0000	30	100	LOTS 6-10BASLEY	6,708
462 Actual Front Feet, 1.68 Total Acres							Total Est. Land Value =	10,308

Tax Description

. SEC 4 T22N R8W LOTS 4 TO 10 INCL BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,200	0	5,200			3,528C
2023	5,200	0	5,200			3,360C
2022	3,200	0	3,200			3,200S
2021	3,200	0	3,200			3,200S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/25/2012	INSPECTED

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

Parcel Number: 009-380-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY WILLIAM & COREEN E	THIEBAUT PETER J & LORI A	130,000	06/16/2023	WD	03-ARM'S LENGTH	2023-01645	PROPERTY TRANSFER	100.0
PAULEY WILLIAM & COREEN	PAULEY WILLIAM & COREEN E	0	01/23/2019	OTH	08-ESTATE	2016-00136	DEED	0.0
POPE HELEN S	PAULEY WILLIAM & COREEN	32,000	12/17/1993	WD	03-ARM'S LENGTH	283P624	DEED	0.0

Property Address
606 S CRAPO ST

Owner's Name/Address
THIEBAUT PETER J & LORI A
606 CRAPO ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 1 & 2 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/20/2023
MAP #:
2024 Est TCV 98,524 TCV/TFA: 77.46

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	06/15/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Total Estimated Land Improvements True Cash Value =				2,217

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	47,500	49,300			49,300S
2023	1,800	35,700	37,500		37,500A	26,259C
2022	1,000	28,800	29,800		29,800A	25,009C
2021	1,000	27,300	28,300			24,211C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1960	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 832 S.F.
Crawl: 440 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,272
Total Base New : 212,878 E.C.F.
Total Depr Cost: 138,369 X 0.670
Estimated T.C.V: 92,707

(16) Porches/Decks

Area	Type
320	WCP (1 Story)
200	CCP (1 Story)
219	Treated Wood
220	Roof Cover Onl

(17) Garage

Year Built: 1981
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

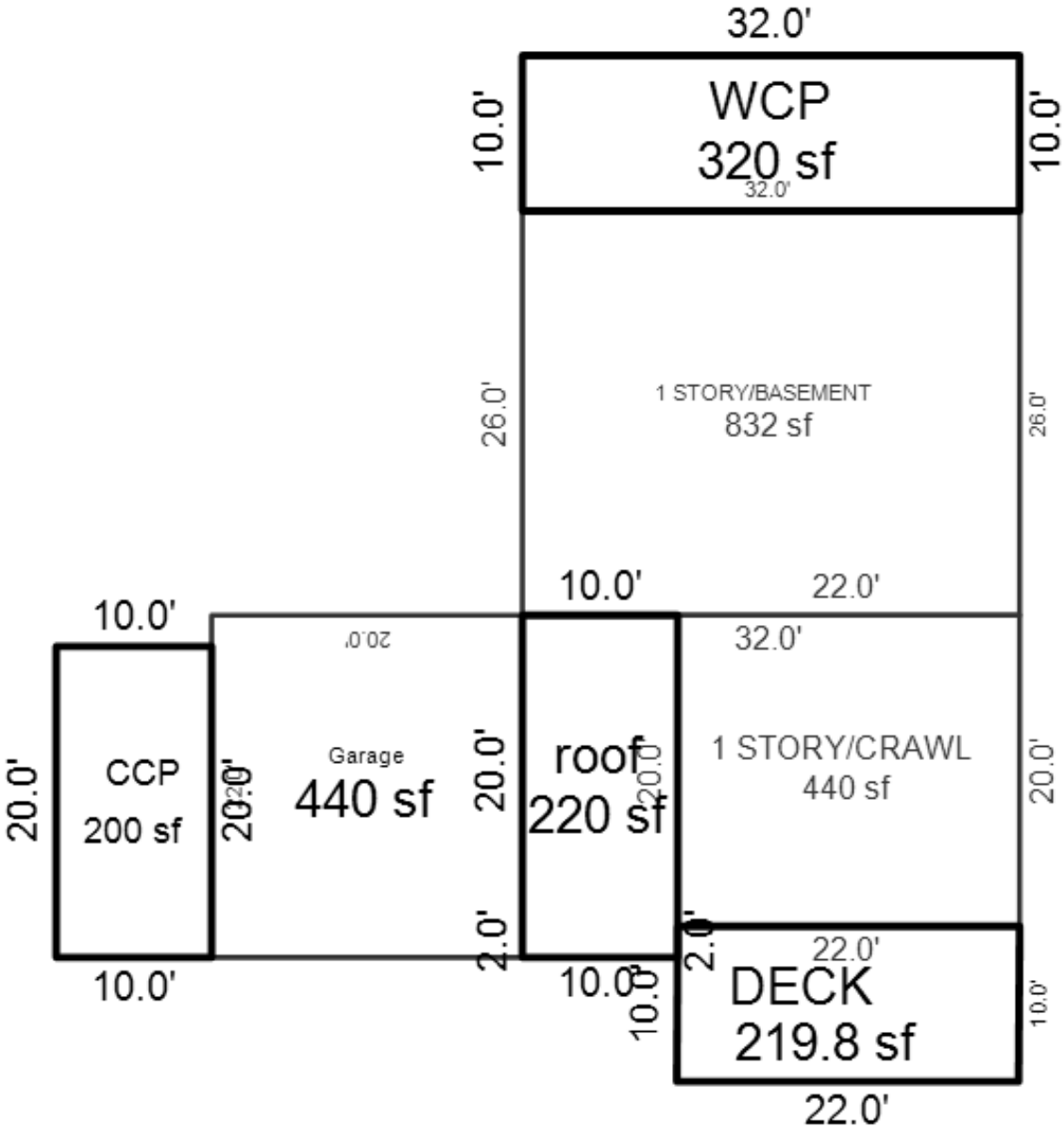
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	440		
			Total:	160,553	104,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
WCP (1 Story)	320	9,357	6,082
CCP (1 Story)	200	4,800	3,120
Deck			
Treated Wood	219	4,299	2,794
w/Roof (Roof portion)	220	3,302	2,146
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	16,408	10,665
Built-Ins			
Appliance Allow.	1	1,934	1,257
	Totals:	212,878	138,369

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 92,707

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



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

Parcel Number: 009-380-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	04/01/2000	WD	33-TO BE DETERMINED	335:1449	DEED	0.0

Property Address

576 S CRAPO ST

Owner's Name/Address

PITT JOSEPH & WILTFANG BETSY
576 S CRAPO STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 3, 4 & 5 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

231-876-2662

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

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/04/1998

MAP #:

2024 Est TCV 88,376 TCV/TFA: 67.21

Building Permit(s)	Date	Number	Status
SOLAR	05/12/2020	2020-0131	100%
Pole Barn	03/02/2004	20040020	Complete

X Improved Vacant

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

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

Who	When	What
JWV	09/24/2020	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 3, 4, &5

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.63	100	50	1,281
Metal Prefab	12.17	400	50	2,434
Total Estimated Land Improvements True Cash Value =				3,715

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	41,500	44,200			12,915C
2023	2,700	32,400	35,100			12,300C
2022	1,500	26,200	27,700			11,715C
2021	1,500	24,900	26,400			11,341C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1900	0

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 340 S.F.
Crawl: 0 S.F.
Slab: 805 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,315
Total Base New : 182,001 E.C.F.
Total Depr Cost: 118,300 X 0.670
Estimated T.C.V: 79,261

(16) Porches/Decks

Area	Type
250	WCP (1 Story)
15	CPP

(17) Garage

Year Built: 2004
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: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 896

Bsmnt Garage:

Carport Area:
Roof:

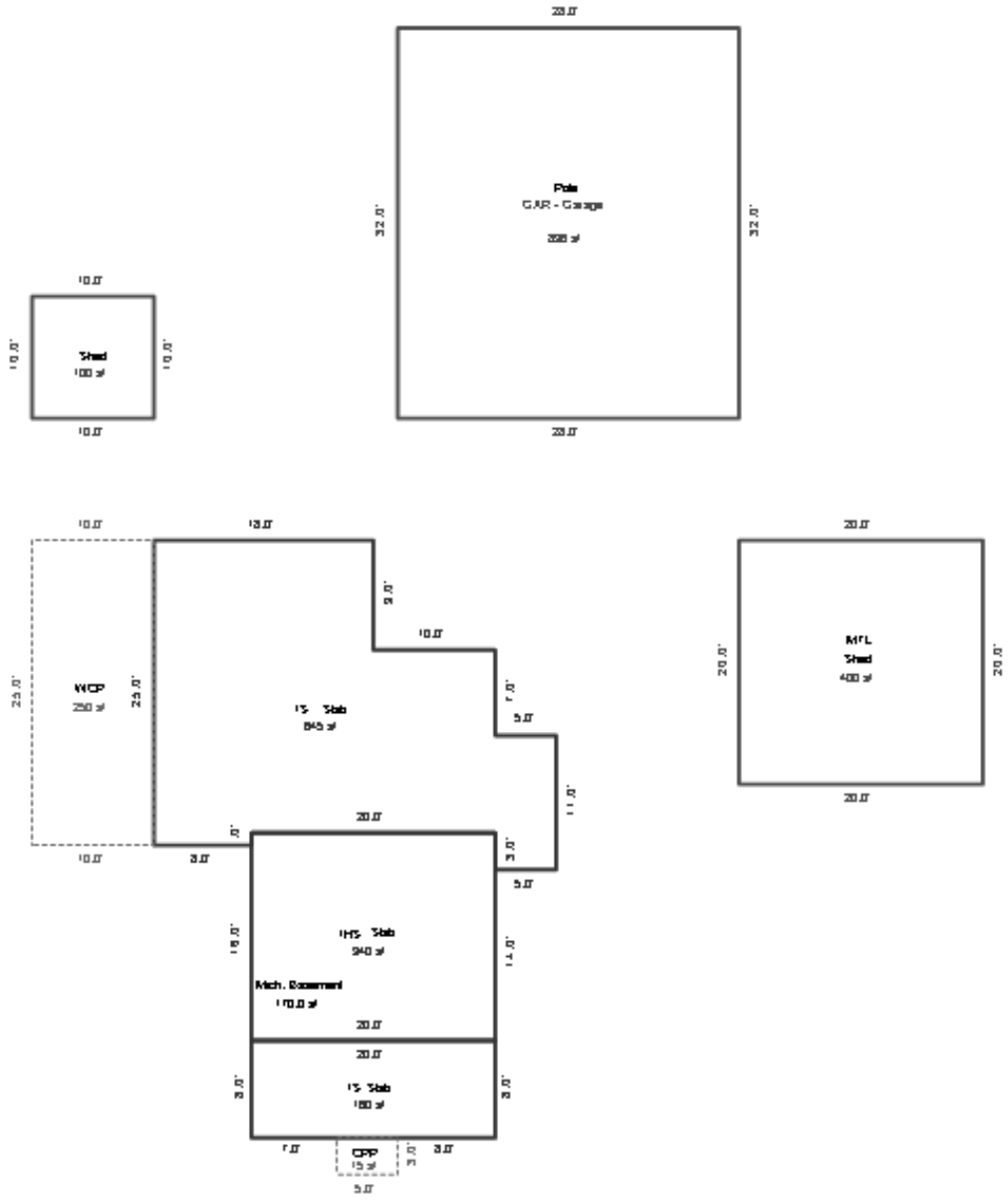
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1145 SF Floor Area = 1315 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	340		
1 Story	Siding	Slab	645		
1 Story	Siding	Slab	160		
		Total:		148,044	97,895

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,230	799
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
WCP (1 Story)	250	8,163	5,306
CPP	15	396	257
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	896	20,572	13,372
No Concrete Floor	896	-5,475	-3,559
Built-Ins			
Appliance Allow.	1	1,934	1,257
Local Cost Items			
GENERATOR	1	1	1 *
SOLAR POWER SYSTEM	1	1	1 *
	Totals:	182,001	118,300

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 79,261

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



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

Parcel Number: 009-380-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMORY MARY L & LUMBERT KE	EMORY BRIAN	0	12/01/2014	QC	09-FAMILY	2014-03966	DEED	0.0

Property Address

10131 W WALNUT ST

Owner's Name/Address

EMORY BRIAN
10131 W WALNUT ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 6 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 02/16/2016

MAP #:

2024 Est TCV 21,014 TCV/TFA: 30.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.81	192	50	1,902
Wood Frame	19.54	200	50	1,954
Total Estimated Land Improvements True Cash Value =				3,856

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	9,600	10,500			5,178C
2023	900	6,600	7,500			4,932C
2022	500	5,400	5,900			4,698C
2021	500	5,500	6,000			4,548C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1964	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 315 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 45
Floor Area:
Total Base New : 65,493 E.C.F.
Total Depr Cost: 22,922 X 0.670
Estimated T.C.V: 15,358

(16) Porches/Decks

Area	Type
225	WGEP (1 Story)
380	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

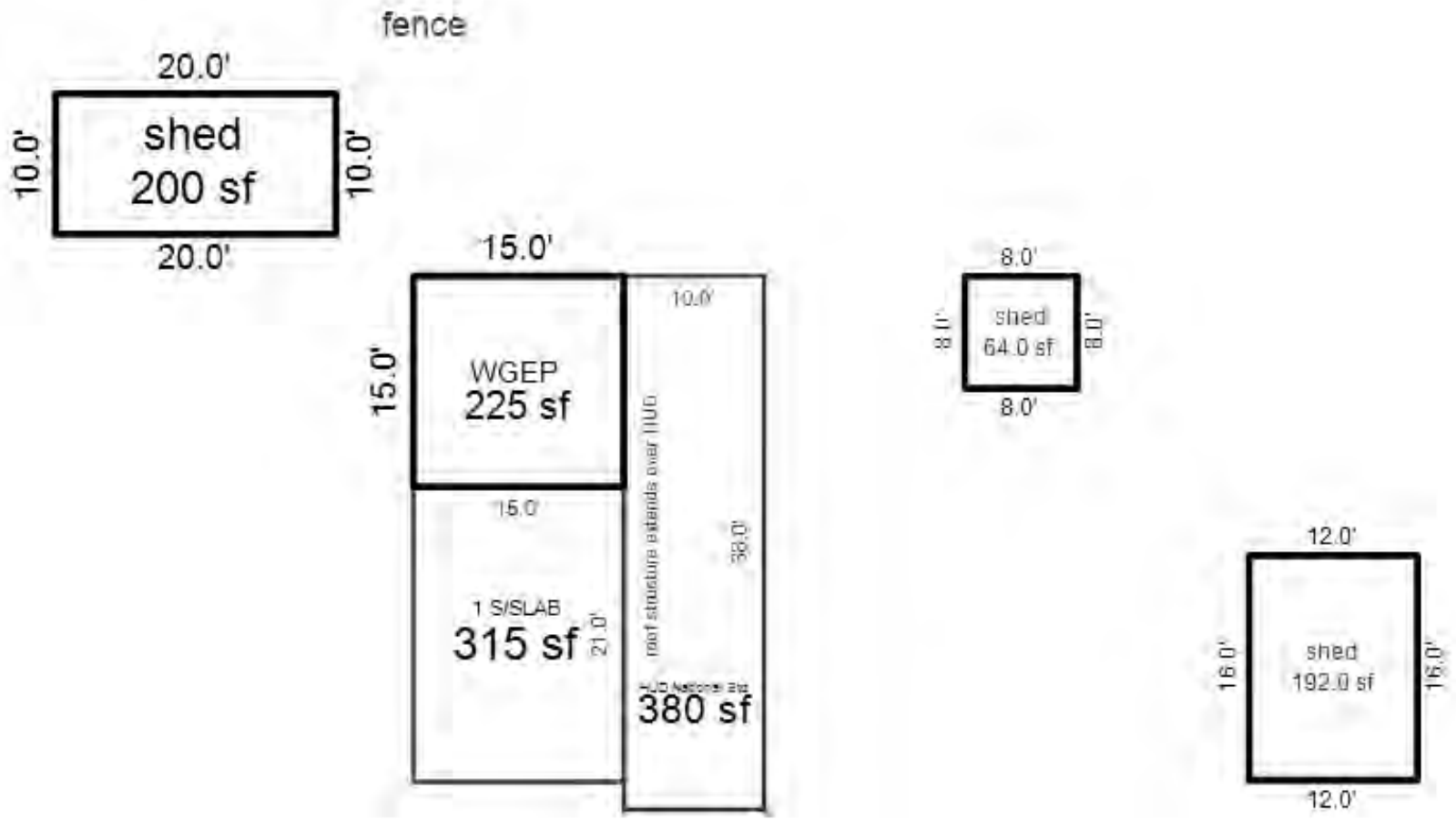
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1964
(11) Heating System: Wall Furnace
Ground Area = 695 SF Floor Area = 695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	380		
Addition	Siding	Crawl	315		
		Total:		44,344	15,521
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Porches					
WGEP (1 Story)			225	11,032	3,861
Foundation: Shallow			225	-1,402	-491
Deck					
w/Roof (Roof portion)			380	4,758	1,665
		Totals:		65,493	22,922

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 15,358

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



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

Parcel Number: 009-380-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		27,000	05/01/1996	WD	33-TO BE DETERMINED	303:580	DEED	0.0

Property Address

593 S BALDWIN ST

Owner's Name/Address

FOWLER ERIC A
593 BALDWIN
LAKE CITY MI 49651

Taxpayer's Name/Address

FOWLER ERIC A
593 BALDWIN
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 7,8,9 & 10 BLOCK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

BASEMENT FLOODS

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/07/1996

MAP #:

2024 Est TCV 119,988 TCV/TFA: 96.14

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/08/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
GROUP F 30/FF	132.00	158.00	0.7579	1.0000	30	100	2 LOTS	3,001
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	6,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	194	50	2,794
Wood Frame	20.60	344	50	3,543
Wood Frame	22.22	192	50	2,133
Total Estimated Land Improvements True Cash Value =				8,470

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,300	56,700	60,000			29,090C
2023	3,300	37,900	41,200			27,705C
2022	2,000	30,600	32,600			26,386C
2021	2,000	29,100	31,100			25,544C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 864 S.F.
Crawl: 0 S.F.
Slab: 384 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1,248
Total Base New : 223,704 E.C.F.
Total Depr Cost: 156,593 X 0.670
Estimated T.C.V: 104,917

(16) Porches/Decks

Area	Type
1234	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

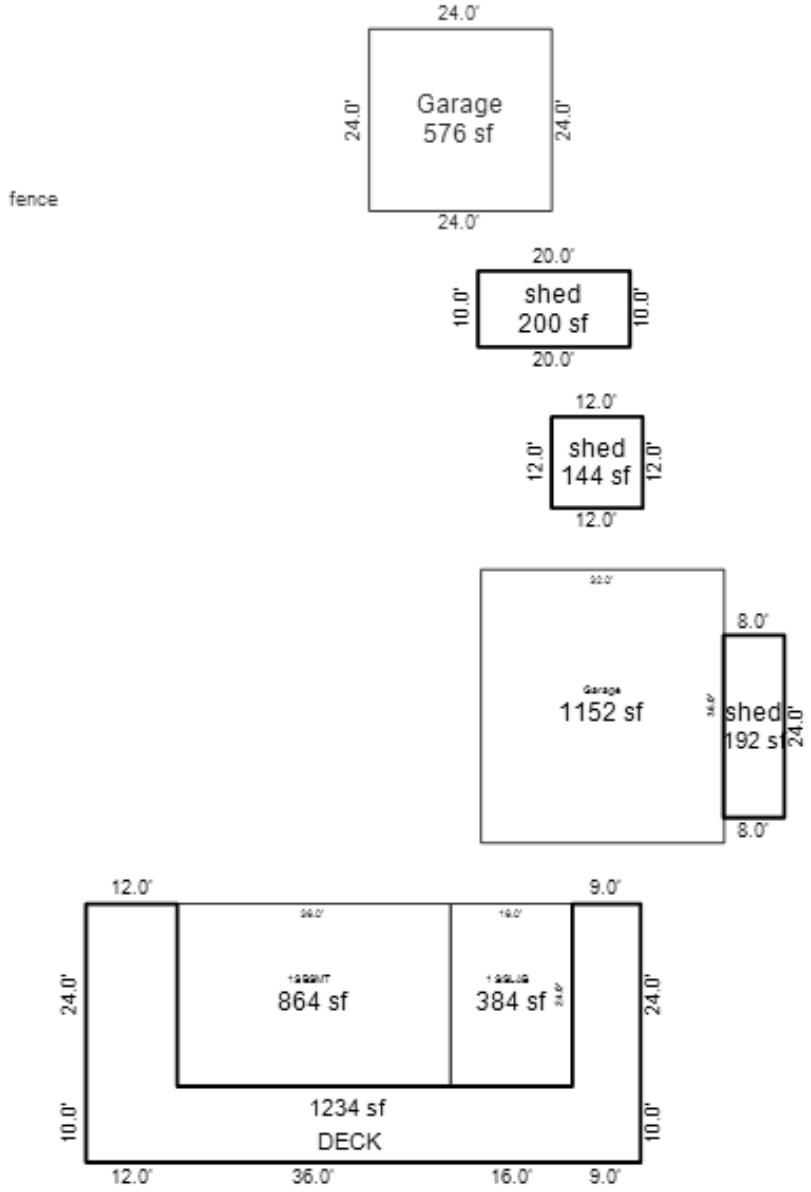
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 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	864		
1 Story	Siding	Slab	384		
			Total:	157,125	109,987
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	861
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 50 Feet			1	2,585	1,809
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	17,053
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,854
No Concrete Floor			576	-3,519	-2,463
Built-Ins					
Appliance Allow.			1	1,934	1,354
Deck					
Treated Wood			1234	15,647	10,953
			Totals:	223,704	156,593

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 104,917

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



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

Parcel Number: 009-381-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL THERESA L & ELLIS SU	LOCKARD JAMES & KENDRA	5	05/23/2023	QC	09-FAMILY	2023-01489	DEED	100.0
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

LOCKARD JAMES & KENDRA
600 S LACHANCE RD
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 1 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 2,754

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.81	60	50	954
Total Estimated Land Improvements True Cash Value =				954

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	500	1,400			1,400S
2023	900	0	900		900A	525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-381-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL THERESA L & ELLIS SU	LOCKARD JAMES & KENDRA	5	05/23/2023	QC	09-FAMILY	2023-01489	DEED	100.0
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address
600 S LACHANCE RD

Owner's Name/Address
LOCKARD JAMES & KENDRA
600 S LACHANCE RD
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOT 2 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 14,998 TCV/TFA: 22.32

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	09/18/2018	INSPECTED
TPC	08/05/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	96	50	1,123
Total Estimated Land Improvements True Cash Value =				1,123

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	6,600	7,500			7,500S
2023	900	5,400	6,300			4,244C
2022	500	4,300	4,800			4,042C
2021	500	4,500	5,000			3,913C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 45
Floor Area:
Total Base New : 51,492 E.C.F.
Total Depr Cost: 18,022 X 0.670
Estimated T.C.V: 12,075

(16) Porches/Decks

Area	Type
48	WGEP (1 Story)
160	Treated Wood
192	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

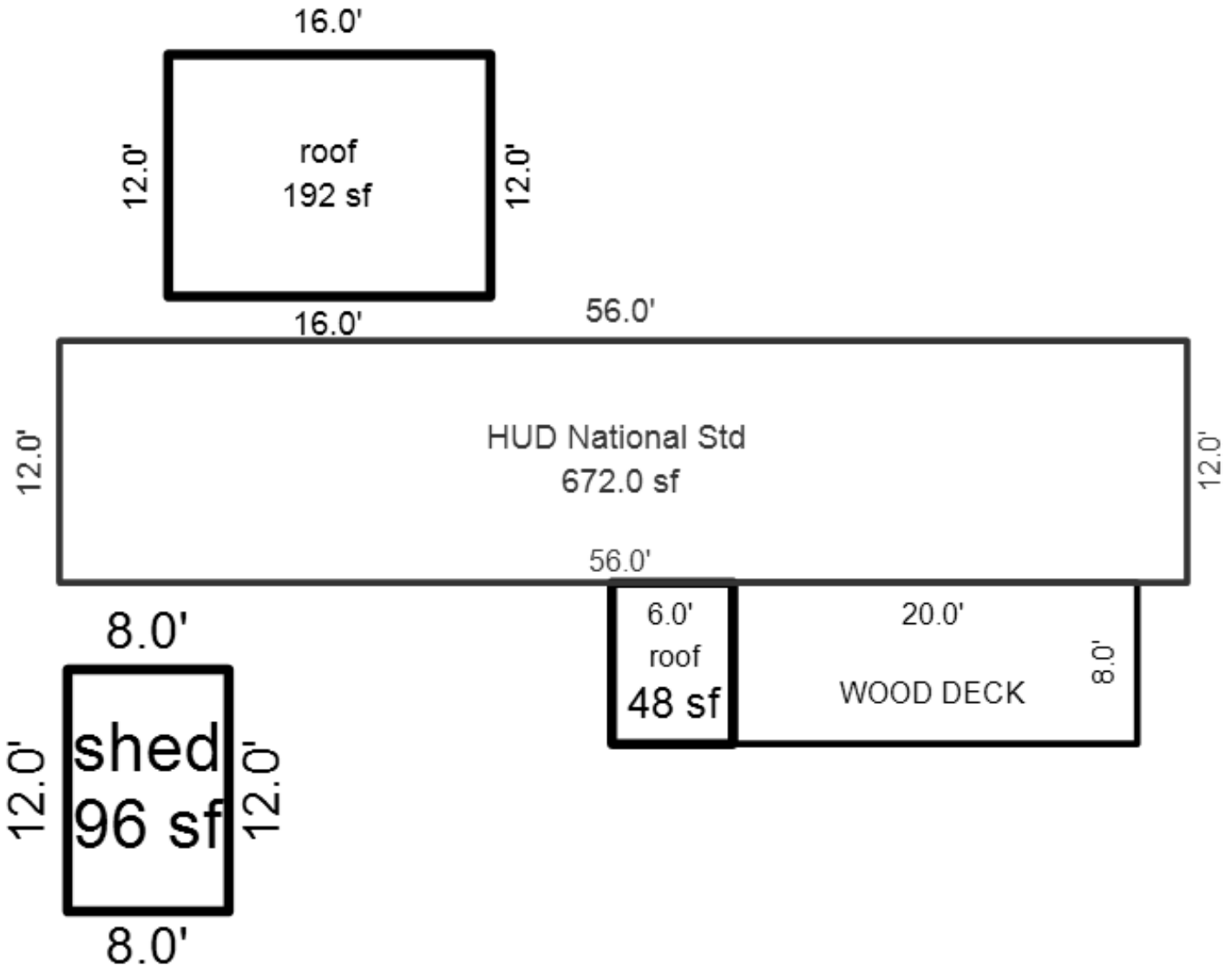
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970
(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	35,148	12,302
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Porches					
WGEP (1 Story)			48	4,080	1,428
Foundation: Shallow			48	-605	-212
Deck					
Treated Wood			160	3,422	1,198
w/Roof (Roof portion)			192	2,686	940
			Totals:	51,492	18,022

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 12,075

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



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

Parcel Number: 009-381-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 3 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-381-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 4 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-381-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Tax Description

SEC 4 T22N R8W LOT 5 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-381-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HILL THERESA L & ELLIS SUNSHINE J/T
10022 W WALNUT STREET
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOT 6 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

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

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/12/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-381-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMES LORA & KEN	PLUGER TYLER	75,000	05/15/2023	WD	03-ARM'S LENGTH	2023-01303	PROPERTY TRANSFER	100.0
FELDE KAY LYNN	GRAMES LORA & KEN	15,000	08/14/2020	QC	03-ARM'S LENGTH	2020-02641	DEED	100.0
KINCH TIMOTHY & FELDE KAY	FELDE KAY LYNN	3,500	08/23/2018	QC	09-FAMILY	2018-02894	DEED	0.0
KINCH TIMOTHY & FELDE KAY	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0

Property Address

581 S CRAPO ST

Owner's Name/Address

PLUGER TYLER
581 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. SEC 4 T22N R8W LOTS 7 & 8 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/16/2023

MAP #:

2024 Est TCV 28,068 TCV/TFA: 25.70

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 7 & 8

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	12,200	14,000			14,000S
2023	1,800	9,300	11,100			8,925C
2022	1,000	7,500	8,500			8,500S
2021	1,000	7,600	8,600			8,600S

Who	When	What
TPC	09/22/2022	INSPECTED
TPC	03/31/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1984	0

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		Large 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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 35
Floor Area:
Total Base New : 104,348 E.C.F.
Total Depr Cost: 36,520 X 0.670
Estimated T.C.V: 24,468

(16) Porches/Decks

Area	Type
210	WGEP (1 Story)

(17) Garage

Year Built: 1984
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

Bsmnt Garage:

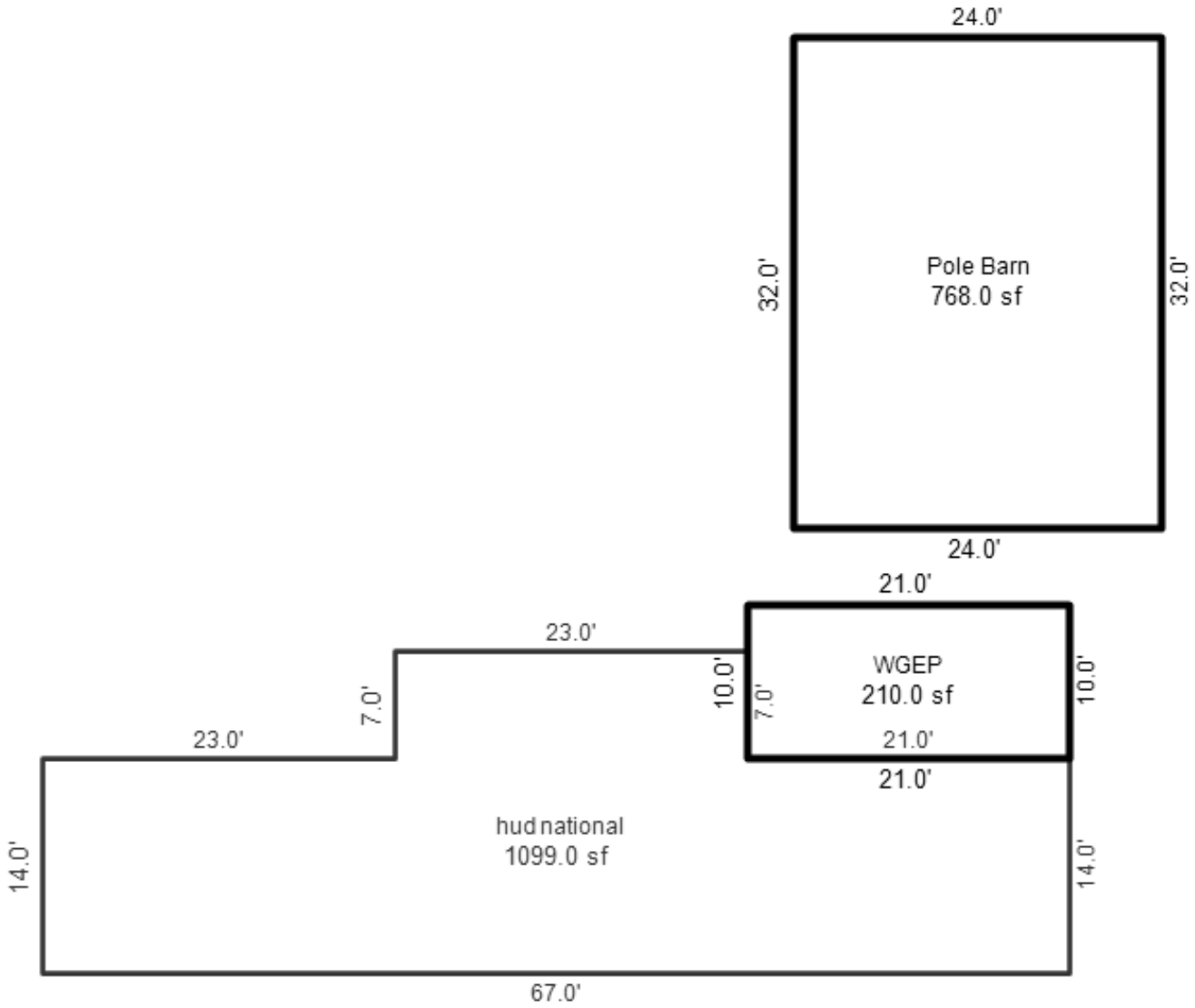
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1984
(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1092		
			Total:	61,057	21,369
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			184	2,090	731
Plumbing					
3 Fixture Bath			1	3,054	1,069
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 50 Feet			1	2,686	940
Porches					
WGEP (1 Story)			210	11,460	4,011
Foundation: Shallow			210	-1,376	-482
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	20,513	7,180
			Totals:	104,348	36,520

Notes: 1984 VENTURE MH
ECF (424 JENNINGS) 0.670 => TCV: 24,468

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



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

Parcel Number: 009-381-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON & BRYANT & OLSON &	KELLY ROBIN MARIE	61,500	08/24/2018	WD	16-LC PAYOFF	2018-03600	PROPERTY TRANSFER	0.0
OLSON MAURICE	KELLEY ROBIN	61,500	09/25/2015	LC	03-ARM'S LENGTH	2015-03243	PROPERTY TRANSFER	100.0
SHEMER WILLIAM & SHARON	OLSON MAURICE	1	06/15/2015	QC	21-NOT USED/OTHER	2015-02083	DEED	100.0
OLSON MAURICE W ETAL	SHEMER WILLIAM & SHARON	80,000	07/31/2008	LC	16-LC PAYOFF	2008/2645	DEED	100.0

Property Address
10056 W CEDAR ST

Owner's Name/Address
KELLY ROBIN MARIE
10056 W CEDAR ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 9 & 10 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
1S/SL FOR 04..REMOVE OLD MH
HS OK BEG 04 W/CALEDONIA ADDRESS..SEE AFF.
HOUSE DESTROYED BY EXPLOSION FOR 2005..GRG STILL INTACT BUT CHGN'D TO 25% GOOD.

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/13/2015
MAP #:
2024 Est TCV 83,898 TCV/TFA: 76.06

Building Permit(s)	Date	Number	Status
Addition	07/19/2005	20050231	Complete

X Improved Vacant

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

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

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

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 9 & 10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	190	0	0
D/W/P: 3.5 Concrete	6.16	612	0	0
Wood Frame	22.22	192	50	2,133

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,083

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	40,100	41,900			24,819C
2023	1,800	30,900	32,700			23,638C
2022	1,000	25,000	26,000			22,513C
2021	1,000	23,800	24,800			21,794C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1966	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1103 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,103
Total Base New : 153,666 E.C.F.
Total Depr Cost: 115,247 X 0.670
Estimated T.C.V: 77,215

(16) Porches/Decks

Area	Type
90	CGEP (1 Story)

(17) Garage

Year Built: 1966
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: 375
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

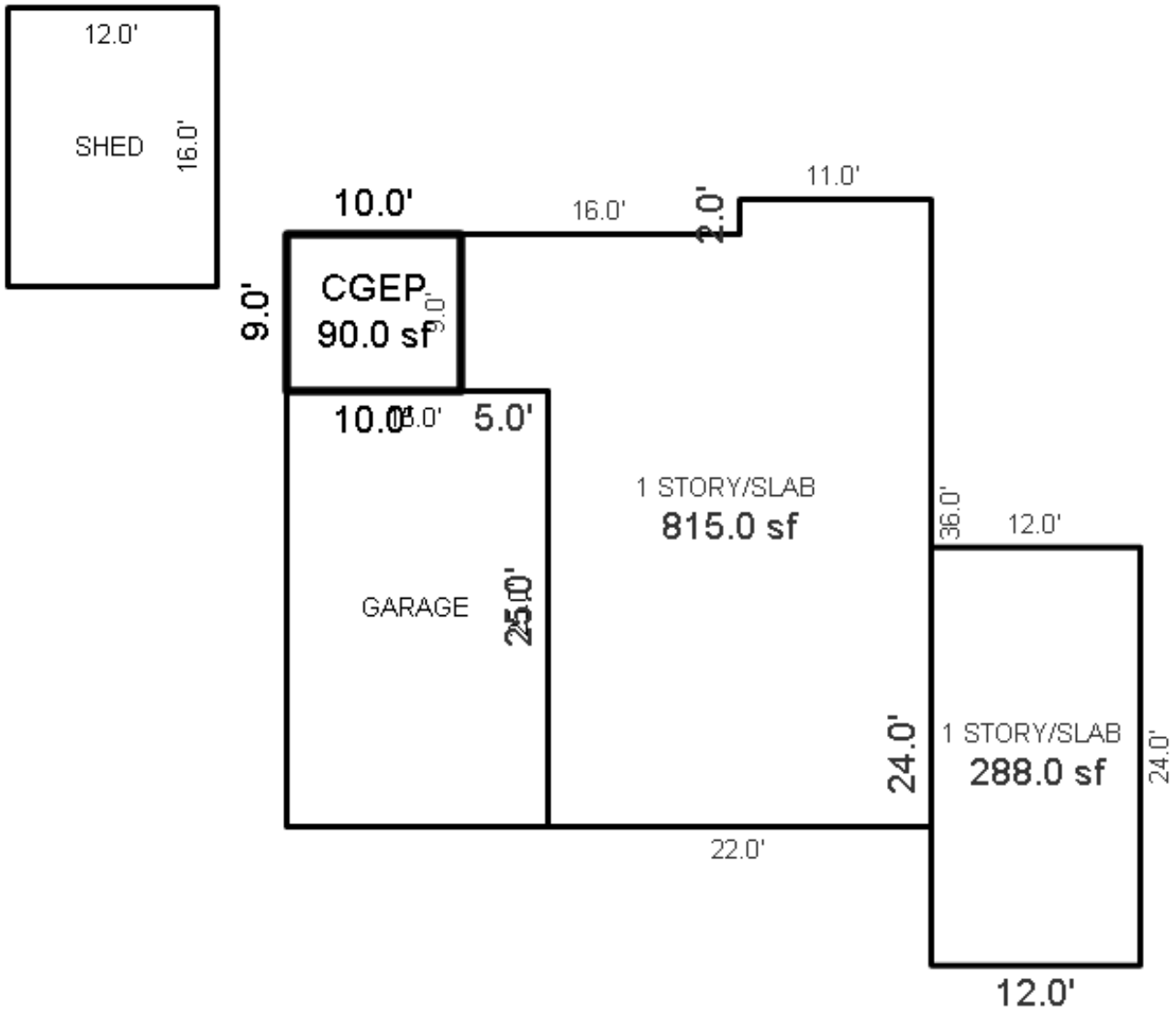
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1103 SF Floor Area = 1103 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	815		
1 Story	Siding	Slab	288		
		Total:		124,336	93,251
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	922
Water/Sewer					
1000 Gal Septic			1	4,550	3,412
Water Well, 50 Feet			1	2,585	1,939
Porches					
CGEP (1 Story)			90	6,308	4,731
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			375	14,768	11,076
Common Wall: 1 Wall			1	-2,045	-1,534
Built-Ins					
Appliance Allow.			1	1,934	1,450
		Totals:		153,666	115,247

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 77,215

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



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

Parcel Number: 009-382-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPOTTS NOLAN & JACQUELINE	EMENHISER CASEY RENEE	0	09/11/2006	WD	21-NOT USED/OTHER	06-0/3351	DEED	100.0
		1,400	08/01/2002	WD	33-TO BE DETERMINED	02-0:3608	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

EMENHISER CASEY RENEE
10695 COLUMBIA HWY
EATON RAPIDS MI 48827

Tax Description

. SEC 4 T22N R8W LOT 1 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

8X25 TT

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 2,225

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	500	85	425
Total Estimated Land Improvements True Cash Value =				425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	200	1,100			771C
2023	900	200	1,100			735C
2022	500	200	700			700S
2021	500	200	700			700S

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

Parcel Number: 009-382-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGORY MICHAEL R SR	GREGORY MICHAEL JR & SHAN	0	05/26/2022	QC	09-FAMILY	2022-01712	PROPERTY TRANSFER	0.0

Property Address
662 S LACHANCE RD

Owner's Name/Address
GREGORY MICHAEL JR & SHANNON
662 S LACHANCE RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/23/2022
MAP #:
2024 Est TCV 16,593 TCV/TFA: 17.43

Building Permit(s)	Date	Number	Status

Tax Description
. SEC 4 T22N R8W LOT 2 & 3 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS. COMBINED FROM 009-382-003-00 ON 6-24-09

Comments/Influences
Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-382-002-00, 009-382-003-00;
Child Parcel(s): 009-382-002-00;

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X	Improved		Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/10/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	6,500	8,300			4,817C
2023	1,800	5,000	6,800			4,588C
2022	1,000	4,100	5,100			4,370C
2021	1,000	4,200	5,200			4,231C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1978	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 35
Floor Area:
Total Base New : 55,410 E.C.F.
Total Depr Cost: 19,392 X 0.670
Estimated T.C.V: 12,993

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978
(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

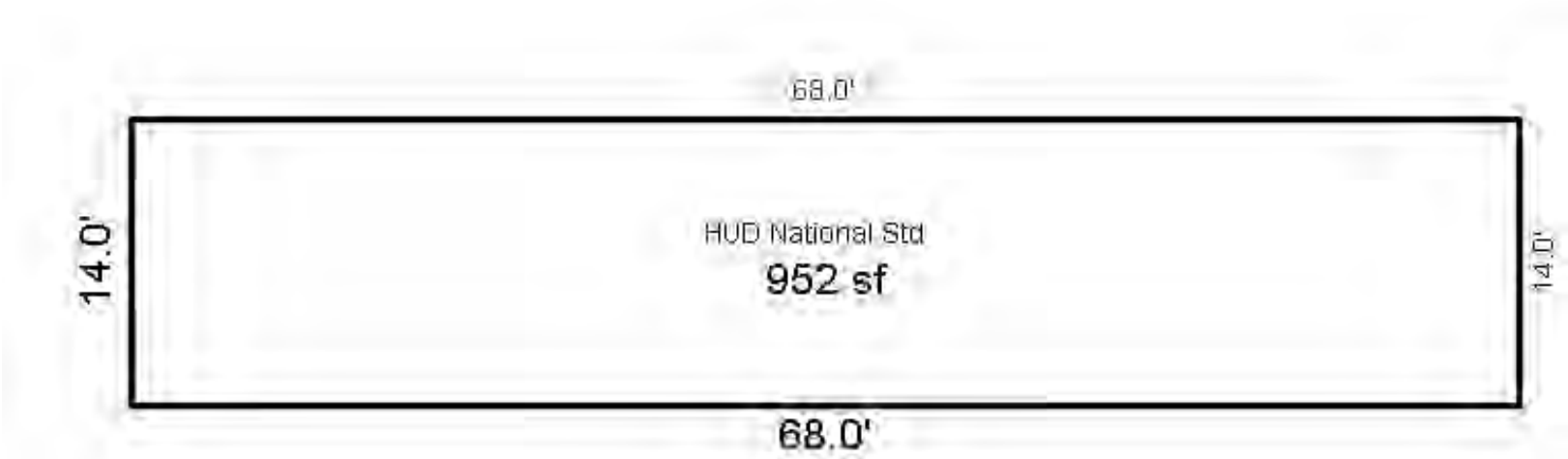
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	48,275	16,895

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905
Totals:		55,410	19,392

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 12,993

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



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

Parcel Number: 009-382-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOUT & COMPANY LLC	AMERICAN TOWERS LLC	930,000	12/22/2021	WD	03-ARM'S LENGTH	2022-00410	PROPERTY TRANSFER	100.0
STOUT & COMPANY LLC	SUMIT DIGITAL INC	0	10/12/2019	OTH	33-TO BE DETERMINED	2019-03323	DEED	0.0
HILL PAMELA J TRUST	STOUT & COMPANY LLC	0	05/07/2018	WD	03-ARM'S LENGTH	2018-01583	PROPERTY TRANSFER	100.0
HILL PAMELA J LIVING TRUS	STOUT & COMPANY LLC	8,000	04/06/2018	WD	03-ARM'S LENGTH	2018-01350	PROPERTY TRANSFER	100.0

Property Address

10023 W CEDAR ST

Owner's Name/Address

AMERICAN TOWERS LLC
PROPERTY TAX
PO BOX 723597
ATLANTA GA 31139

Tax Description

SEC 4 T22N R8W (*2004)
LOTS 4 & 5 BLK V MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Comments/Influences

12X60 MH FIRE LOSS FOR 97
04 SPLIT LOT 7 TO 382-007-00 FOR 05

Class: COMMERCIAL-IMPROV Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 385,454 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Commercial	01/17/2019	2019-0012	100%
Commercial	02/16/2017	2017-0032	100%

X Improved | Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	09/19/2019	INSPECTED
JWV	12/24/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 4 & 5

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.29	100	50	414
Total Estimated Land Improvements True Cash Value =				414

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	190,900	192,700			113,998C
2023	1,800	129,800	131,600			108,570C
2022	1,000	102,400	103,400			103,400S
2021	1,000	84,800	85,800			82,539C

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

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

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

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

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

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

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 195'	265571.43	1	1.00	100	265,571
/CI16/YARI/CHALF/06'/29	22.41	302	1.00	100	6,768
/CI16/YARI/CHALF/06'/GATW15	1205.29	1	1.00	100	1,205
/CI16/YARI/CHALF/06'/GATW3	442.61	1	1.00	100	443
/CI16/YARI/CHALF/06'/3	3.82	320	1.00	100	1,222

ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 381,440

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

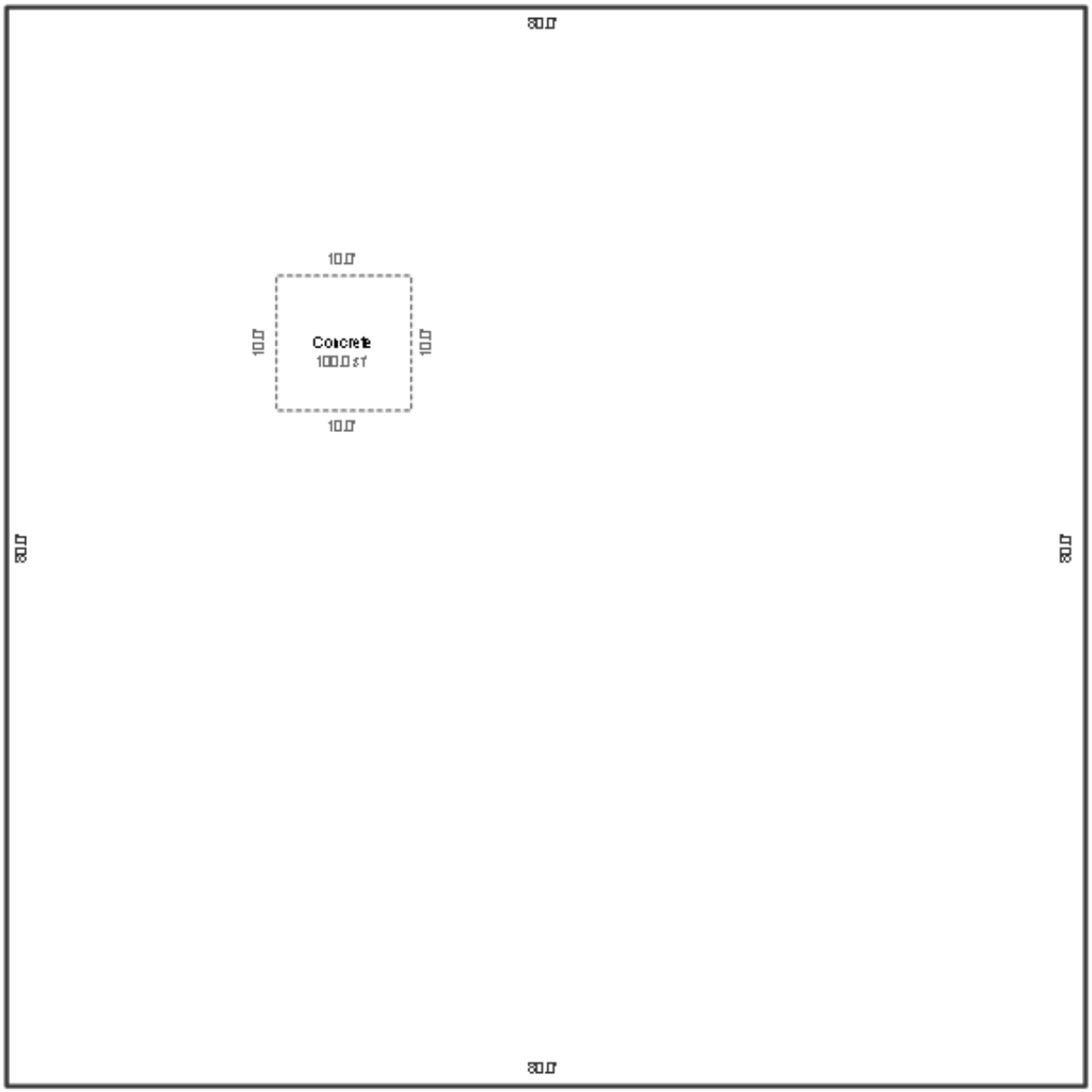
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Wire Mesh Fencing
302.0' Long
15.0' Gate
3.0' Gate
6.0' High
3-Strand Barb Wire - 320.0' Long

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

Parcel Number: 009-382-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	FOWLER ERIC ALAN	3,000	03/23/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00966	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
EISING SHIRLEY A LE	HILL ROBERT & PAM	1,500	03/03/2005	QC	19-MULTI PARCEL ARM'S LE	05-0/779	DEED	100.0

Property Address

S CRAPO ST

Owner's Name/Address

FOWLER ERIC ALAN
593 BALDWIN ST
LAKE CITY MI 49651

Tax Description

SEC 4 T22N R8W LOT 6 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Public Improvements

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

Topography of Site

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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

Parcel Number: 009-382-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	FOWLER ERIC ALAN	3,000	03/23/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00966	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
EISING, SHIRLEY A LE	HILL ROBERT & PAM	1,500	03/03/2005	QC	20-MULTI PARCEL SALE REF	05-0/779	DEED	100.0

Property Address
S CRAPO ST

Owner's Name/Address
FOWLER ERIC ALAN
593 BALDWIN ST
LAKE CITY MI 49651

Tax Description
SEC 4 T22N R8W (3*2004)
LOT 7 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
04 SPLIT FROM 382-004-00 FOR 05

Class: RESIDENTIAL-VACAN | Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

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

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-382-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 3,600					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. SEC 4 T22N R8W LOTS 8 & 10 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

NOT CONTIGIOUS LOTS

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/05/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT #8&10 Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-382-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL SHARRON K	BALDWIN TIMOTHY EARL	18,000	09/27/2007	QC	03-ARM'S LENGTH	2007/3472	DEED	100.0
HILL LEWIS H (HUSBAND OF	HILL SHARRON K (MW)	0	08/03/2007	QC	21-NOT USED/OTHER	2007/2829	DEED	0.0
HILL SANDRA D & HESS EDWA	HILL LEWIS H & SHARRON K	1	02/22/2004	QC	21-NOT USED/OTHER	04-0/0655	DEED	100.0

Property Address

649 S CRAPO ST

Owner's Name/Address

BALDWIN TIMOTHY EARL
8085 CONSTITUTION BLVD
CADILLAC MI 49601

Tax Description

. SEC 4 T22N R8W LOT 9 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 16,693 TCV/TFA: 17.53

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/25/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	7,400	8,300			4,575C
2023	900	5,700	6,600			4,358C
2022	500	4,600	5,100			4,151C
2021	500	4,800	5,300			4,019C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 63,516 E.C.F.
Total Depr Cost: 22,229 X 0.670
Estimated T.C.V: 14,893

(16) Porches/Decks

Area	Type
160	Treated Wood

(17) Garage

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:

Bsmnt Garage:

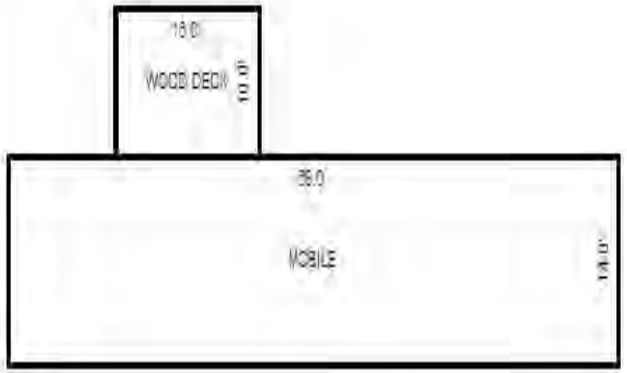
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1981
(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	48,275	16,895
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			164	1,815	635
Plumbing					
Average Fixture(s)			1	859	301
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Deck					
Treated Wood			160	3,498	1,224
Built-Ins					
Appliance Allow.			1	1,934	677
			Totals:	63,516	22,229

Notes: 1981 MARLETE MH
ECF (424 JENNINGS) 0.670 => TCV: 14,893

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV TM

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-383-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 5,400					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

LOTS 1, 2, &3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-383-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISING S & ANDERSON K & E	JENNINGS COMMUNITY CHURCH	86,000	09/25/2015	PTA	03-ARM'S LENGTH	2015-03240	PROPERTY TRANSFER	100.0
EISING SHIRLEY A	EISING SHIRLEY ANN & ANDE	0	08/13/2015	QC	09-FAMILY	2015-02728	PROPERTY TRANSFER	0.0
CINCO (HW) & ANDERSON (H/	EISING SHIRLEY (SW)	0	01/24/2008	QC	21-NOT USED/OTHER	2008/361	DEED	100.0
EISING SHIRLEY A	CINCO TRACY & ANDERSON KI	0	07/30/2007	QC	21-NOT USED/OTHER	2007/2893	DEED	100.0

Property Address

S CRAPO ST

Owner's Name/Address

JENNINGS COMMUNITY CHURCH
696 S LACHANCE RD
Lake City MI 49651

Tax Description

. SEC 4 T22N R8W LOT 4 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

USED AS PARSONAGE SEE SALE ATTACHMENT
10/22/2015 RECEIVED USED AS PARSONAGE LETTER FROM KARL REWA PASTOR 231-775-598-5989. -TIM

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/20/2015	INSPECTED
TPC	09/25/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	528	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1977	1986

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 0
Total Base New : 24,361 E.C.F.
Total Depr Cost: 17,053 X 0.670
Estimated T.C.V: 11,426

(16) Porches/Decks

Area	Type

(17) Garage

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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

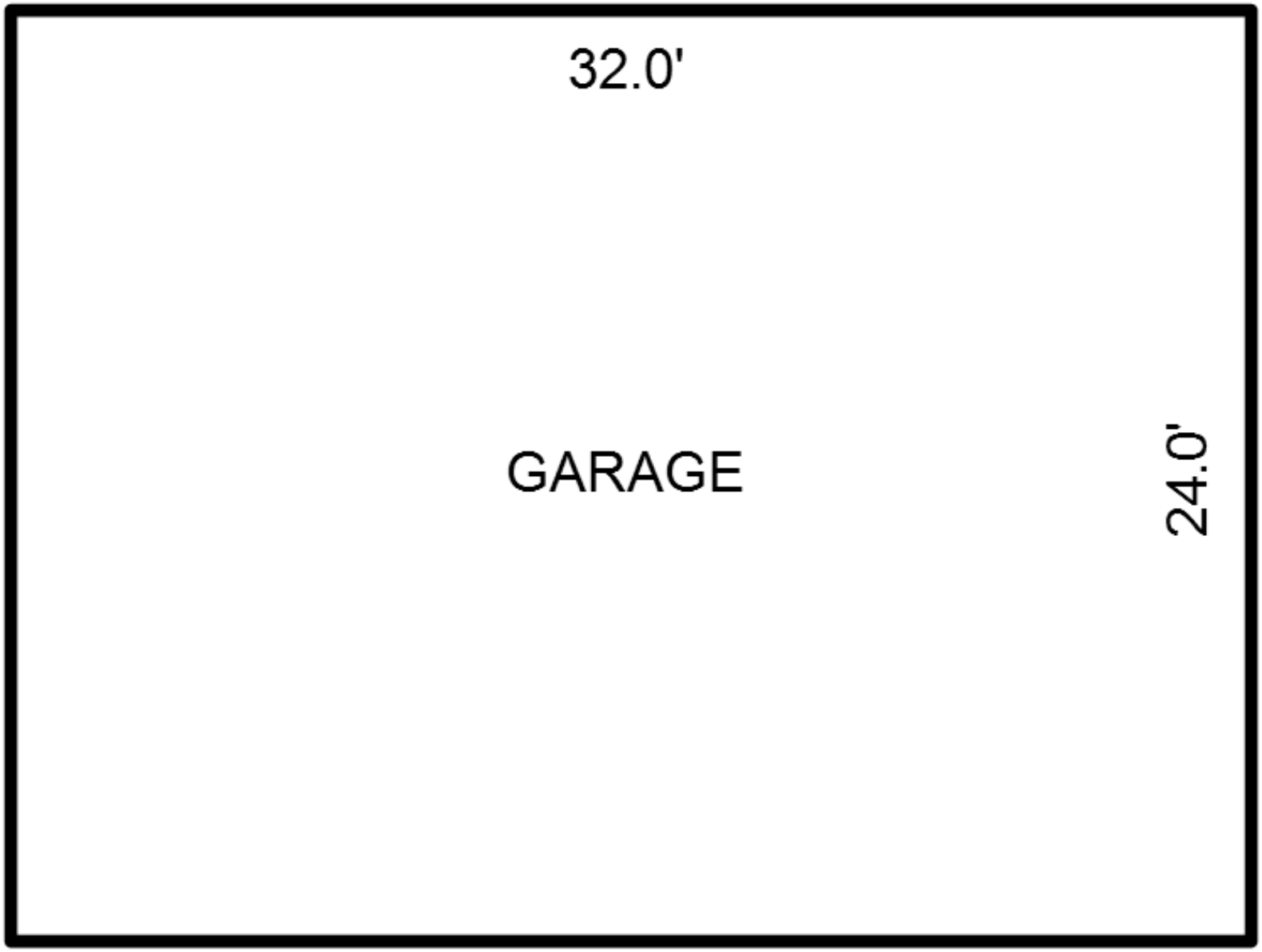
Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	17,053
			Totals:	24,361	17,053

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 11,426

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-383-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISING S& ANDERSON K & EI	JENNINGS COMMUNITY CHURCH	86,000	09/25/2015	WD	03-ARM'S LENGTH	2015-03240	PROPERTY TRANSFER	100.0
EISING SHIRLEY A	EISING SHIRLEY ANN & ANDE	0	08/13/2015	QC	09-FAMILY	2015-02728	PROPERTY TRANSFER	0.0
CINCO (HW) & ANDERSON (H/	EISING SHIRLEY (SW)	0	01/24/2008	QC	21-NOT USED/OTHER	2008/361	DEED	100.0
EISING SHIRLEY A	CINCO TRACY & ANDERSON KI	0	07/30/2007	QC	21-NOT USED/OTHER	2007/2893	DEED	100.0

Property Address
638 S CRAPO ST

Owner's Name/Address
JENNINGS COMMUNITY CHURCH
696 S LACHANCE RD
Lake City MI 49651

Tax Description
. SEC 4 T22N R8W LOT 5 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences
USED AS PARSONAGE STATEMENT SALE ATTACHM 10/22/2015 RECEIVED USED AS PARSONAGE LETTER FROM KARL REWA PASTOR 231-775-598-5989. -TIM

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
REPAIR	08/07/2012	2012-0368	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/20/2015	INSPECTED
TPC	09/25/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	71	472
Total Estimated Land Improvements True Cash Value =				472

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1969 ADD	1986

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1152 S.F.
Crawl: 416 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)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 2,144
Total Base New : 249,075 E.C.F.
Total Depr Cost: 161,897 X 0.670
Estimated T.C.V: 108,471

(16) Porches/Decks

Area	Type
49	CGEP (1 Story)
16	CPP
96	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 2144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Crawl Space	416		
			Total:	230,470	149,805

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	2,160	1,404
Plumbing			
Average Fixture(s)	1	1,230	799
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
CGEP (1 Story)	49	4,115	2,675
CPP	16	422	274
Built-Ins			
Appliance Allow.	1	1,934	1,257
Deck			
w/Roof (Roof portion)	96	1,609	1,046
Totals:		249,075	161,897

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 108,471

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-383-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 7,175					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
JENNINGS 50	0.00	158.00	0.7248	1.0000	50	100		0
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	7,175

Tax Description

. SEC 4 T22N R8W LOTS 6, 7, 8, 9 & 10 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-384-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 14,293					

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.6310	1.0000	30	100		6,246
GROUP F 30/FF	330.00	158.00	0.6310	1.0000	30	100		6,246
<Site Value A> GROUP A 1.8K					1800	100		1,800
660 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	14,293

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. SEC 4 T22N R8W ENTIRE BLK X MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED
TPC	08/20/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	7,100	0	7,100			5,181C
2023	7,100	0	7,100			4,935C
2022	4,700	0	4,700			4,700S
2021	4,700	0	4,700			4,700S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-385-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 7,175					

Tax Description

. SEC 4 T22N R8W ENTIRE BLK Y MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	7,175

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-386-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 3,600					

Tax Description

. SEC 4 T22N R8W LOTS 6 & 7 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 10/30/2019 TO 009-386-008-00 FORMERLY . SEC 4 T22N R8W LOTS 6, 7 & 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
Parent Parcel(s): 009-386-006-00;
Child Parcel(s): 009-386-008-00;

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	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
X	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	2LOTS %Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-386-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	CARPENTER DOUGLAS & CHRIS	4,300	10/30/2019	WD	32-SPLIT VACANT	2019-03410	PROPERTY TRANSFER	100.0

Property Address

S CRAPO ST

Owner's Name/Address

CARPENTER DOUGLAS & CHRISTA
355 S CRAPO ST
LAKE CITY MI 49651

Tax Description

.SEC 4 T22N R8W LOT 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.
SPLIT ON 11/08/2019 FROM 009-386-006-00;

Comments/Influences

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
Parent Parcel(s): 009-386-006-00;
Child Parcel(s): 009-386-008-00;

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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-386-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARPENTER DOUGLAS II	CARPENTER DOUGLAS II & CH	1	07/11/2019	QC	09-FAMILY	2019-02117	DEED	0.0
GREEN TREE SERVICING LLC	CARPENTER DOUGLAS II & DO	30,000	10/18/2007	WD	21-NOT USED/OTHER	2007/3727	DEED	100.0
PETERSON CLIFFORD & SALLY	GREEN TREE SERVICING LLC	0	01/10/2007	QC	21-NOT USED/OTHER	2007/146	DEED	0.0
		3,595	04/01/1999	WD	33-TO BE DETERMINED	327:100	DEED	0.0

Property Address
355 S CRAPO ST

Owner's Name/Address
CARPENTER DOUGLAS II & CHRISTA
355 S CRAPO ST
LAKE CITY MI 49651

Tax Description
. SEC 4 T22N R8W LOTS 9 & 10 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/23/2007
MAP #:
2024 Est TCV 54,849 TCV/TFA: 57.61

Building Permit(s)	Date	Number	Status
VIOLATION LETTER	12/13/2019	2019-9997	100%

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	10/12/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

2 LOTS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.57	448	100	10,111
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				12,510

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	25,600	27,400			19,955C
2023	1,800	20,600	22,400			19,005C
2022	1,000	17,100	18,100			18,100S
2021	1,000	17,000	18,000			17,883C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1998	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 10
Floor Area:
Total Base New : 76,078 E.C.F.
Total Depr Cost: 57,819 X 0.670
Estimated T.C.V: 38,739

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

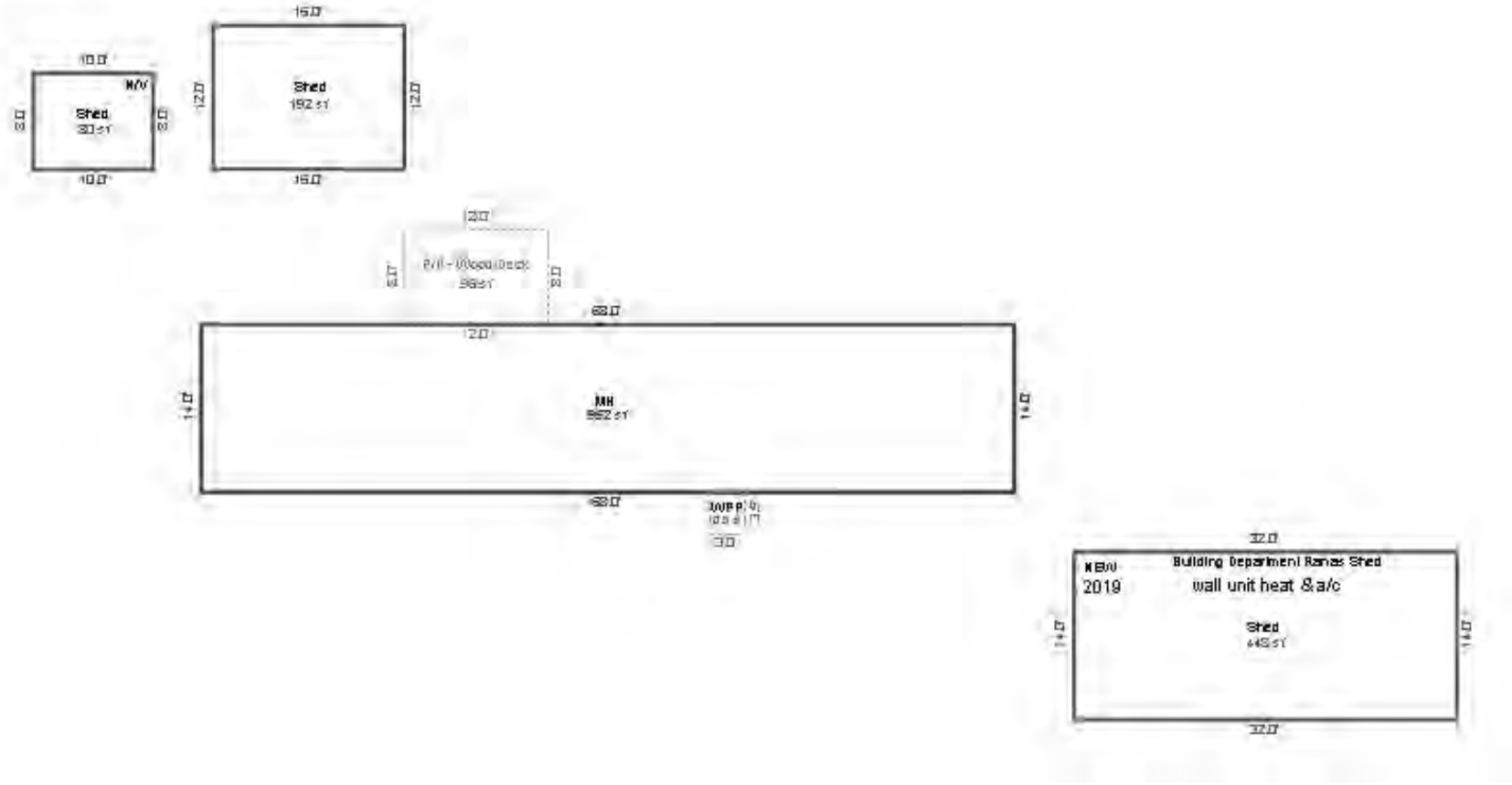
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998
(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
			Total:	56,759	43,136
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			164	1,863	1,416
Plumbing					
Average Fixture(s)			1	964	733
3 Fixture Bath			1	3,054	2,321
Water/Sewer					
1000 Gal Septic			1	4,864	3,697
Water Well, 100 Feet			1	5,808	4,414
Built-Ins					
Appliance Allow.			1	2,766	2,102
			Totals:	76,078	57,819

Notes: 1998 HOLLYPARK MH
ECF (424 JENNINGS) 0.670 => TCV: 38,739

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
O'ROURKE VERA LYNN	MCELHINNEY DONALD	94,900	08/19/2019	WD	03-ARM'S LENGTH	2019-02644	PROPERTY TRANSFER	100.0
OROURKE CHARLES	OROURKE VERA LYNN	0	06/20/2013	AFF	07-DEATH CERTIFICATE	2013-02076	DEED	0.0
NEBO JESSIE	O'ROURKE CHARLES M & VERA	30,500	02/04/2004	WD	03-ARM'S LENGTH	04-0/0452	DEED	100.0

Property Address

274 S CRAPO ST

Owner's Name/Address

MCELHINNEY DONALD
274 S CRAPO
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/23/2019

MAP #:

2024 Est TCV 125,381 TCV/TFA: 92.74

Building Permit(s)	Date	Number	Status
Garage	05/04/2007	20070223	Complete
MH	07/19/2004	20040256	Complete

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
188 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	68	3,263
Total Estimated Land Improvements True Cash Value =				3,263

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

BEG AT SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, TH S 89 DEG 58'35"W 157.79 FT, N 0 DEG 03'16"W 188.28 FT, N 86 DEG 34'46"E 157.96 FT, S 0 DEG 03'28"E 197.64 FT TO POB.
MITCHELL BROS REVISED PLAT OF JENNINGS (LOTS 1, 2, & PRT OF 3)

Comments/Influences

ADD 33' VACATED STREET FOR 99
H.S. REMOVED PER STATE RECISSION NOTICE 5-14-97

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	60,000	62,700			42,821C
2023	2,700	47,100	49,800			40,782C
2022	1,500	38,000	39,500			38,840C
2021	1,500	36,100	37,600			37,600S

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1,352
Total Base New : 217,108 E.C.F.
Total Depr Cost: 174,206 X 0.670
Estimated T.C.V: 116,718

(16) Porches/Decks

Area	Type
168	Treated Wood

(17) Garage

Year Built: 2007
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: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

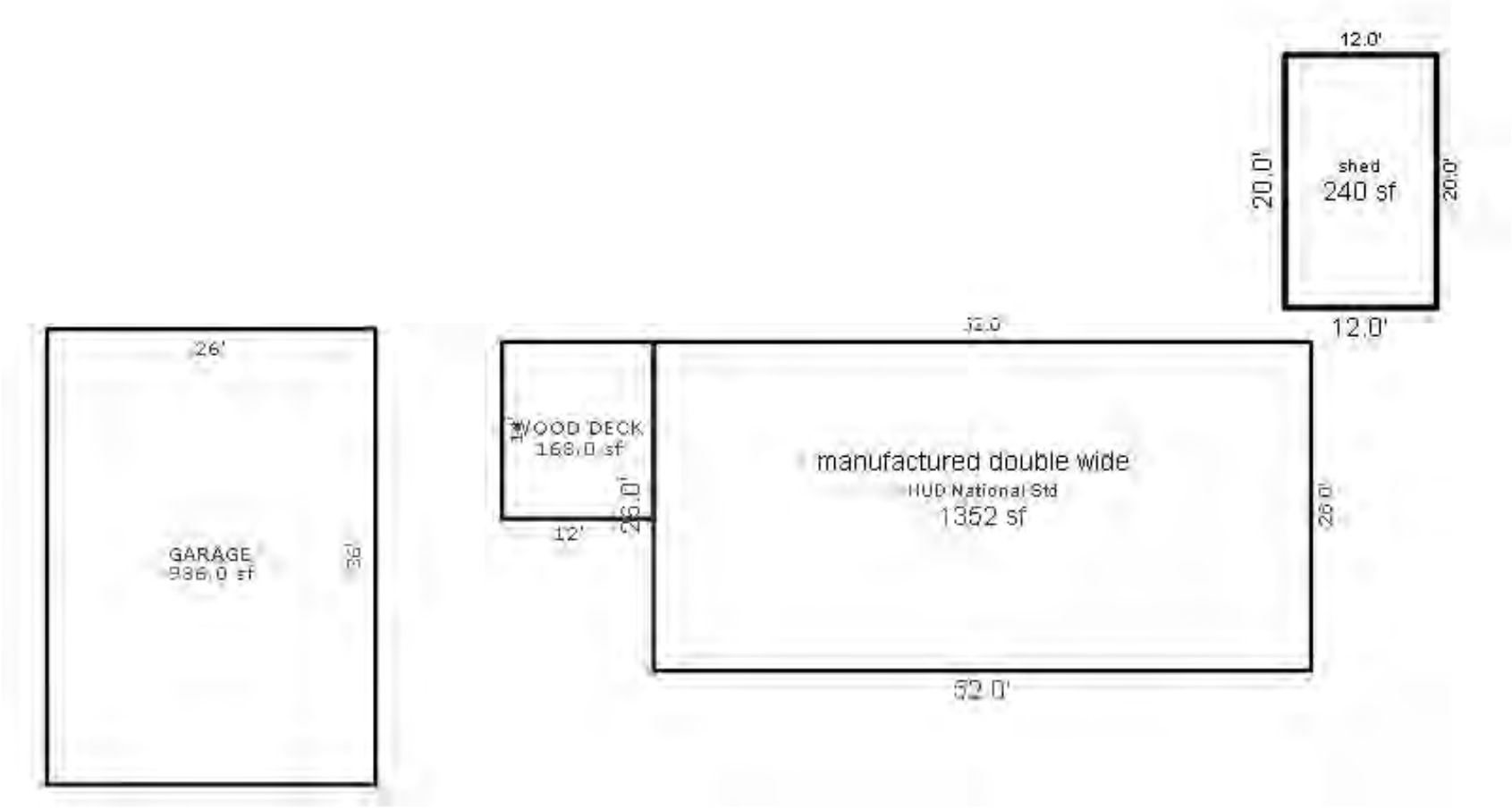
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Piers	1,352			
			Total:	161,830	129,466	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,181	
3 Fixture Bath			1	4,646	3,717	
Water/Sewer						
1000 Gal Septic			1	4,864	3,891	
Water Well, 50 Feet			1	2,686	2,149	
Deck						
Treated Wood			168	3,693	3,471	*
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			936	35,147	28,118	
Built-Ins						
Appliance Allow.			1	2,766	2,213	
			Totals:	217,108	174,206	

Notes: 2001 DUTCH MHD
ECF (424 JENNINGS) 0.670 => TCV: 116,718

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUTTLE ROBERT & TAMMEY	RAINBOLT REGINA	25,000	08/27/2020	WD	03-ARM'S LENGTH	2020-02454	PROPERTY TRANSFER	100.0
HUBBARD GEORGE T JR	TUTTLE ROBERT & TAMMEY H&	12,500	09/04/2013	WD	03-ARM'S LENGTH	2013-03659 WD	DEED	100.0
PULLIAM JEREMY & MELISSA	HUBBARD GEORGE T JR	0	10/26/2008	OTH	21-NOT USED/OTHER	2009/0423	DEED	0.0
HUBBARD GEORGE T JR	PULLIAM JEREMY & MELISSA	22,000	03/03/2007	LC	03-ARM'S LENGTH	2008/2264	DEED	100.0

Property Address

256 S CRAPO ST

Owner's Name/Address

RAINBOLT REGINA
256 S CRAPO ST
LAKE CITY MI 49651

Tax Description

BEG S 89 DEG 58'35"W 157.79 FT & N 0 DEG 03'16"W 188.28 FT FROM SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, N 0 DEG 03'16"W 174.64 FT, N 89 DEG 58'56"E 157.7 FT, S 0 DEG 03'28" E 165.26 FT, S 86 DEG 34'46"W 157.96 FT TO POB. (LOTS 4 ,5, & PRT. OF LOT3)
MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

ADD 14X70 MH ETC FOR 06.

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/23/2020
MAP #:
2024 Est TCV 22,724 TCV/TFA: 23.87

Building Permit(s)	Date	Number	Status
HUD/NATIONAL STD	08/31/1990	1990-5378	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
			0.620 Acres		0	100		0
165 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	9,600	11,400			7,717C
2023	1,800	7,400	9,200			7,350C
2022	1,000	6,000	7,000			7,000S
2021	1,000	6,300	7,300			7,300S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 77,541 E.C.F.
Total Depr Cost: 27,140 X 0.670
Estimated T.C.V: 18,184

(16) Porches/Decks

Area	Type
108	Treated Wood

(17) Garage

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:

Bsmnt Garage:

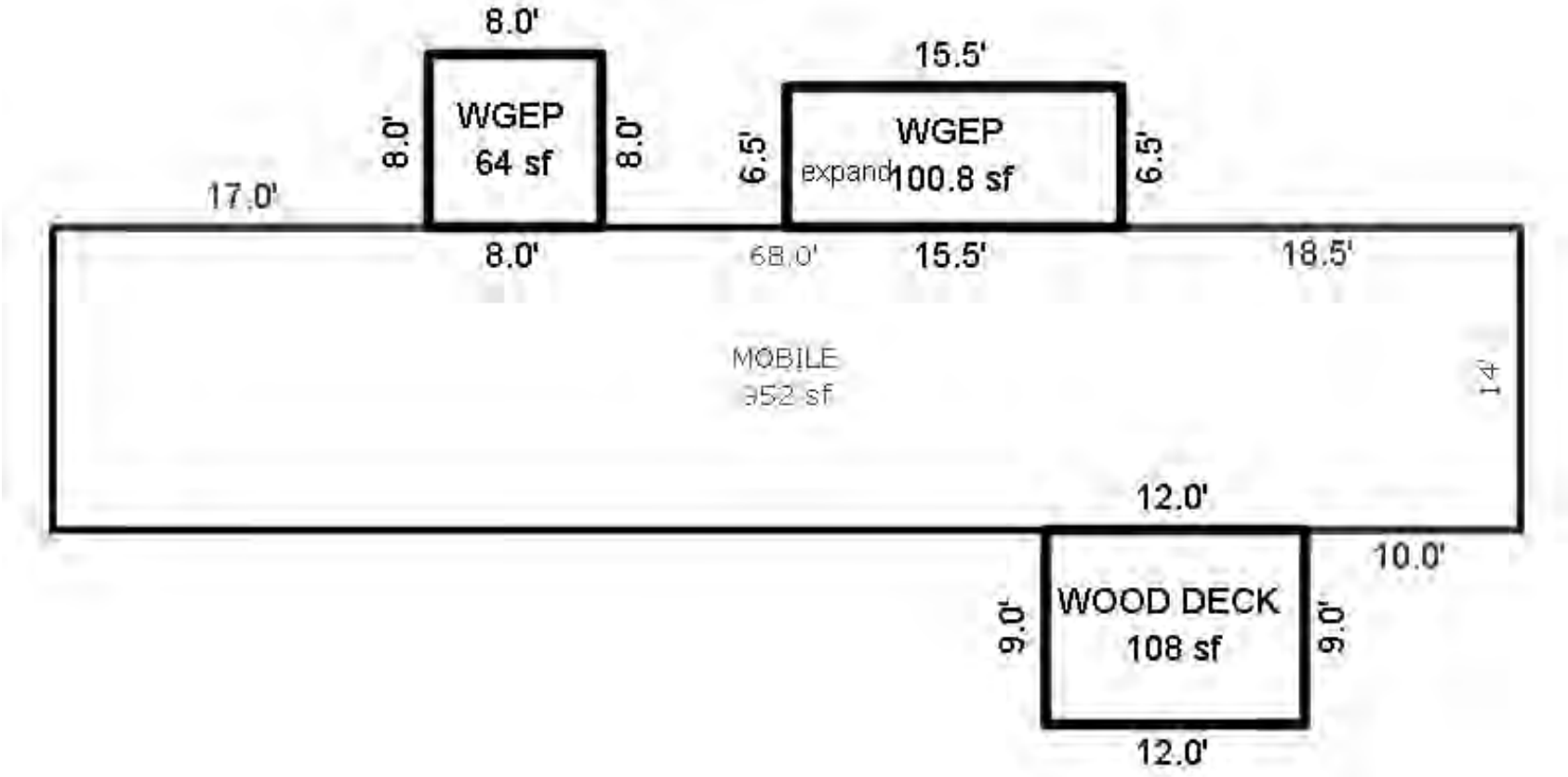
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1981
(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	952		
Expando			100		
Expando			64		
		Total:		62,245	21,786
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	668
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 100 Feet			1	5,808	2,033
Deck					
Treated Wood			108	2,716	951
		Totals:		77,541	27,140

Notes: FAIRMONT #N033794X
ECF (424 JENNINGS) 0.670 => TCV: 18,184

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRETTEN KARLA W	WEAVER JENIFER M & STEPTE	100	03/09/2012	QC	33-TO BE DETERMINED	2012-00863	PROPERTY TRANSFER	0.0

Property Address

N BALDWIN ST

Owner's Name/Address

WEAVER JENIFER M & STRETTEN K W
1111 LAKE RIDGE DR #105
TRAVERSE CITY MI 49684

Tax Description

. LOT 6 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
N BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 1,800					

Tax Description

. LOT 7 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
N BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 1,800					

Tax Description

. LOT 8 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELSEL AMY	HELSEL JAMES	0	09/26/2008	QC	21-NOT USED/OTHER	2008/3307	DEED	0.0
INDIAN LAKES L C	HELSEL AMY (F)	8,000	06/30/2007	WD	03-ARM'S LENGTH	2007/2551	DEED	100.0

Property Address
293 S BALDWIN ST

Owner's Name/Address
HELSEL JAMES
293 BALDWIN ST
Lake City MI 49651

Taxpayer's Name/Address
HELSEL JAMES
293 BALDWIN ST
Lake City MI 49651

Tax Description
. LOTS 9 & 10 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 126,126 TCV/TFA: 104.84

Building Permit(s)	Date	Number	Status
Deck/Porch	08/27/2021	2021-0597	100%
New House	07/30/2007	20070494	100%

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8706	1.0000	50	100		5,746
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	5,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				2,642

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	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

Who	When	What
JWV	10/03/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,900	60,200	63,100			38,128C
2023	2,900	46,100	49,000			36,313C
2022	2,600	35,900	38,500			33,060C
2021	2,600	32,100	34,700			29,875C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2009 201	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 83 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)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 10
Floor Area: 1,203
Total Base New : 195,255 E.C.F.
Total Depr Cost: 175,729 X 0.670
Estimated T.C.V: 117,738

(16) Porches/Decks

Area	Type
320	WCP (1 Story)
480	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

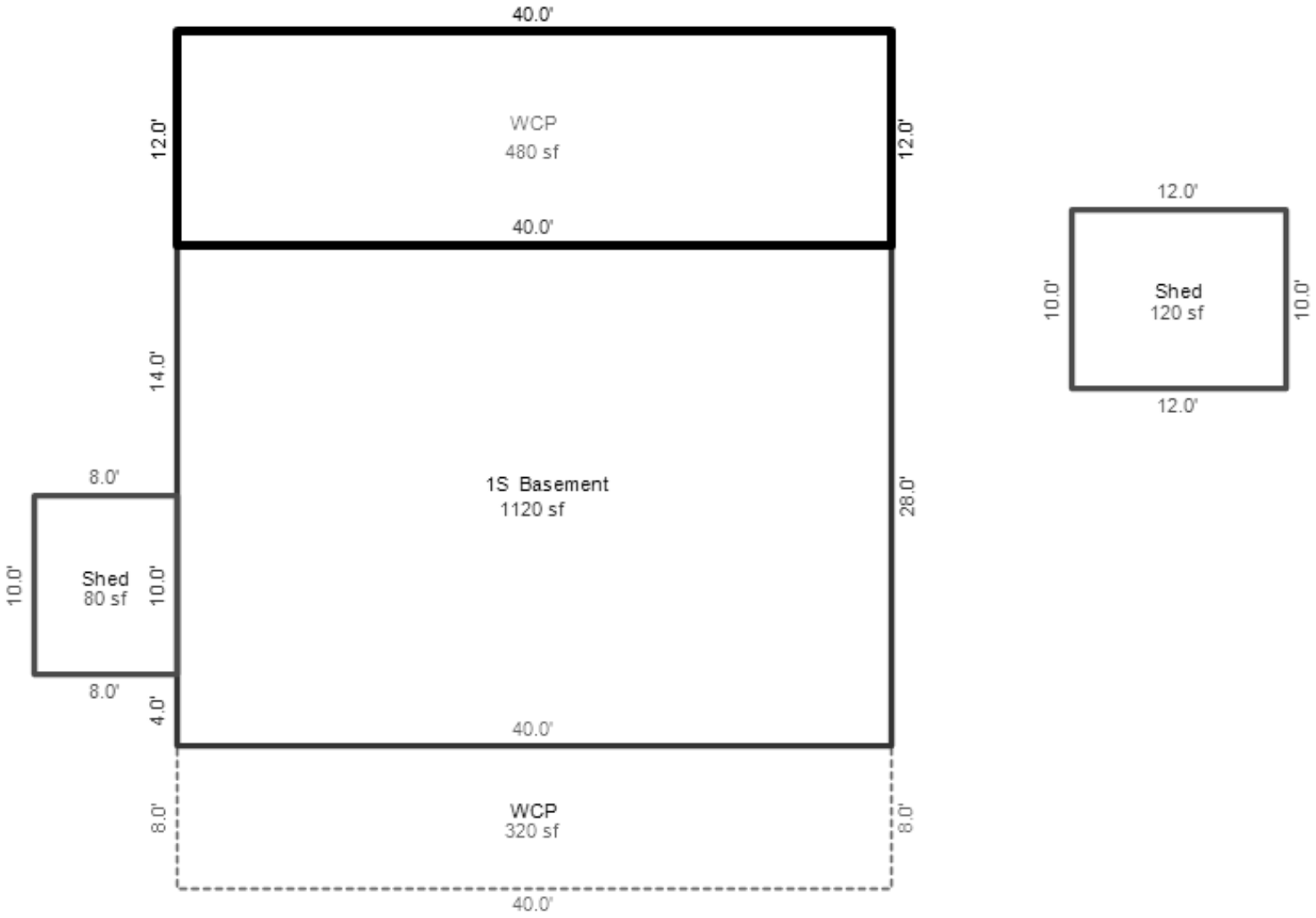
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1203 SF Floor Area = 1203 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	1,120		
1 Story	Siding	Slab	83		
			Total:	156,406	140,765
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,160	1,944
Plumbing					
Average Fixture(s)			1	1,230	1,107
Water/Sewer					
1000 Gal Septic			1	4,550	4,095
Water Well, 100 Feet			1	5,640	5,076
Porches					
WCP (1 Story)			320	9,357	8,421
WCP (1 Story)			480	13,978	12,580
Built-Ins					
Appliance Allow.			1	1,934	1,741
			Totals:	195,255	175,729

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 117,738

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
N BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ASBURY ARNOLD 11135 KING ROAD SPRING ARBOR MI 49283	2024 Est TCV 3,300					

Tax Description

. LOT 11 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,300

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,700	0	1,700			987C
2023	1,700	0	1,700			940C
2022	1,300	0	1,300			896C
2021	1,300	0	1,300			868C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-391-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINTRICK RICHARD W & SHAR	SCHULTZ KATRINA LEE	1	09/01/2023	QC	09-FAMILY	2023-02351	DEED	100.0
WEIS ROBERT E & MABEL J	PINTRICK RICHARD W & SHAR	1	08/31/2012	QC	21-NOT USED/OTHER	2012-02917	DEED	100.0
WEIS ROBERT E	WEIS JEAN	0	03/10/2007	AFF	07-DEATH CERTIFICATE	2012-02916	DEED	0.0
		15,000	11/01/1997	WD	33-TO BE DETERMINED	315:213	DEED	0.0

Property Address
310 S CRAPO ST

Owner's Name/Address
SCHULTZ KATRINA LEE
310 S CRAPO ST
LAKE CITY MI 49651

Tax Description
LOT 12 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 24,723 TCV/TFA: 28.03

Building Permit(s)	Date	Number	Status
Deck/Porch	07/20/2009	20090339	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	1000	0	0
Wood Frame	28.33	112	50	1,586
Total Estimated Land Improvements True Cash Value =				1,586

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	11,500	12,400			12,400S
2023	900	8,900	9,800			6,311C
2022	500	7,200	7,700			6,011C
2021	500	7,500	8,000			5,819C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1968	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 45
Floor Area:
Total Base New : 90,992 E.C.F.
Total Depr Cost: 31,847 X 0.670
Estimated T.C.V: 21,337

(16) Porches/Decks

Area	Type
18	Treated Wood
60	Treated Wood

(17) Garage

Year Built: 1981
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

Bsmnt Garage:

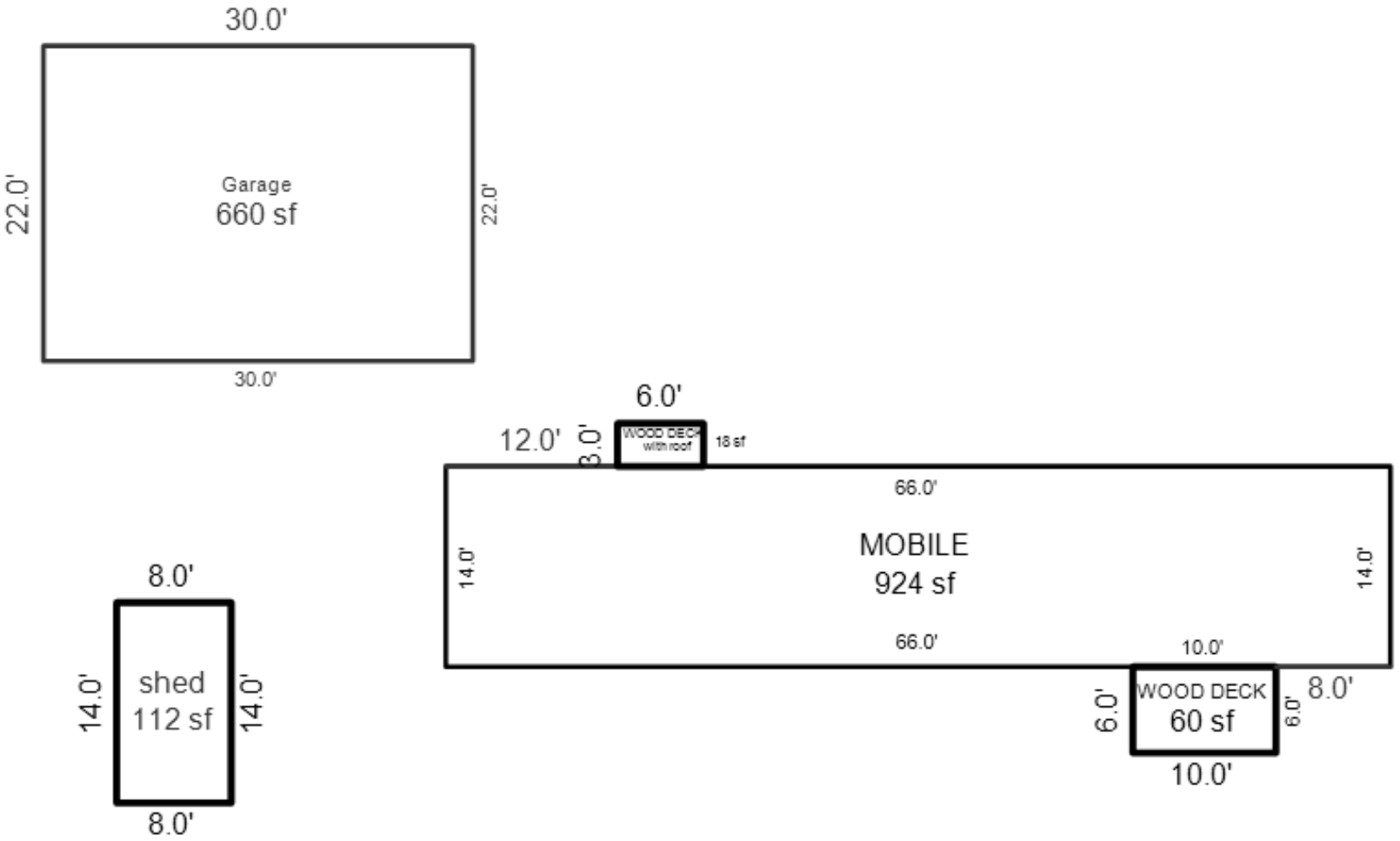
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968
(11) Heating System: Forced Warm Air
Ground Area = 882 SF Floor Area = 882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	882		
			Total:	54,043	18,915
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,636	573
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 50 Feet			1	2,686	940
Deck					
Treated Wood			60	1,958	685
Treated Wood w/Roof (Deck Portion)			18	822	288
Treated Wood w/Roof (Roof portion)			18	405	142
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	24,578	8,602
			Totals:	90,992	31,847

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 21,337

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-392-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOSSETT TRAVIS W	COLE SUZETTE M	59,900	07/16/2021	WD	03-ARM'S LENGTH	2021-02499	PROPERTY TRANSFER	100.0
SPENCER SANDRA S FKA JEWE	GOSSETT TRAVIS W	33,500	07/16/2021	WD	16-LC PAYOFF	2021-02498	DEED	100.0

Property Address
292 S BALDWIN ST

Owner's Name/Address
COLE SUZETTE M
292 S BALDWIN ST
LAKE CITY MI 49651

Tax Description
. LOTS 1 & 2 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/16/2021
MAP #:
2024 Est TCV 76,976 TCV/TFA: 53.46

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/01/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	36,700	38,500			25,908C
2023	1,800	28,000	29,800			24,675C
2022	1,000	22,500	23,500			23,500S
2021	1,000	21,400	22,400		22,400W	13,393C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1,440
Total Base New : 199,120 E.C.F.
Total Depr Cost: 109,516 X 0.670
Estimated T.C.V: 73,376

(16) Porches/Decks

Area	Type
30	CGEP (1 Story)
70	CPP
108	Roof Cover Onl

(17) Garage

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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

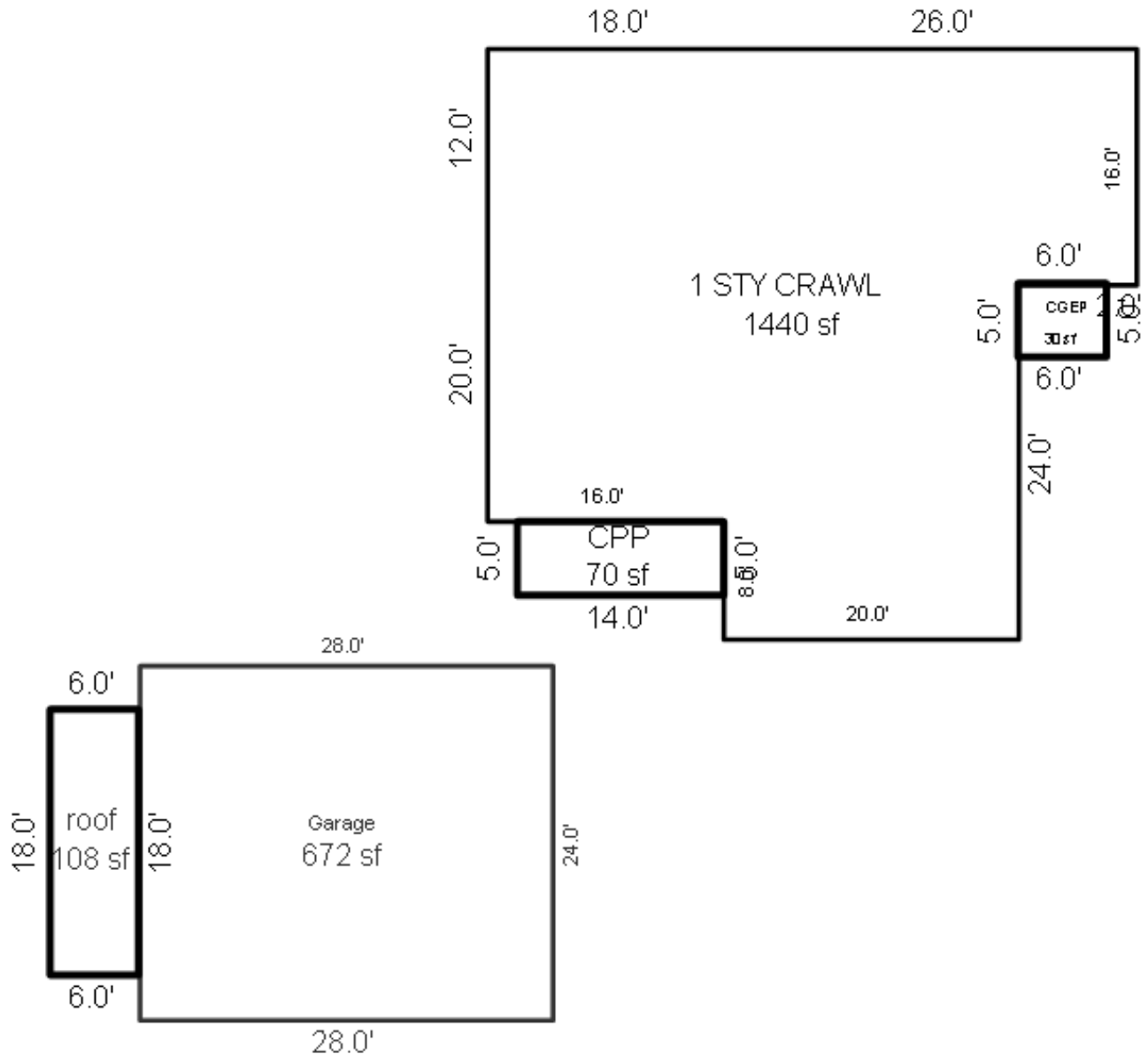
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	161,560	88,859

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	676
Water/Sewer			
1000 Gal Septic	1	4,550	2,502
Water Well, 50 Feet	1	2,585	1,422
Porches			
CGEP (1 Story)	30	3,135	1,724
Foundation: Shallow	30	-482	-265
CPP	70	1,446	795
Foundation: Shallow	70	-751	-413
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	22,129	12,171
Built-Ins			
Appliance Allow.	1	1,934	1,064
Deck			
w/Roof (Roof portion)	108	1,784	981
	Totals:	199,120	109,516

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 73,376

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-392-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MANHATTAN MORTGAGE	HELSEL JOSHUA D	14,500	03/07/2011	CD	21-NOT USED/OTHER	2011-00831	PROPERTY TRANSFER	100.0
CHASE HOME FINANCE LLC	HOMESALES INC	1	03/06/2011	QC	21-NOT USED/OTHER	2011-00830	PROPERTY TRANSFER	0.0
SCARBROUGH SHANNON	CHASE MANHATTAN MORTGAGE	0	02/19/2011	SD	10-FORECLOSURE	2010-479SD	PROPERTY TRANSFER	100.0
SCARBROUGH SHANNON	CHASE MANHATTAN MORTGAGE	0	08/19/2010	SD	10-FORECLOSURE	2010-479SD	PROPERTY TRANSFER	0.0

Property Address
268 S BALDWIN ST

Owner's Name/Address
HELSEL JOSHUA D
639 STOVALL RD
ELIZABETHTOWN KY 42701

Tax Description
. LOTS 3 & 4 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences
21003705 $20,500, 68 DOM

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 36,957 TCV/TFA: 58.66

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/02/2013	INSPECTED
TPC	07/01/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.13	100	45	591
Total Estimated Land Improvements True Cash Value =				591

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	16,700	18,500			8,117C
2023	1,800	12,800	14,600			7,731C
2022	1,000	10,300	11,300			7,363C
2021	1,000	9,800	10,800			7,128C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1900	1960

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 504 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 630
Total Base New : 88,914 E.C.F.
Total Depr Cost: 48,904 X 0.670
Estimated T.C.V: 32,766

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 504 SF Floor Area = 630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	504		
			Total:	79,490	43,720

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Built-Ins			
Appliance Allow.	1	1,638	901
	Totals:	88,914	48,904

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 32,766

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-392-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
250 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
CALE KENNETH P SR & BONNIE 250 S BALDWIN STREET LAKE CITY MI 49651	2024 Est TCV 40,108 TCV/TFA: 69.63					

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.81	192	50	1,902
Total Estimated Land Improvements True Cash Value =				1,902

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. LOT 5 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	19,200	20,100			7,379C
2023	900	14,800	15,700			7,028C
2022	500	11,900	12,400			6,694C
2021	500	11,300	11,800			6,481C

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/02/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1880	1965

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 576
Total Base New : 90,563 E.C.F.
Total Depr Cost: 54,337 X 0.670
Estimated T.C.V: 36,406

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)
160	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1880
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 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	576		
			Total:	67,163	40,297

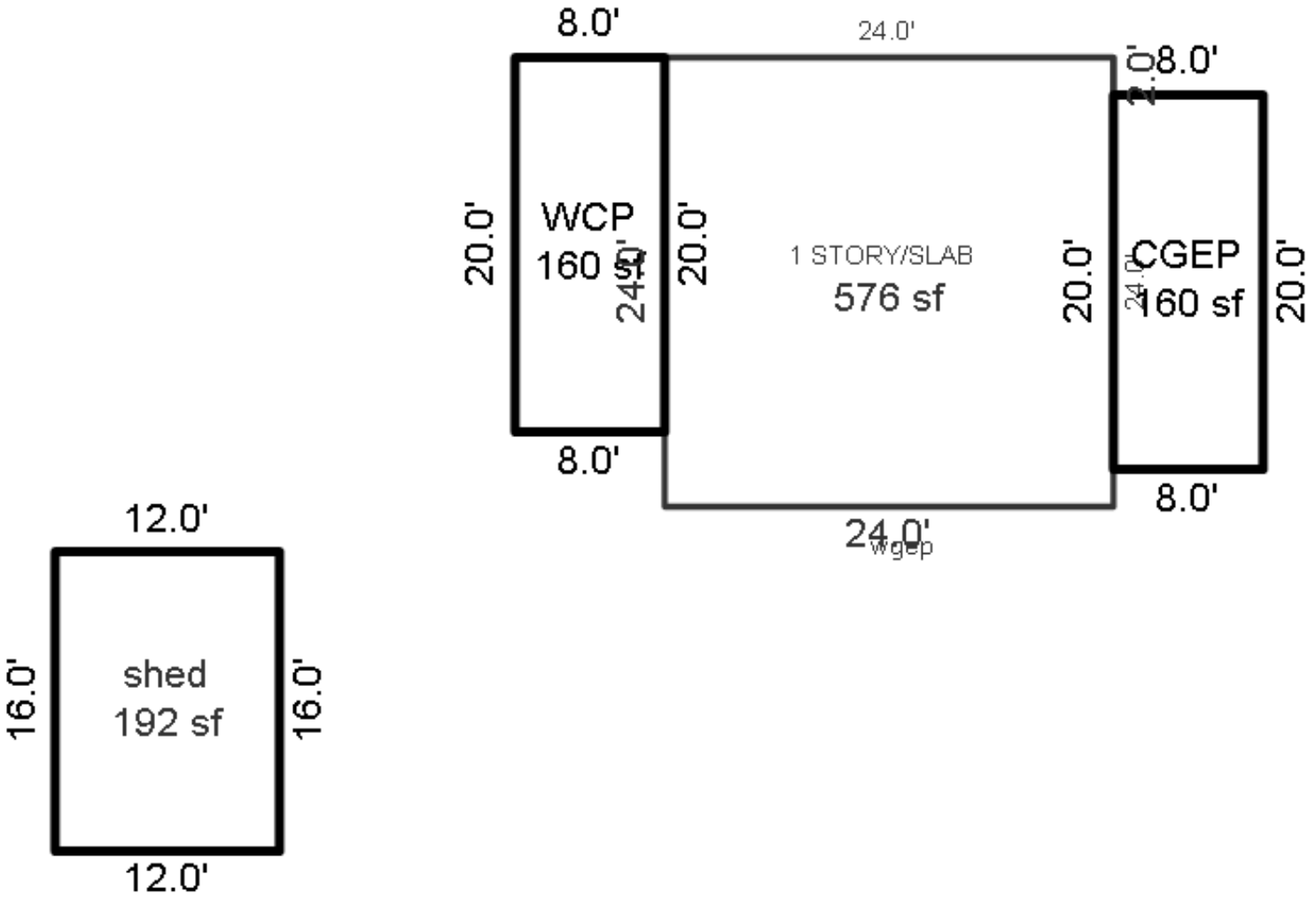
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	615
Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Porches			
CGEP (1 Story)	160	8,397	5,038
WCP (1 Story)	160	5,579	3,347
Built-Ins			
Appliance Allow.	1	1,638	983
	Totals:	90,563	54,337

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 36,406

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-392-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 8,302					

Tax Description

. LOTS 6, 7, 8, 9, 10, 11 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/12/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	6 LOTS Value
GROUP F 30/FF	396.00	158.00	0.6988	1.0000	30	100		8,302
396 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	8,302

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	0	4,200			3,087C
2023	4,200	0	4,200			2,940C
2022	2,800	0	2,800			2,800S
2021	2,800	0	2,800			2,800S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-392-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address

328 S BALDWIN ST

Owner's Name/Address

ERICKSON ROSE M
328 S BALDWIN STREET
LAKE CITY MI 49651

Tax Description

. LOT 12 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/08/1996

MAP #:

2024 Est TCV 11,157 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	4,700	5,600			3,283C
2023	900	3,600	4,500			3,127C
2022	500	2,900	3,400			2,979C
2021	500	2,900	3,400			2,884C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 10
Floor Area: 0
Total Base New : 15,517 E.C.F.
Total Depr Cost: 13,965 X 0.670
Estimated T.C.V: 9,357

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1984
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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 672

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

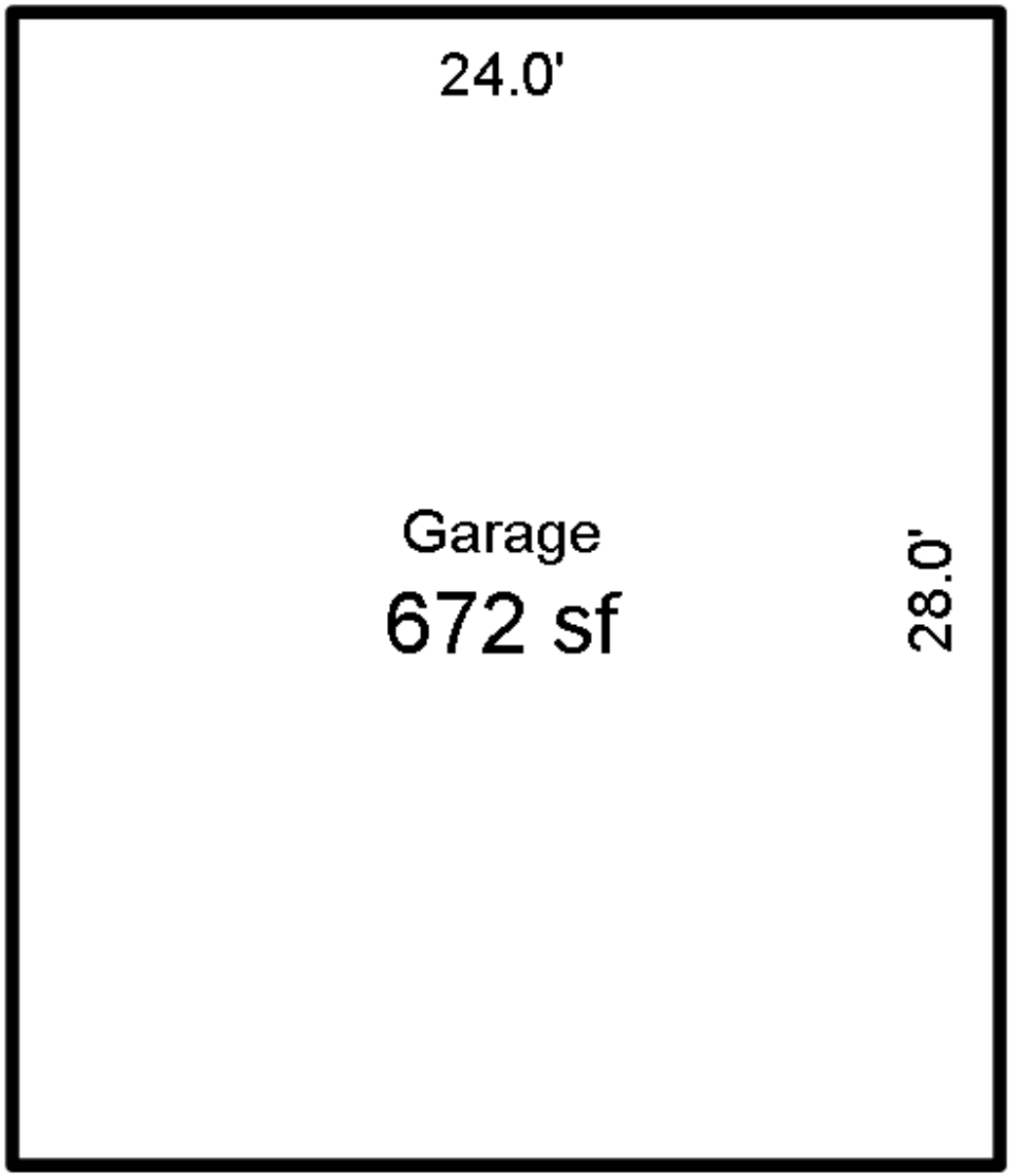
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	19,260	17,334
No Concrete Floor	672	-3,743	-3,369
Totals:		15,517	13,965

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 9,357

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-393-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JOHN F	GUNNERSON GAY H	0	02/13/2020	OTH	06-COURT JUDGEMENT	2020-01690	OTHER	0.0

Property Address
286 S BAGLEY ST

Owner's Name/Address
GUNNERSON GAY H
286 S BAGLEY STREET
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 03/14/2000
MAP #:
2024 Est TCV 25,655 TCV/TFA: 29.09

Building Permit(s)	Date	Number	Status
Pole Barn	08/15/2013	2013-0378	100%

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
LOTS 1 & 2 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences
99 SPLIT TO 005-00 FOR 00 (HOUSE. WW. SS1)
00 SPLIT TO 003-00 FOR 01 (1 MH)

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

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	25	250
Total Estimated Land Improvements True Cash Value =				250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	11,000	12,800			7,227C
2023	1,800	8,400	10,200			6,883C
2022	1,000	6,800	7,800			6,556C
2021	1,000	7,100	8,100			6,347C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 40
Floor Area:
Total Base New : 92,987 E.C.F.
Total Depr Cost: 32,545 X 0.670
Estimated T.C.V: 21,805

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2013
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

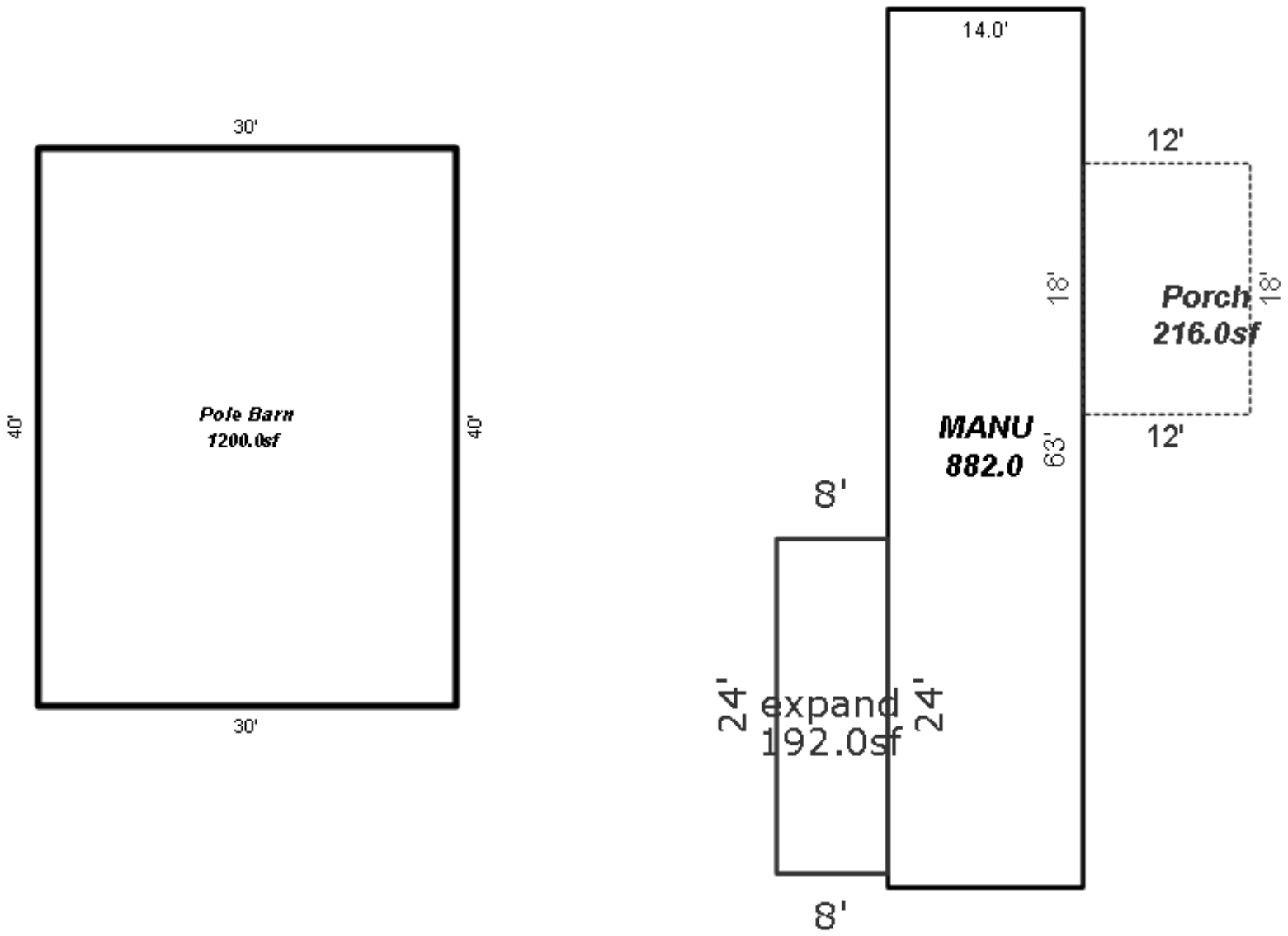
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976
(11) Heating System: Wall Furnace
Ground Area = 882 SF Floor Area = 882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	882		
Expando			192		
Expando			216		
		Total:		57,924	20,273
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	748	262
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 100 Feet			1	5,506	1,927
Built-Ins					
Appliance Allow.			1	1,638	573
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	8,018
		Totals:		92,987	32,545

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 21,805

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-393-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ GAY D	SCHWARTZ HEATHER	1	06/16/2020	QC	09-FAMILY	2020-01689	PROPERTY TRANSFER	100.0
SCHWARTZ JOHN F	SCHWARTZ GAY D	0	02/26/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
NELSON JOHN K JR ESTATE	SCHWARTZ JOHN JR	15,000	04/10/2014	QC	21-NOT USED/OTHER	2014-0609	PROPERTY TRANSFER	100.0
NELSON JOHN K JR ESTATE	AUGUSTAT PATRICIA J REPRE	0	01/14/2013	OTH	06-COURT JUDGEMENT	2014-01608	PROPERTY TRANSFER	0.0

Property Address
274 S BAGLEY ST

Owner's Name/Address
SCHWARTZ HEATHER
286 S BAGLEY ST
LAKE CITY MI 49651

Tax Description
LOT 3 & S 1/2 LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences
00 SPLIT FROM 001-00 FOR 01

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/16/2020
MAP #:
2024 Est TCV 13,646 TCV/TFA: 14.77

Building Permit(s)	Date	Number	Status
HUD/NATIONAL STD	05/17/2022	2022-0282	100%

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	12/03/2022	INSPECTED
JWV	09/27/2022	INSPECTED
JWV	08/04/2022	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
<Site Value A> GROUP A 1.8K			1800	50			SOUTH 1/2	900
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.93	128	25	702
Wood Frame	23.41	96	25	562

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	20.15	40	50	403
Total Estimated Land Improvements True Cash Value =				1,667

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	5,400	6,800			4,528C
2023	1,400	4,300	5,700			4,313C
2022	800	3,600	4,400			4,400S
2021	800	3,700	4,500			4,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1975 REB	2023

Condition: Average
Part. Construct.: 80%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 35
Floor Area:
Total Base New : 49,463 E.C.F.
Total Depr Cost: 17,312 X 0.670
Estimated T.C.V: 11,599

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

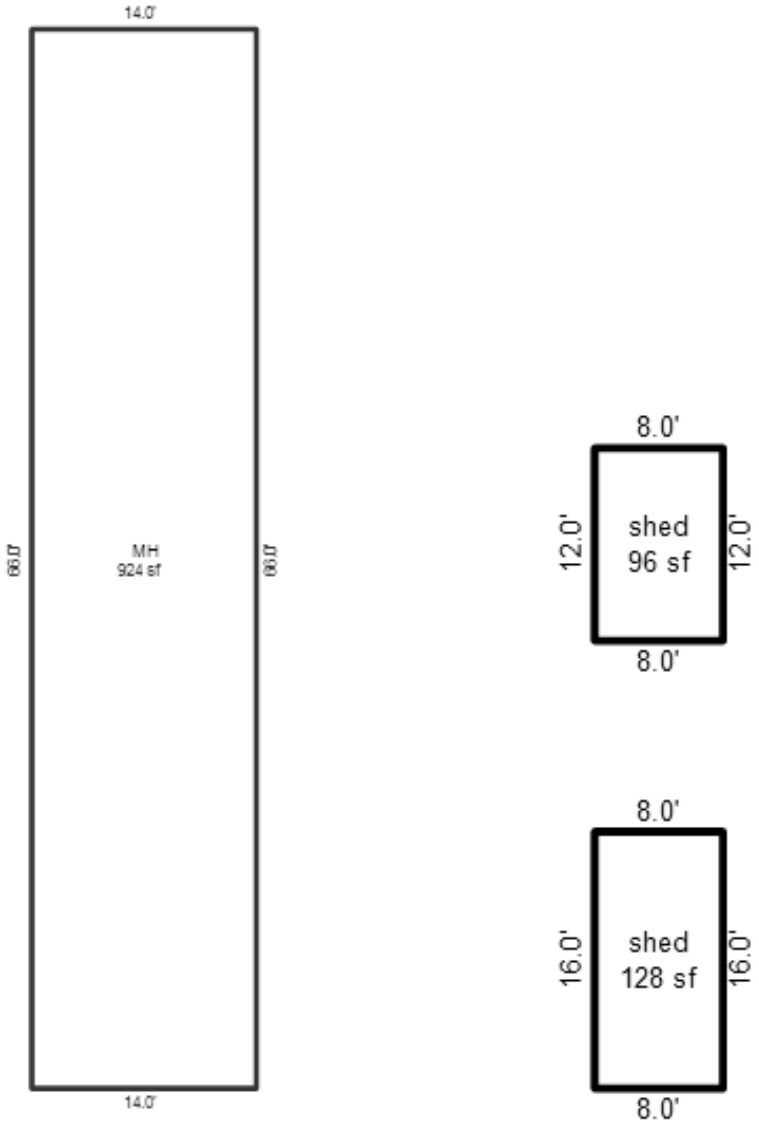
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	42,702	14,946

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874
	Totals:	49,463	17,312

Notes: 2022 USED HUD PLACED ON SITE, REMOVE AND REBUILD EXTERIOR WALLS AND ROOF.
ECF (424 JENNINGS) 0.670 => TCV: 11,599
80% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-393-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIBSON GAIL ELAINE	GIBSON GAIL ELAINE	0	01/16/2023	WD	15-LADY BIRD	2023-00194	PROPERTY TRANSFER	0.0
GIBSON NANCY M & HILL RIC	GIBSON GAIL ELAINE	42,022	10/17/2019	WD	09-FAMILY	2019-03261	PROPERTY TRANSFER	0.0
GUNNERSON JOANN L	GIBSON NANCY M	0	12/06/2004	OTH	21-NOT USED/OTHER	04-0/4956	DEED	0.0
GIBSON NANCY M	GIBSON NANCY M & HILL RIC	0	12/06/2004	QC	21-NOT USED/OTHER	04-0/4958	DEED	0.0

Property Address

250 S BAGLEY ST

Owner's Name/Address

GIBSON GAIL ELAINE
250 BAGLEY ST
LAKE CITY MI 49651

Tax Description

LOT 5 & N 1/2 OF LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

RELOCATED HOUSE FOR 96 COMP @ 75% FOR 00
99 SPLIT FROM 001-00 FOR 00

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/17/2019

MAP #:

2024 Est TCV 58,678 TCV/TFA: 76.40

Building Permit(s)	Date	Number	Status
REPAIR	11/14/2019	2019-0644	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/23/2020	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	50	1/2 LOT	900
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Metal Prefab	17.42	80	50	697
Total Estimated Land Improvements True Cash Value =				1,957

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	27,900	29,300			8,977C
2023	1,400	21,500	22,900			8,550C
2022	800	17,300	18,100			8,143C
2021	800	16,400	17,200			7,883C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 768
Total Base New : 134,378 E.C.F.
Total Depr Cost: 80,628 X 0.670
Estimated T.C.V: 54,021

(16) Porches/Decks

Area	Type
128	WGEP (1 Story)
60	Treated Wood

(17) Garage

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:

Bsmnt Garage:

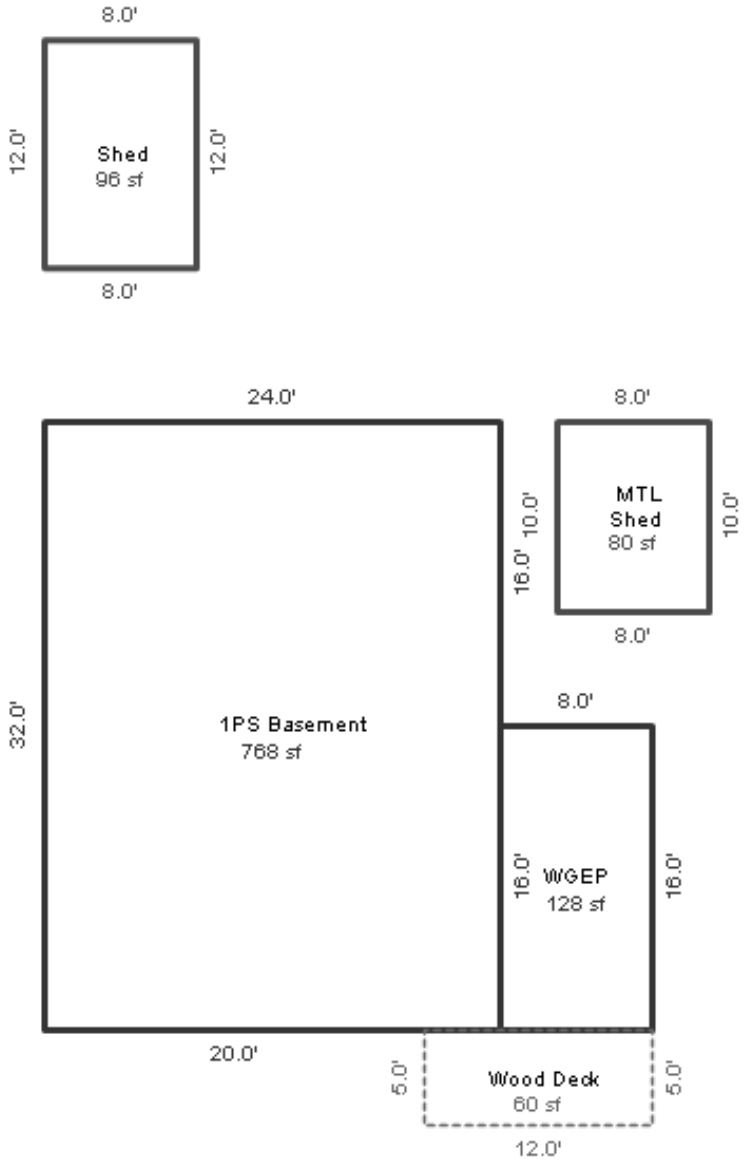
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 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	768		
			Total:	112,791	67,676
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	738
Water/Sewer					
1000 Gal Septic			1	4,550	2,730
Water Well, 50 Feet			1	2,585	1,551
Porches					
WGEP (1 Story)			128	10,413	6,248
Foundation: Shallow			128	-1,038	-623
Deck					
Treated Wood			60	1,913	1,148
Built-Ins					
Appliance Allow.			1	1,934	1,160
			Totals:	134,378	80,628

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 54,021

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-394-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN L	WARREN CATHLEEN	2,300	08/08/2008	QC	03-ARM'S LENGTH	2008/2714	DEED	100.0
GUNNERSON PHILLIP (Deceas	GUNNERSON JOANN L (Spouse	0	06/19/2006	OTH	21-NOT USED/OTHER	2006/3844	DEED	0.0

Property Address

S BAGLEY ST

Owner's Name/Address

WARREN CATHLEEN
250 S BAGLEY ST
LAKE CITY MI 49651

Tax Description

. LOT 1 BLK 4 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	04/27/2014	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-394-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 6,002					

Tax Description

. BLOCK 4 EXC LOT 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	264.00	158.00	0.7579	1.0000	30	100		6,002
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	6,002

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,000	0	3,000			2,205C
2023	3,000	0	3,000			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			2,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,500	03/01/1996	WD	33-TO BE DETERMINED	303:574	DEED	0.0

Property Address
250 S BALDWIN ST

Owner's Name/Address
CALE KENNETH P & BONNIE L
JENNINGS
250 S BALDWIN STREET
LAKE CITY MI 49651

Tax Description
. LOT 1 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences
MH FIRE LOSS DEC 92

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/30/2014
MAP #:
2024 Est TCV 15,592 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/26/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	240	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	6,900	7,800			3,934C
2023	900	5,400	6,300			3,747C
2022	500	4,400	4,900			3,569C
2021	500	4,200	4,700			3,455C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 0
Total Base New : 31,945 E.C.F.
Total Depr Cost: 19,167 X 0.670
Estimated T.C.V: 12,842

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1973
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

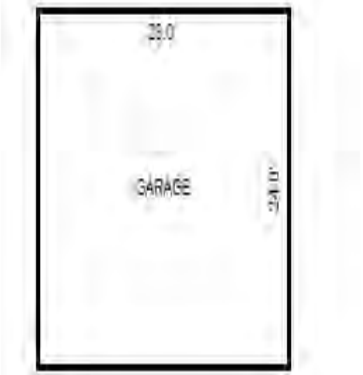
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1973
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,730
Water Well, 50 Feet			1	2,585	1,551
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	24,810	14,886
		Totals:		31,945	19,167

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 12,842

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES BYRON	CALE PAUL A	0	04/18/2022	QC	06-COURT JUDGEMENT	2022-01359	DEED	0.0
BARNES STEPHANIE H	CALE PAUL A	3,000	09/29/2021	QC	03-ARM'S LENGTH	2021-03250	DEED	100.0
MISSAUKEE COUNTY TREASURE	BARNES BYRON D & MORE STE	1,200	09/14/2017	QC	13-GOVERNMENT	2017-02860	DEED	100.0
NYBERG MILES	MISSAUKEE COUNTY TREASURE	0	02/24/2017	OTH	10-FORECLOSURE	2017-00985	DEED	100.0

Property Address

S BALDWIN ST

Owner's Name/Address

CALE PAUL A
4348 W ROSTED RD
LAKE CITY MI 49651

Tax Description

. LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/03/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/24/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	MCMASTER NANCY IRENE & MI	700	09/15/2016	QC	13-GOVERNMENT	2016-03302	DEED	100.0
MRD HOLDINGS	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	PROPERTY TRANSFER	0.0
MRD HOLDINGS	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	10-FORECLOSURE	2106-01302	PROPERTY TRANSFER	0.0
MISSAUKEE COUNTY TREASURE	MRD HOLDINGS	900	09/17/2013	QC	13-GOVERNMENT	2013-03225 QD	DEED	100.0

Property Address

S BALDWIN ST

Owner's Name/Address

MCMASTER NANCY IRENE & MICHAEL A
CALE IRENE
4348 W ROSTED RD
LAKE CITY MI 49651

Tax Description

. LOT 3 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
NYBERG EMIL A GOODFELLOW THOMAS 11 KIDD DRIVE AMBERSTVIEW ONTARIO K7N1V5	2024 Est TCV 1,800					

Tax Description

. LOT 4 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOMECOMINGS FINANCIAL NET	MC MASTER MICHAEL & NANCY	40,000	05/04/2005	OTH	21-NOT USED/OTHER	05-0/2075	DEED	100.0
MCGUIRE DAVID & REBECCA	HOMECOMINGS FINANCIAL NET	55,250	11/21/2003	OTH	21-NOT USED/OTHER	03-0/6252	DEED	0.0

Property Address
174 S BALDWIN ST

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 78,421 TCV/TFA: 87.52

Building Permit(s)	Date	Number	Status

Owner's Name/Address
MCMASTER MICHAEL & NANCY
CALE IRENE
4348 W ROSTED RD
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Tax Description
LOT 5 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.56	240	94	4,864

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,814

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	38,300	39,200			20,361C
2023	900	29,700	30,600			19,392C
2022	500	24,200	24,700			18,469C
2021	500	23,000	23,500			17,879C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 896 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)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 896
Total Base New : 150,975 E.C.F.
Total Depr Cost: 105,682 X 0.670
Estimated T.C.V: 70,807

(16) Porches/Decks

Area	Type
360	Treated Wood

(17) Garage

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:

Bsmnt Garage: 1 Car

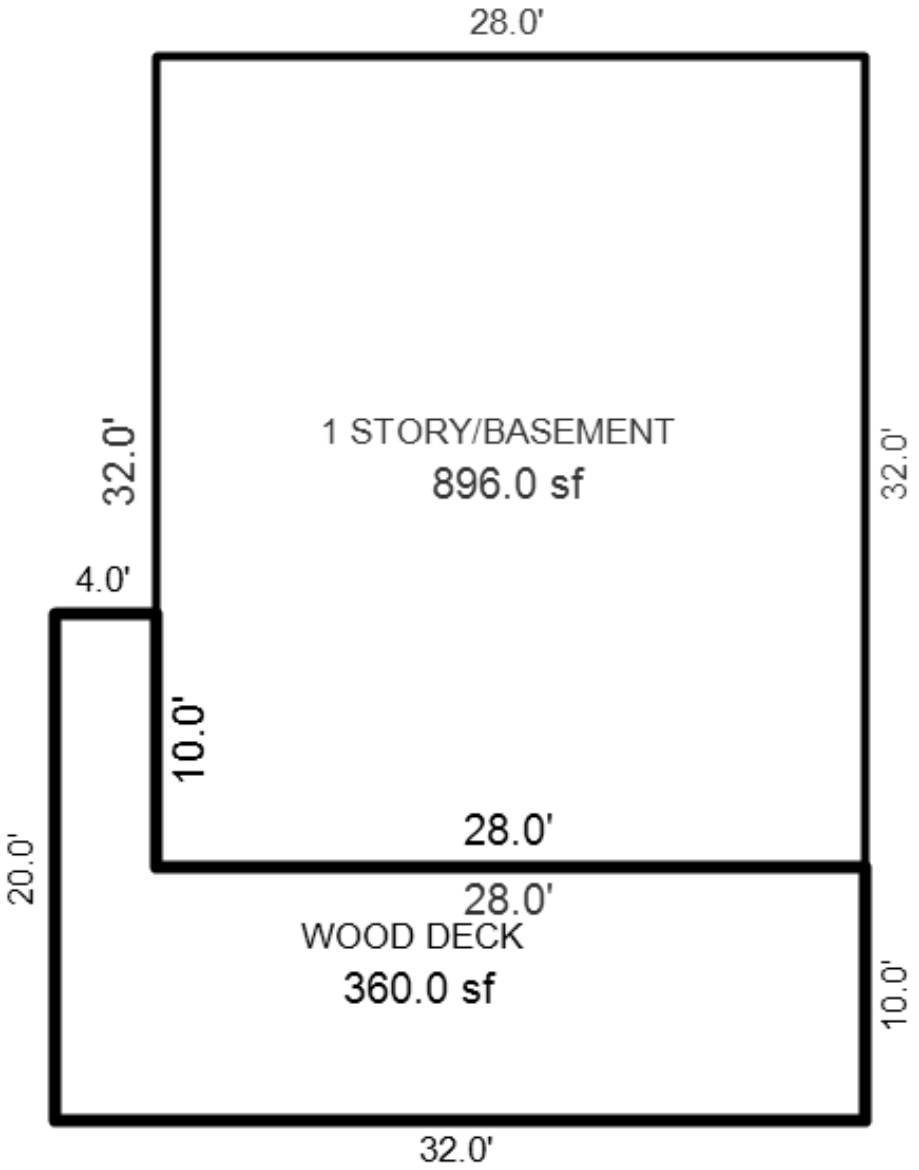
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986
(11) Heating System: Forced Heat & Cool
Ground Area = 896 SF Floor Area = 896 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	896		
			Total:	126,213	88,349
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,160	1,512
Plumbing					
Average Fixture(s)			1	1,230	861
3 Fixture Bath			1	3,860	2,702
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 50 Feet			1	2,585	1,809
Deck					
Treated Wood			360	5,951	4,166
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,492	1,744
Built-Ins					
Appliance Allow.			1	1,934	1,354
			Totals:	150,975	105,682

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 70,807

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-395-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 7,175					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. LOTS 6, 7, 8, 9 & 10 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/26/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

5 LOTS 66' X158' EACH

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	7,175

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIMBERGER TIMOTHY & MCDER	MCNAUGHTON RONALD DEAN	15,000	10/28/2020	QC	03-ARM'S LENGTH	2020-03235	DEED	100.0
LIMBERGER TIMOTHY R	LIMBERGER TIMOTHY & MCDER	0	07/24/2018	QC	09-FAMILY	2018-02373	DEED	0.0
LIMBERGER KAREN E	LIMBERGER TIMOTHY R	0	12/09/2013	AFF	07-DEATH CERTIFICATE	2014-00861	DEED	0.0

Property Address

198 S CRAPO ST

Owner's Name/Address

MCNAUGHTON RONALD DEAN
198 S CRAPO ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/28/2020

MAP #:

2024 Est TCV 35,807 TCV/TFA: 36.54

Building Permit(s)	Date	Number	Status
Shed	01/01/2015	2015-33726	100%
MH	10/23/2006	20060381	Complete
Demolition/Removal	09/15/2006	20060304	Complete

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Tax Description

. LOTS 1,2 & 3 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

ADD 33' FOR VACATED ASPEN ST FOR 99 12-10-07 Combined 009-396-003-00 with this pcl for 2008.

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	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

* Factors * LOTS 1,2,3 BLK 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800

198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.33	160	50	2,106

Total Estimated Land Improvements True Cash Value = 2,106

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	15,200	17,900			12,127C
2023	2,700	11,800	14,500			11,550C
2022	1,500	9,500	11,000			11,000S
2021	1,500	9,900	11,400			11,400S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1993	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 76,801 E.C.F.
Total Depr Cost: 42,240 X 0.670
Estimated T.C.V: 28,301

(16) Porches/Decks

Area	Type
159	Treated Wood

(17) Garage

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:

Bsmnt Garage:

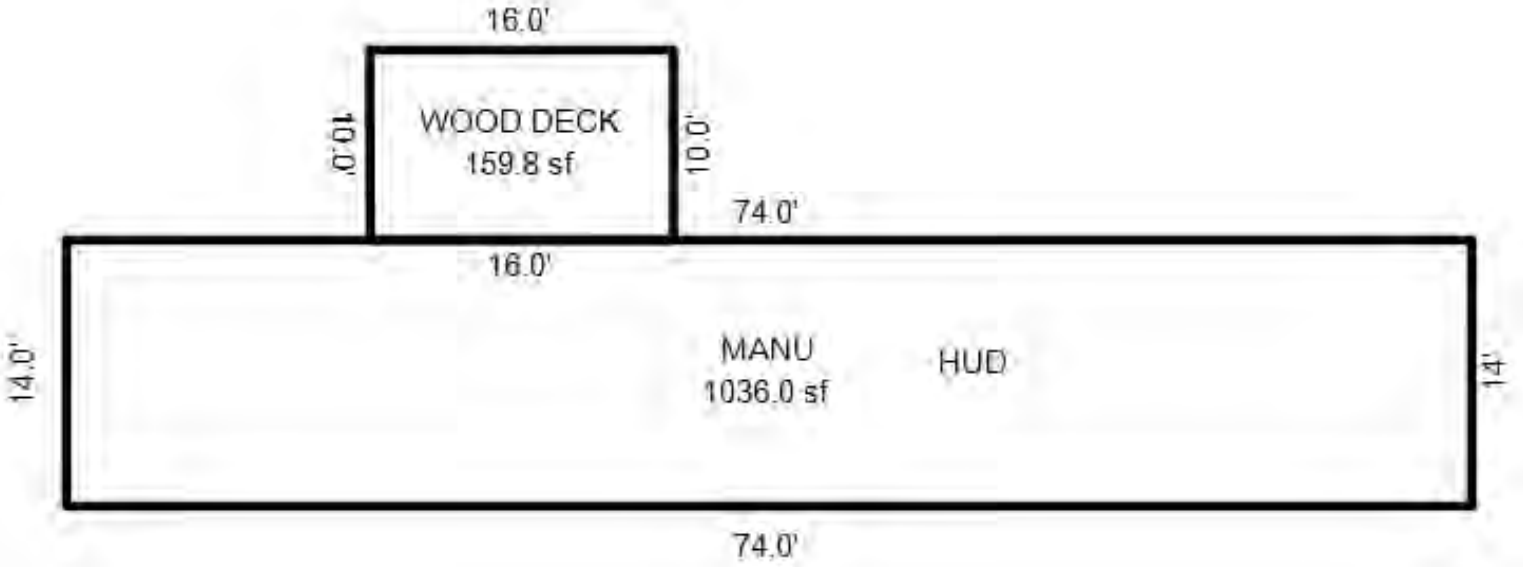
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993
(11) Heating System: Forced Warm Air
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	60,727	33,400
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	1,049
Plumbing					
3 Fixture Bath			1	3,054	1,680
Water/Sewer					
1000 Gal Septic			1	4,864	2,675
Water Well, 50 Feet			1	2,686	1,477
Deck					
Treated Wood			159	3,562	1,959
			Totals:	76,801	42,240

Notes: 1993 COLONY MH
ECF (424 JENNINGS) 0.670 => TCV: 28,301

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
186 S CRAPO ST

Owner's Name/Address
HILL PAMELA J LIVING TRUST
9867 W POPLAR ST
LAKE CITY MI 49651

Tax Description
. LOT 4 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 40,824 TCV/TFA: 56.70

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.36	60	50	851

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 =				1,821

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	19,500	20,400			8,610C
2023	900	14,700	15,600			8,200C
2022	500	11,900	12,400			7,810C
2021	500	11,300	11,800			7,561C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1938	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asbestos
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 720
Total Base New : 92,547 E.C.F.
Total Depr Cost: 55,527 X 0.670
Estimated T.C.V: 37,203

(16) Porches/Decks

Area	Type
96	CGEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

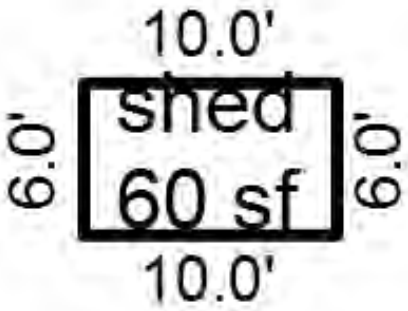
Carport Area:
Roof:

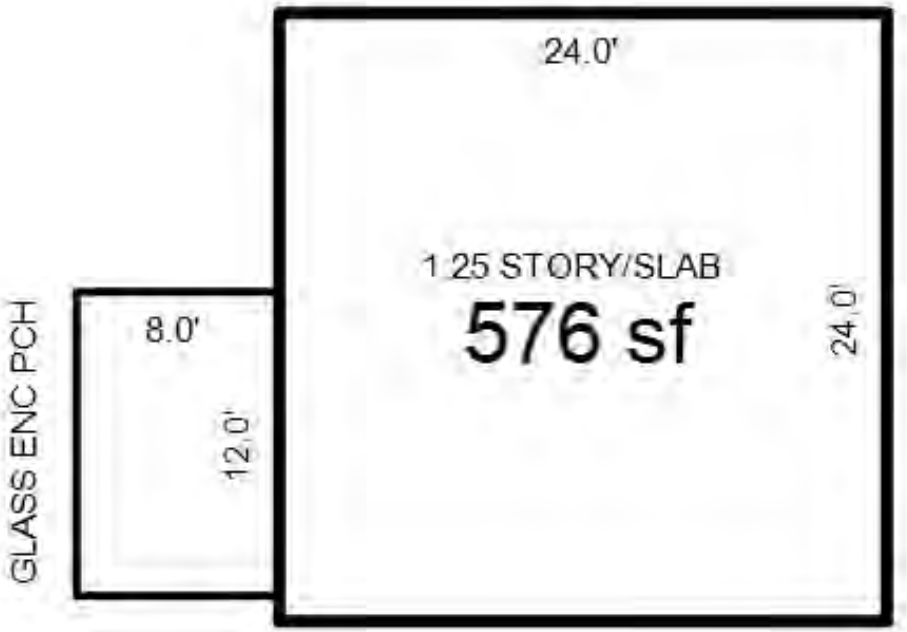
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
			Total:	77,249	46,348
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	615
Water/Sewer					
1000 Gal Septic			1	4,263	2,558
Water Well, 50 Feet			1	2,498	1,499
Porches					
CGEP (1 Story)			96	5,874	3,524
Built-Ins					
Appliance Allow.			1	1,638	983
			Totals:	92,547	55,527

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 37,203

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH TAMMY JO	SMITH DEBRA JO	1	04/04/2023	QC	09-FAMILY	2023-00185	DEED	0.0
MILLER CAROL ANN	SMITH TAMMY JO	8,500	12/18/2015	WD	08-ESTATE	2015-04178	PROPERTY TRANSFER	100.0
LEIVO EMMA (DECEASED) MIL	MILLER CAROL ANN	0	03/05/2004	OTH	21-NOT USED/OTHER	05-0/645	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

SMITH DEBRA JO
150 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. LOT 5 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 01/29/2024

MAP #:

2024 Est TCV 2,520

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.00	48	50	720
Total Estimated Land Improvements True Cash Value =				720

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	400	1,300			600C
2023	900	300	1,200			572C
2022	500	300	800			545C
2021	500	300	800			528C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 1,800					

Tax Description

. LOT 6 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	PITT BRUCE W & BETHANY S	1,000	09/01/2022	QC	03-ARM'S LENGTH	2022-02782	DEED	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	09/01/2022	QC	09-FAMILY	2022-02772	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

N BALDWIN ST

Owner's Name/Address

PITT BRUCE W & BETHANY S
221 S BALDWIN ST
LAKE CITY MI 49651

Tax Description

. LOT 7 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/01/2022

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			900S
2023	900	0	900			900S
2022	500	0	500		500W	500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-396-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON TONI D	PITT BRUCE W & BETHANY S	28,000	11/30/2020	WD	03-ARM'S LENGTH	2020-03594	PROPERTY TRANSFER	100.0
JOSE LUCKY & DEBORAH	JOHNSON TONI D	1	11/21/2020	QC	09-FAMILY	2020-03593	DEED	100.0
JOHNSON TONI D	JOSE LUCKY & DEBORAH	39,500	11/08/2018	LC	03-ARM'S LENGTH	2018-03698	DEED	100.0
MCMASTER MICHAEL A & NANC	JOHNSON TONI D	28,000	04/12/2017	WD	03-ARM'S LENGTH	2017-0143	PROPERTY TRANSFER	100.0

Property Address

221 S BALDWIN ST

Owner's Name/Address

PITT BRUCE W & BETHANY S
221 S BALDWIN ST
LAKE CITY MI 49651

Tax Description

. LOTS 8, 9 & 10 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

ADD 33' FOR VACATED ASPEN ST

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/30/2020

MAP #:

2024 Est TCV 57,985 TCV/TFA: 54.81

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 8, 9 & 10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
231 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	8,990

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/20/2021	INSPECTED
TPC	08/20/2020	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	24,500	29,000			21,609C
2023	4,500	18,700	23,200			20,580C
2022	4,600	15,000	19,600			19,600S
2021	4,600	15,300	19,900			19,900S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1948	1990

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 846 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,058
Total Base New : 132,957 E.C.F.
Total Depr Cost: 73,127 X 0.670
Estimated T.C.V: 48,995

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
70	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1948
(11) Heating System: Forced Air w/ Ducts
Ground Area = 846 SF Floor Area = 1058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	846		
			Total:	119,945	65,970

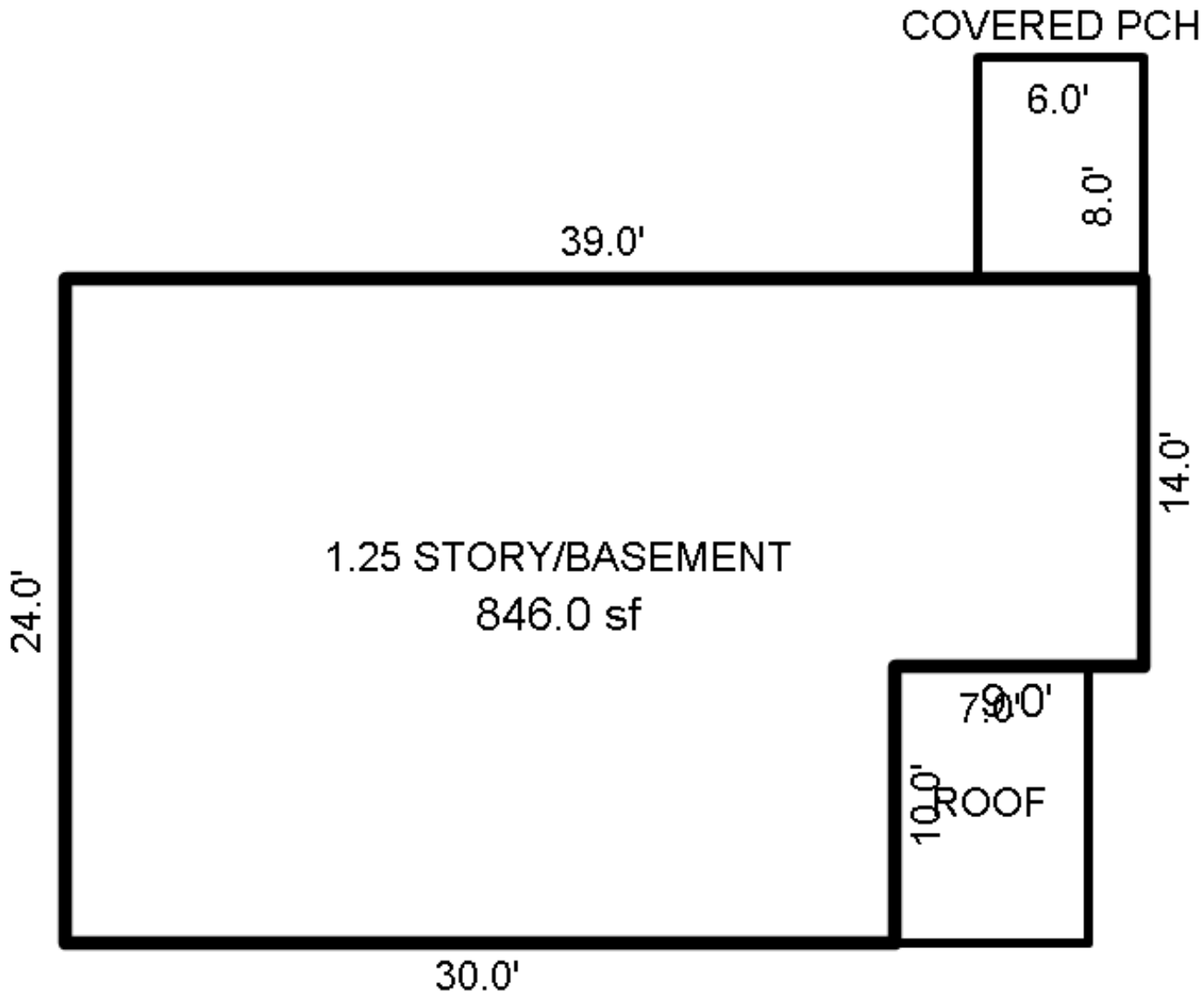
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
WCP (1 Story)	48	2,469	1,358
Built-Ins			
Appliance Allow.	1	1,638	901
Deck			
w/Roof (Roof portion)	70	1,119	615
	Totals:	132,957	73,127

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 48,995

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DEBRA JO	SMITH TAMMY JO	0	02/02/2024	QC	09-FAMILY	2024-00261	DEED	0.0
SMITH TAMMY JO	SMITH DEBRA	0	01/22/2024	QC	09-FAMILY	2024-0155	DEED	0.0
MILLER CAROL ANN REPRESEN	SMITH TAMMY JO	8,500	12/18/2015	WD	08-ESTATE	2015-04178	PROPERTY TRANSFER	100.0
LEIVO EMMA LUCILLE ESTATE	MILLER CAROL A	0	07/25/2005	OTH	21-NOT USED/OTHER	05-0/2906	DEED	0.0

Property Address
150 S CRAPO ST

Owner's Name/Address
SMITH TAMMY JO
150 S CRAPO ST
LAKE CITY MI 49651

Tax Description
. LOT 1 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/29/2024
MAP #:
2024 Est TCV 45,015 TCV/TFA: 59.86

Building Permit(s)	Date	Number	Status
REPAIR	12/31/2015	2015-9998	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/01/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.82	288	0	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	21,600	22,500			8,064C
2023	900	16,500	17,400			7,680C
2022	500	13,200	13,700			7,315C
2021	500	12,600	13,100			7,082C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1938	0

Condition: Poor

Room List

	Basement
5	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 752 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D -10
Effec. Age: 45
Floor Area: 752
Total Base New : 117,252 E.C.F.
Total Depr Cost: 64,500 X 0.670
Estimated T.C.V: 43,215

(16) Porches/Decks

Area	Type
224	CGEP (1 Story)
144	Roof Cover Onl

(17) Garage

Year Built: 2016
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: 312
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

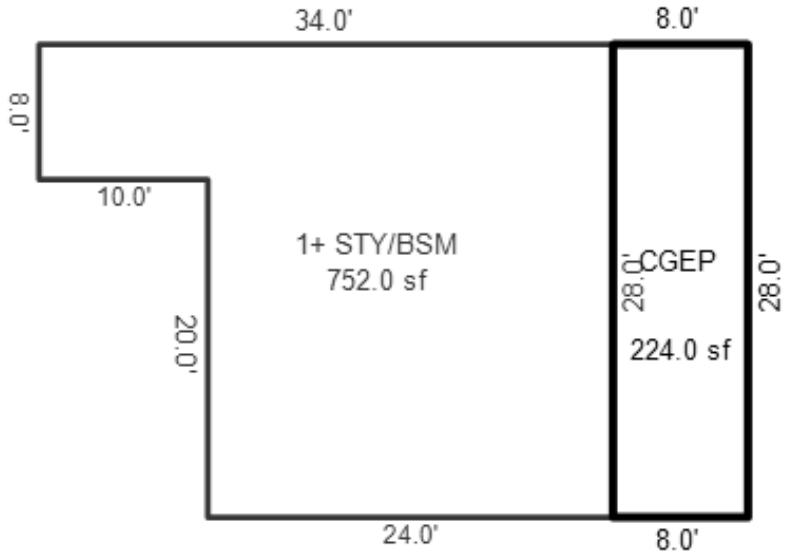
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938
(11) Heating System: Forced Air w/ Ducts
Ground Area = 752 SF Floor Area = 752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

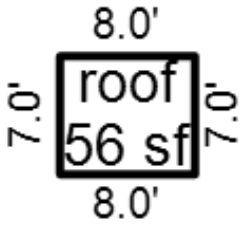
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Mich Bsmnt.	752		
			Total:	86,321	50,578
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 50 Feet			1	2,498	1,374
Porches					
CGEP (1 Story)			224	10,678	5,873
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			312	11,385	6,262
Deck					
w/Roof (Roof portion)			144	2,107	1,159
			Totals:	117,252	64,500

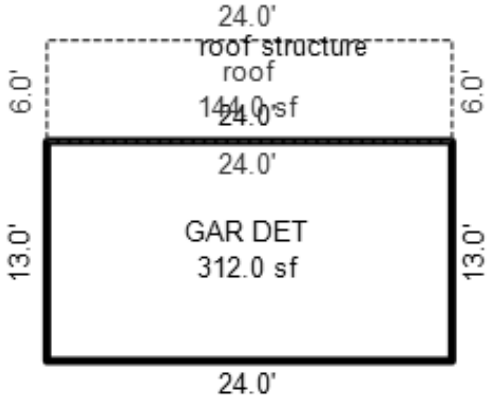
Notes: 2016 REPLACEMENT WINDOWS
HANDPUMP WELL

ECF (424 JENNINGS) 0.670 => TCV: 43,215

*** Information herein deemed reliable but not guaranteed***







*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GETTY RUSSELL DANIEL	GETTY DANIEL ROBERT &	0	01/31/2018	QC	09-FAMILY	2018-00316	DEED	0.0
GETTY DANIEL R & DEBORAH	GETTY DANIEL RUSSELL &DAN	0	12/30/2004	QC	21-NOT USED/OTHER	04-0/5329	DEED	0.0
		2,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2665	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

GETTY DANIEL RUSSELL &
GETTY DANIEL ROBERT
6213 N GENESEE RD
FLINT MI 48506

Tax Description

LOT 2, 3, AND 4 BLK 7 MITCHELL BROS
REVISED PLAT OF JENNINGS.
12/2023 COMBINE LOTS 2, 3 & 4 TO
009-397-002-00
FORMERLY LOT 2 BLK 7 MITCHELL BROS
REVISED PLAT OF JENNINGS.

Comments/Influences

NOT AG. FOR 08.
12/2023 COMBINE LOTS 2, 3 & 4 TO
009-397-002-00

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 14,481 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.74	150	94	527
Total Estimated Land Improvements True Cash Value =				527

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	4,500	7,200			3,806C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 15
Floor Area: 0
Total Base New : 15,022 E.C.F.
Total Depr Cost: 12,768 X 0.670
Estimated T.C.V: 8,554

(16) Porches/Decks

Area	Type
60	Roof Cover Onl

(17) Garage

Year Built: 2007
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: 300
% Good: 0
Storage Area: 0
No Conc. Floor: 240

Bsmnt Garage:

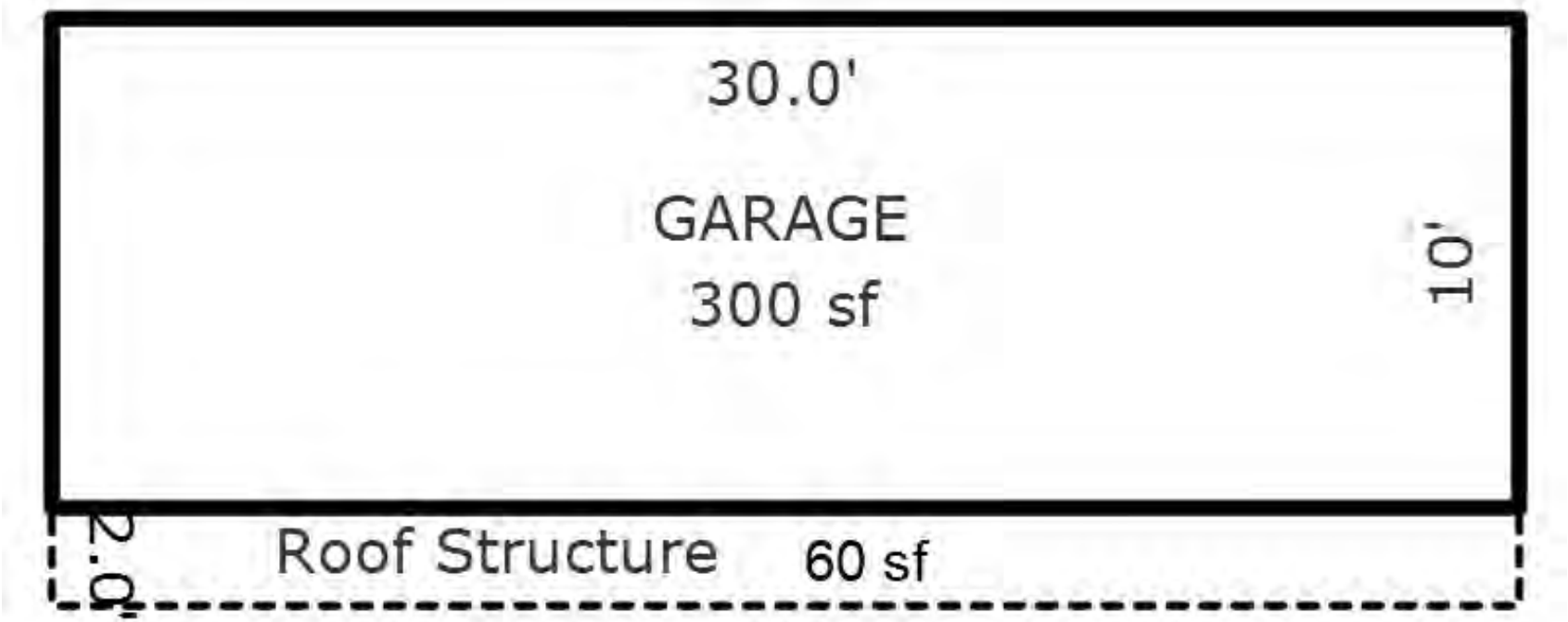
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2007
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			300	12,837	10,911
No Concrete Floor			240	-1,466	-1,246
Water/Sewer					
Water Well, 50 Feet			1	2,585	2,197
Deck					
w/Roof (Roof portion)			60	1,066	906
			Totals:	15,022	12,768

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 8,554

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FANNIE MAE	SHERMAN JESSICA	35,000	09/30/2016	CD	11-FROM LENDING INSTITUT	2016-03355	PROPERTY TRANSFER	100.0
BURKE JOYCE	FANNIE MAE	42,000	12/18/2015	SD	10-FORECLOSURE	2015-04233	PROPERTY TRANSFER	0.0
BURKE BRIAN L (DECEASED)	BURKE JOYCE (HIS WIDOW)	0	01/29/2007	OTH	21-NOT USED/OTHER	2009/2029	DEED	0.0

Property Address

10131 W LAUREL ST

Owner's Name/Address

SHERMAN JESSICA
10131 WEST LAUREL ST
LAKE CITY MI 49651

Tax Description

. LOTS 6 & 7 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/17/2016

MAP #:

2024 Est TCV 72,823 TCV/TFA: 64.90

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.74	288	50	3,418
Total Estimated Land Improvements True Cash Value =				3,418

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	34,600	36,400			21,205C
2023	1,800	26,700	28,500			20,196C
2022	1,000	21,600	22,600			19,235C
2021	1,000	20,500	21,500			18,621C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1972	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 748 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 1,122
Total Base New : 151,108 E.C.F.
Total Depr Cost: 98,216 X 0.670
Estimated T.C.V: 65,805

(16) Porches/Decks

Area	Type
42	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 748 SF Floor Area = 1122 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	748		
			Total:	127,482	82,859

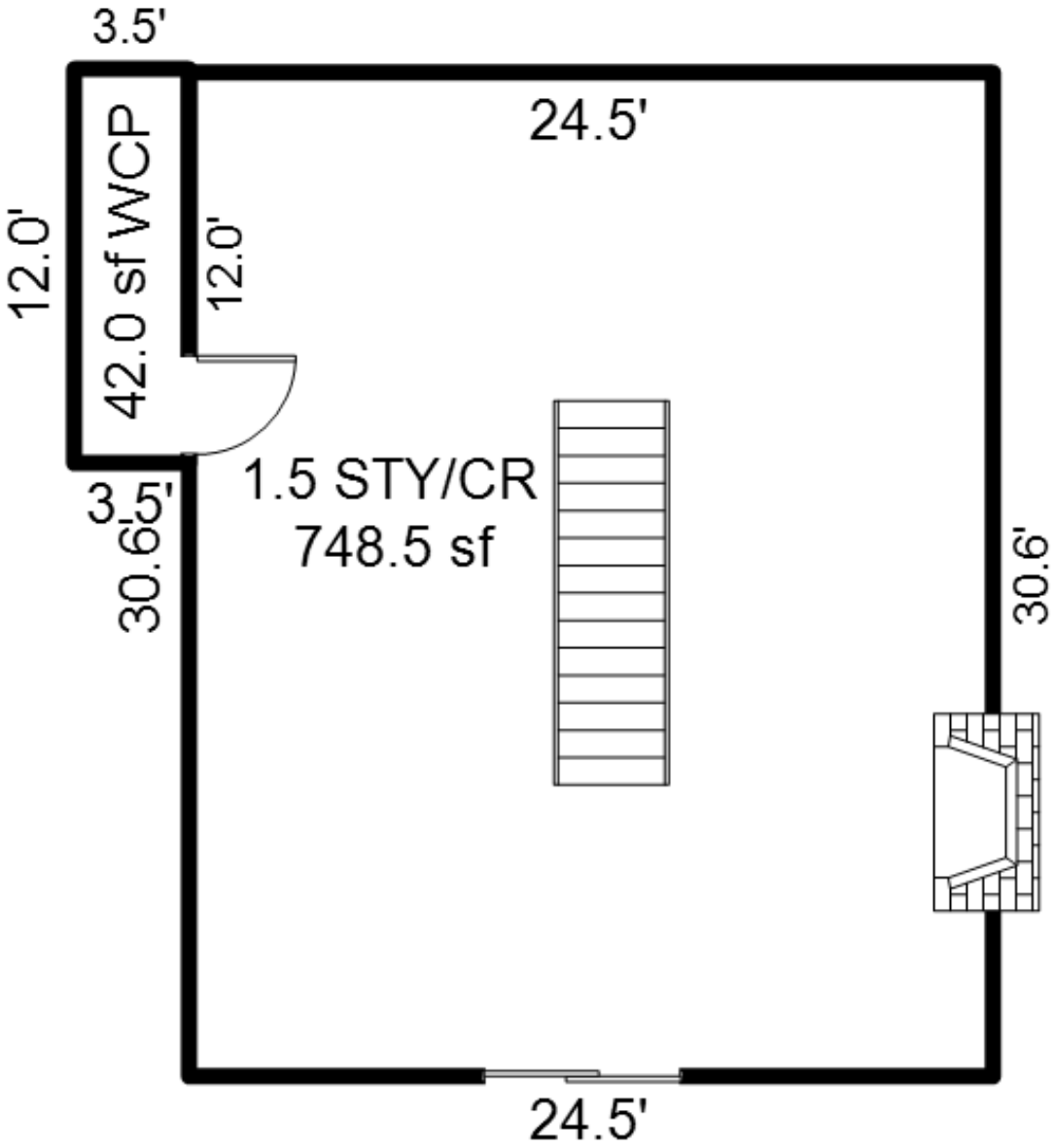
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020
Water/Sewer			
1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746
Porches			
WCP (1 Story)	42	2,801	1,821
Foundation: Shallow	42	-588	-382
Built-Ins			
Appliance Allow.	1	2,766	1,798
Fireplaces			
Exterior 1 Story	1	6,513	4,233
	Totals:	151,108	98,216

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 65,805

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0898	DEED	0.0

Property Address

125 S BALDWIN ST

Owner's Name/Address

ANDRAS DARRON & CARLA
125 S BALDWIN STREET
LAKE CITY MI 49651

Taxpayer's Name/Address

ANDRAS DARRON & CARLA
125 S BALDWIN STREET
LAKE CITY MI 49651

Tax Description

LOTS 8 & 9 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

99 COMBO W/008-00 FOR 00

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/23/2003

MAP #:

2024 Est TCV 19,915 TCV/TFA: 29.64

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/18/2018	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	184	0	0
Wood Frame	22.19	120	50	1,331

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	100	1,000
Total Estimated Land Improvements True Cash Value =				2,331

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	8,200	10,000			5,782C
2023	1,800	6,500	8,300			5,507C
2022	1,000	5,300	6,300			5,245C
2021	1,000	5,500	6,500			5,078C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 35
Floor Area:
Total Base New : 59,632 E.C.F.
Total Depr Cost: 20,871 X 0.670
Estimated T.C.V: 13,984

(16) Porches/Decks

Area	Type
684	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 540
% Good: 0
Storage Area: 0
No Conc. Floor: 540

Bsmnt Garage:

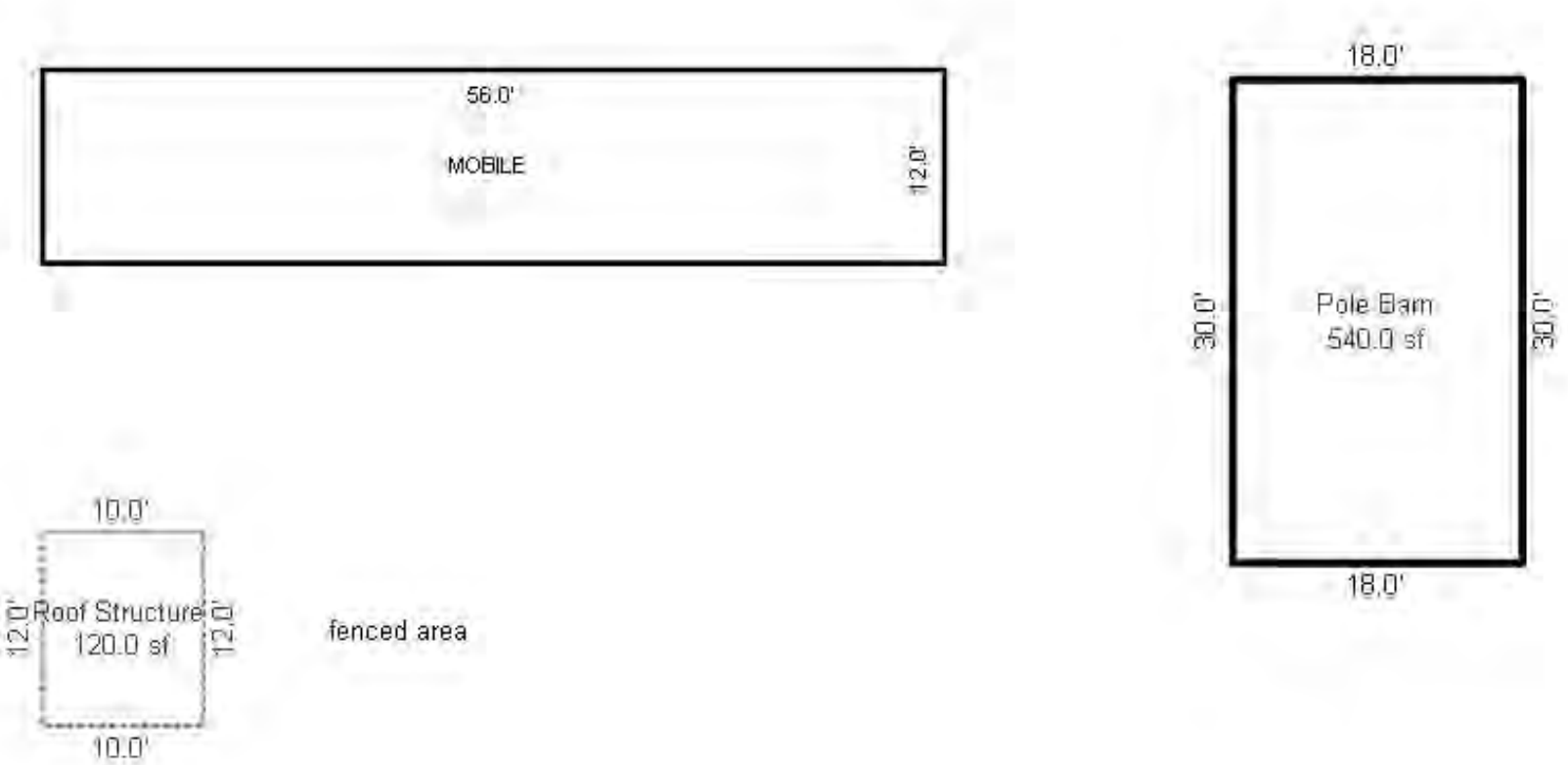
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970
(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	35,148	12,302
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			540	12,236	4,283
No Concrete Floor			540	-3,008	-1,053
Deck					
w/Roof (Roof portion)			684	8,495	2,973
			Totals:	59,632	20,871

Notes: 1970 PARKWOOD MH
ECF (424 JENNINGS) 0.670 => TCV: 13,984

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 3,600					

Tax Description

. LOTS 10 & 11 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-397-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DEBRA JO	SMITH TAMMY JO	0	02/02/2024	QC	09-FAMILY	2024-00261	DEED	0.0
SMITH TAMMY JO	SMITH DEBRA	0	01/22/2024	QC	09-FAMILY	2024-0155	DEED	0.0
MILLER CAROL ANN	SMITH TAMMY JO	1	12/18/2015	QC	08-ESTATE	2015-04179	PROPERTY TRANSFER	100.0
MILLER CAROL & EMMA LEIVO	MILLER CAROL ANN	0	03/05/2004	OTH	21-NOT USED/OTHER	05-0/645	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

SMITH TAMMY JO
150 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. LOT 12 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 01/29/2024

MAP #:

2024 Est TCV 3,374

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/10/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.60	128	50	1,574
Total Estimated Land Improvements True Cash Value =				1,574

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	800	1,700			600C
2023	900	700	1,600			572C
2022	500	700	1,200			545C
2021	500	600	1,100			528C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-398-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITIBANK NA	MCMASTER MICHAEL & NANCY	1	02/21/2014	CD	11-FROM LENDING INSTITUT	2014-00876 WD	DEED	100.0
PRINGER JERRY H & LINDA S	CITIBANK NA	0	05/29/2013	AFF	01-ABANDONMENT	2013-01974	PROPERTY TRANSFER	0.0
SHERIFF	CITIBANK TRUSTEE WACHOIA	16,000	05/03/2013	SD	10-FORECLOSURE	2013-01670 SD	PROPERTY TRANSFER	0.0
		21,000	05/01/1997	WD	33-TO BE DETERMINED	338:569	DEED	0.0

Property Address
138 S BALDWIN ST

Owner's Name/Address
MCMASTER MICHAEL & NANCY
CALE IRENE
4348 W ROSTED RD
LAKE CITY MI 49651

Tax Description
. LOTS 1, 2 & 12 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 5,400

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	06/09/2014	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.17	368	0	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-398-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN JACOB D	ATWOOD CRYSTA MAY	25,000	07/17/2023	LC	03-ARM'S LENGTH	2023-03253	DEED	100.0
LEE BRIAN ROBERT & LEE BR	GREEN JACOB D & JENNIFER	0	05/03/2013	QC	16-LC PAYOFF	2023-03261	DEED	0.0
LEE BRIAN R & BRENDA S (H	GREEN JACOB D & JENNIFER	20,000	10/01/2006	LC	03-ARM'S LENGTH	06-0/4009	DEED	100.0

Property Address

100 S BALDWIN ST

Owner's Name/Address

ATWOOD CRYSTA MAY
423 BAGLEY ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 5,400

Building Permit(s)	Date	Number	Status
Demolition/Removal	08/04/2023	2023-0493	100%
MH	10/12/2007	2007-0760	100%
MH	04/07/2005	2005-9999	Complete

Tax Description

. LOTS 3,4 & 5 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.
2006 COMBINED W/398-003-00 FOR 2007.

Comments/Influences

2013 SPOKE WITH JACOB - REGARDING WIND DAMAGE TO THE ROOF. NORTHERN MICHIGAN COMMUNITY ACTION AGENCY IS HELPING TO PROVIDE FUNDING FOR ROOF REPLACEMENT. THE ROOF CAME OFF FROM HIGH WIND AND DAMAGED FLOORING
2006 COMBINED W/398-003-00 FOR 2007.

	Improved	X Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	10/30/2023	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 3,4&5

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			2,700S
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-398-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 8,302					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. LOTS 6, 7, 8, 9, 10 & 11 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	6 LOTS Value
GROUP F 30/FF	396.00	158.00	0.6988	1.0000	30	100		8,302
396 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	8,302

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	0	4,200			3,087C
2023	4,200	0	4,200			2,940C
2022	2,800	0	2,800			2,800S
2021	2,800	0	2,800			2,800S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-399-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 7,175					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. LOTS 1, 3, 4, 5 & 12 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements		Topography of Site	
X	Dirt Road		Level
	Gravel Road	X	Rolling
	Paved Road		Low
	Storm Sewer	X	High
	Sidewalk		Landscaped
	Water		Swamp
	Sewer	X	Wooded
	Electric		Pond
	Gas		Waterfront
	Curb		Ravine
	Street Lights		Wetland
	Standard Utilities		Flood Plain
	Underground Utils.		

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres					Total Est. Land Value =			7,175

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S
2021	2,400	0	2,400			2,400S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-399-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD BONNIE	ROMIG GERALD	1	03/02/2020	QC	09-FAMILY	2020-00722	DEED	50.0
BACHELDER BARBARA J	BAIRD BONNIE & ROMIG GERA	100	04/01/2016	WD	03-ARM'S LENGTH	2016-01961	DEED	100.0

Property Address

S BAGLEY ST

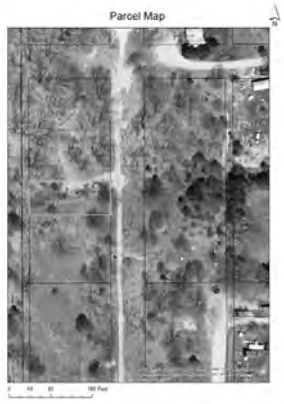
Owner's Name/Address

ROMIG GERALD
447 S BLAIR ST
LAKE CITY MI 49651

Tax Description

. LOT 2 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences



Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-400-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 5,400					

Tax Description

. ENTIRE BLK 10 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 1, 3 & 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-401-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARDEE MARILYN L & DUSHAN	THIEBAUT LORI A	100,000	11/03/2023	WD	03-ARM'S LENGTH	2023-03013	PROPERTY TRANSFER	100.0
PARDEE MARILYN L	PARDEE MARILYN L & DUSHAN	1	05/10/2022	QC	09-FAMILY	2022-01548	DEED	0.0
THOMPSON RICHARD E	THOMPSON RICHARD E & PARD	0	11/05/2007	QC	21-NOT USED/OTHER	2007/3873	DEED	0.0
HUNTINGTON NATIONAL BANK	THOMPSON RICHARD E (MM)	57,000	08/23/2006	WD	21-NOT USED/OTHER	06-0/3113	DEED	100.0

Property Address

96 S BALDWIN ST

Owner's Name/Address

THIEBAUT LORI A
606 CRAPO ST
LAKE CITY MI 49651

Tax Description

. LOTS 1 & 2 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 71,636 TCV/TFA: 63.85

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	0	0
Wood Frame	24.00	144	50	1,728
Metal Prefab	19.29	60	50	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,256

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/03/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	34,000	35,800			35,800S
2023	1,800	26,700	28,500			17,706C
2022	1,000	21,600	22,600			16,863C
2021	1,000	20,600	21,600			16,325C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1927	1994

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 360 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,122
Total Base New : 148,751 E.C.F.
Total Depr Cost: 96,687 X 0.670
Estimated T.C.V: 64,780

(16) Porches/Decks

Area	Type
20	WPP
96	WSEP (1 Story)
112	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1927
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1122 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

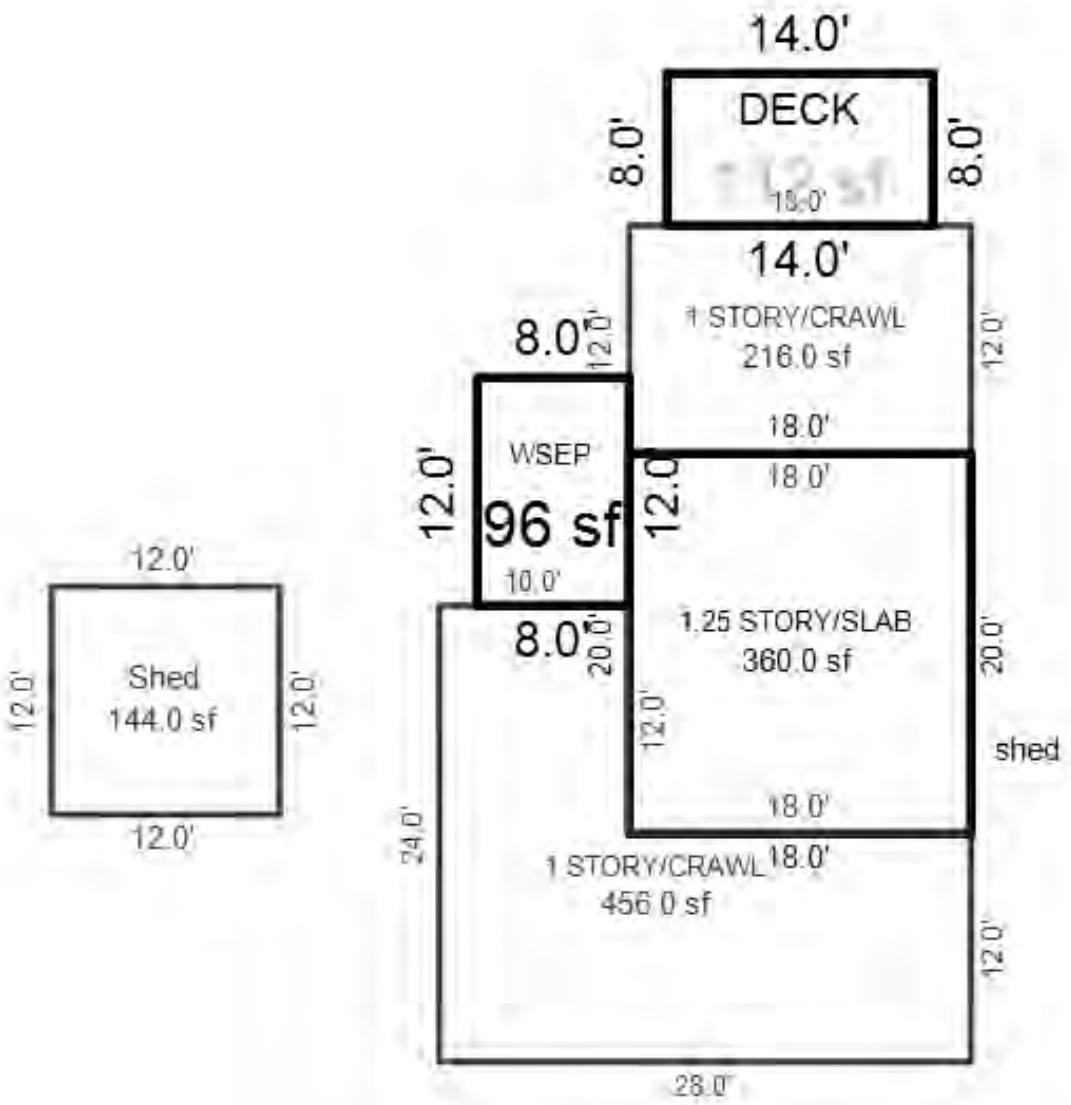
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	360		
1 Story	Siding	Crawl Space	456		
1 Story	Siding	Crawl Space	216		
		Total:		126,495	82,222

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	799
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666
Porches			
WSEP (1 Story)	96	5,175	3,364
WPP	20	999	649
Deck			
Treated Wood	112	2,728	1,773
Built-Ins			
Appliance Allow.	1	1,934	1,257
Totals:		148,751	96,687

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 64,780

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-401-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 5,400					

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Tax Description

. LOTS 3, 8 & 9 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOT 8, 9, 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	5,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-401-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
LAUREL ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BLACK CHARLES E & EVA R ETAL 3003 PRAIRIE LANE LAFAYETTE IN 47904	2024 Est TCV 34,580 TCV/TFA: 47.50					

Tax Description

. LOT 10 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved		Vacant
X			

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	10/03/2011	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	16,400	17,300			6,395C
2023	900	12,500	13,400			6,091C
2022	500	10,000	10,500			5,801C
2021	500	9,500	10,000			5,616C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1938	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asbestos
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 728 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	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

	Ex.		Ord.	X	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 728
Total Base New : 88,952 E.C.F.
Total Depr Cost: 48,925 X 0.670
Estimated T.C.V: 32,780

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938
(11) Heating System: Space Heater
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

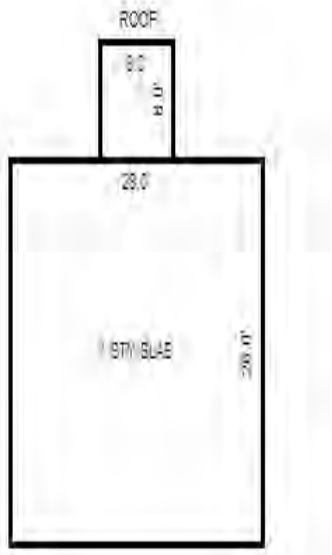
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	728		
			Total:	79,528	43,741

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Built-Ins			
Appliance Allow.	1	1,638	901
	Totals:	88,952	48,925

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 32,780

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV TM

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-402-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 3,600					

Tax Description

. LOTS 8 & 9 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 8 & 9 Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
161 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-402-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM (MM)	TAYLOR WILLIAM (LE) ETAL*	0	05/19/2007	QC	21-NOT USED/OTHER	2007/1863	DEED	0.0

Property Address

10132 W LAUREL ST

Owner's Name/Address

TAYLOR WILLIAM (LE) ETAL
10132 W LAUREL ST
LAKE CITY MI 49651

Tax Description

. LOT 10 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/01/1995

MAP #:

2024 Est TCV 53,522 TCV/TFA: 57.18

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	25,900	26,800			15,049C
2023	900	19,700	20,600			14,333C
2022	500	16,000	16,500			13,651C
2021	500	15,300	15,800			13,215C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1S

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	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: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 936
Total Base New : 118,018 E.C.F.
Total Depr Cost: 77,197 X 0.670
Estimated T.C.V: 51,722

(16) Porches/Decks

Area	Type
208	CCP (1 Story)
40	WGEP (1 Story)
15	WPP

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

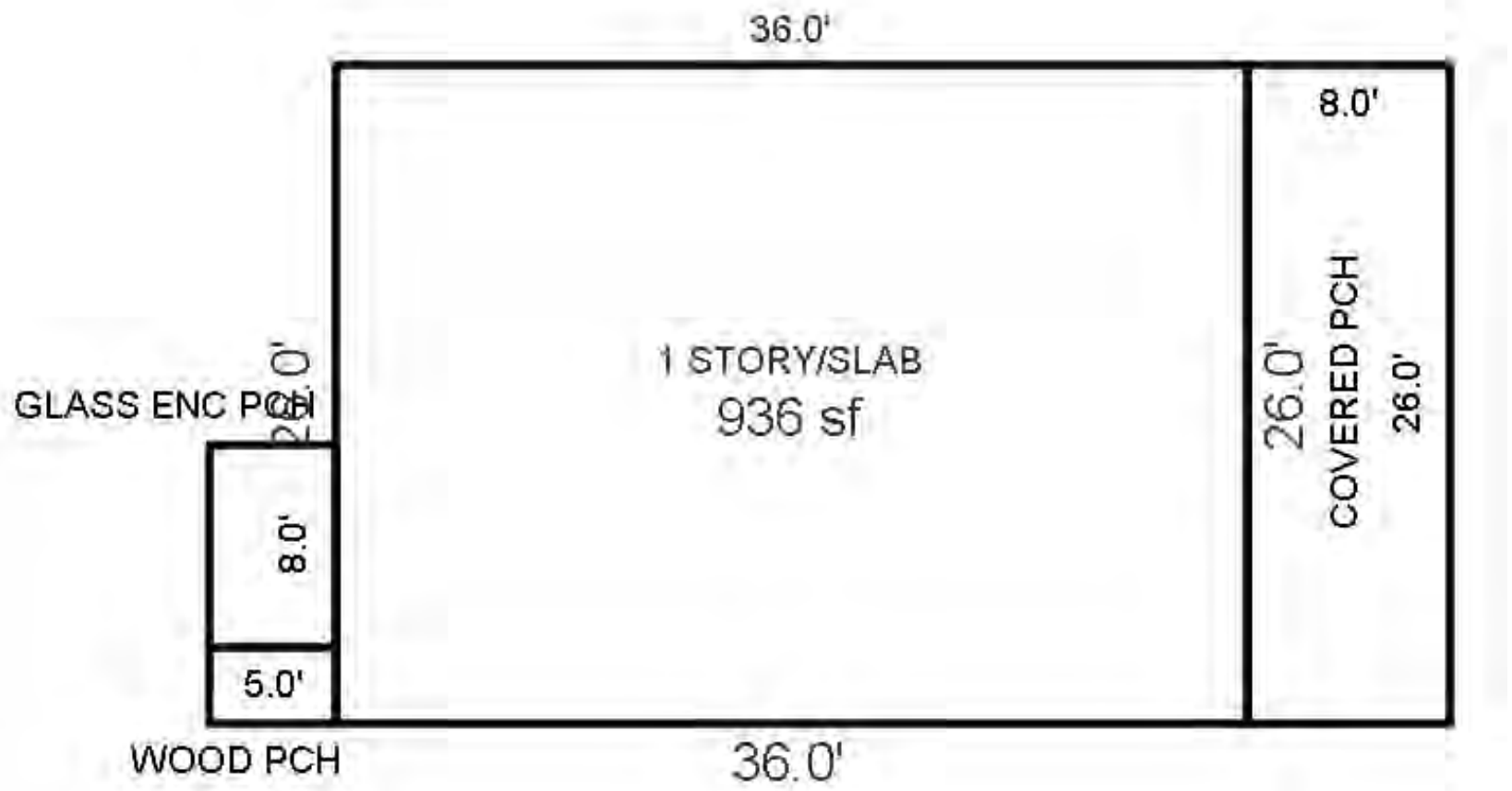
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1981
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	936			
			Total:	99,074	64,398	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	995	647	
Water/Sewer						
1000 Gal Septic			1	4,141	2,692	
Water Well, 50 Feet			1	2,498	1,624	
Porches						
CCP (1 Story)			208	4,401	3,345	*
WGEP (1 Story)			40	4,565	2,967	
WPP			15	706	459	
Built-Ins						
Appliance Allow.			1	1,638	1,065	
			Totals:	118,018	77,197	

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 51,722

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-403-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 7,269					

Tax Description

. ENTIRE BLK 13 MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

ROAD CUTS THRU PROPERTY

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	292.00	275.00	0.7427	1.1172	30	100		7,269
292 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	7,269

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	0	3,600			2,425C
2023	3,600	0	3,600			2,310C
2022	2,200	0	2,200			2,200S
2021	2,200	0	2,200			2,200S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

MORRIS WILLIAM
352 S CRAPO ST
LAKE CITY MI 49651

Tax Description

. E 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/2018

MAP #:

2024 Est TCV 900

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/26/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

E1/2 LOT 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	50	E 1/2		900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	500	0	500			330C
2023	500	0	500			315C
2022	300	0	300			300S
2021	300	0	300			300S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-001-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0

Property Address

W POPLAR ST

Owner's Name/Address

MORRIS WILLIAM
310 E EUCLID ST
MC BAIN MI 49657

Tax Description

. W 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

WATER&SEWER ONLY
MH CONDEMMED

2018 Lake Township Parcel Map

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/2018

MAP #:

2024 Est TCV 3,529 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/26/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

W1/2 LOT 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800		50	W 1/2 LOT 1	900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	500	1,300	1,800			1,138C
2023	500	1,000	1,500			1,084C
2022	300	800	1,100			1,033C
2021	300	700	1,000			1,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 0
Total Base New : 7,135 E.C.F.
Total Depr Cost: 3,924 X 0.670
Estimated T.C.V: 2,629

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,502
Water Well, 50 Feet			1	2,585	1,422
			Totals:	7,135	3,924

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 2,629

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	03-ARM'S LENGTH	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
		38,900	04/01/1997	WD	33-TO BE DETERMINED	310:655	DEED	0.0

Property Address
352 S CRAPO ST

Owner's Name/Address
MORRIS WILLIAM
352 S CRAPO
LAKE CITY MI 49651

Tax Description
. LOTS 2 & 3 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/01/2018
MAP #:
2024 Est TCV 81,633 TCV/TFA: 75.03

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/26/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	304	67	1,255
Wood Frame	24.00	144	50	1,728
Total Estimated Land Improvements True Cash Value =				2,983

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	39,000	40,800			27,332C
2023	1,800	30,000	31,800			26,031C
2022	1,000	24,200	25,200			24,792C
2021	1,000	23,000	24,000			24,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1920	1950

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		Large Avg. Small

X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 725 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,088
Total Base New : 186,693 E.C.F.
Total Depr Cost: 112,015 X 0.670
Estimated T.C.V: 75,050

(16) Porches/Decks

Area	Type
112	WGEP (1 Story)
48	CGEP (1 Story)
108	Treated Wood
40	Treated Wood
180	Roof Cover Onl

(17) Garage

Year Built: 1981
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

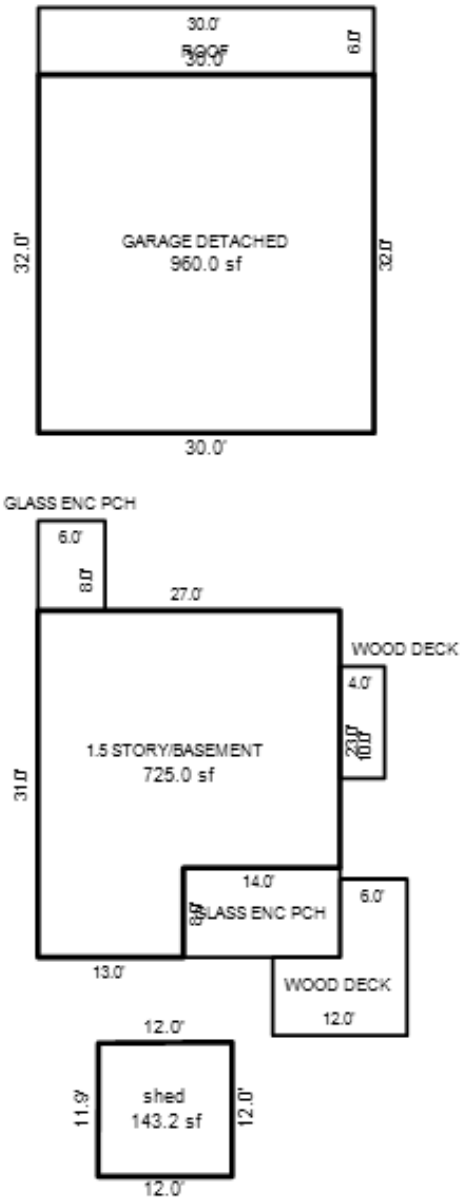
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920
(11) Heating System: Forced Air w/o Ducts
Ground Area = 725 SF Floor Area = 1088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	725		
			Total:	126,726	76,035
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	738
Water/Sewer					
1000 Gal Septic			1	4,550	2,730
Water Well, 50 Feet			1	2,585	1,551
Porches					
WGEP (1 Story)			112	9,558	5,735
CGEP (1 Story)			48	4,082	2,449
Deck					
Treated Wood			108	2,650	1,590
Treated Wood			40	1,563	938
w/Roof (Roof portion)			180	2,804	1,682
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	29,011	17,407
Built-Ins					
Appliance Allow.			1	1,934	1,160
			Totals:	186,693	112,015

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 75,050

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00912	DEED	50.0
STRETTEN KARLA W LE	BAIRD BONNIE &	3,000	01/15/2015	WD	03-ARM'S LENGTH	2015-00337	DEED	100.0
STEPHENS KARLA W	STRETTEN KARLA W L/E & DE	0	03/09/2012	OTH	33-TO BE DETERMINED	2012-00864	PROPERTY TRANSFER	0.0
		2,000	02/01/1998	WD	33-TO BE DETERMINED	317:551	DEED	0.0

Property Address

S CRAPO ST

Owner's Name/Address

BAIRD BONNIE
2800 FALLASBURG PARK DR
LOWELL MI 49331

Tax Description

. LOT 4 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00912	DEED	50.0
STRETTEN KARLA W LE	BAIRD BONNIE &	3,000	01/15/2015	WD	03-ARM'S LENGTH	2015-00337	DEED	100.0
STEPHENS KARLA W	STRETTEN KARLA W L/E & DE	0	03/09/2012	OTH	33-TO BE DETERMINED	2012-00864	PROPERTY TRANSFER	0.0

Property Address

S CRAPO ST

Owner's Name/Address

BAIRD BONNIE &
2800 FALLASBURG PARK DR
LOWELL MI 49331

Tax Description

. LOT 5 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 5,746					

Tax Description

. LOTS 6 & 7 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

	Improved	
X	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 6&7 Value
JENNINGS 50	132.00	158.00	0.8706	1.0000	50	100		5,746
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	5,746

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,900	0	2,900			1,820C
2023	2,900	0	2,900			1,734C
2022	2,600	0	2,600			1,652C
2021	2,600	0	2,600			1,600C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-411-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD BONNIE	ROMIG GERALD	0	03/02/2020	QC	09-FAMILY	2020-00721	DEED	50.0
ROMIG GERALD	ROMIG GERALD & BAIRD BONN	0	07/25/2017	QC	09-FAMILY	2017-0230	DEED	0.0
JENNINGS COMMUNITY CHURCH	ROMIG GERALD	10,000	12/05/2014	WD	03-ARM'S LENGTH	2014-04050	PROPERTY TRANSFER	100.0
LAKE TOWNSHIP	JENNINGS COMMUNITY CHURCH	0	06/15/2009	QC	21-NOT USED/OTHER	2009/2321	DEED	0.0

Property Address
10132 W POPLAR ST

Owner's Name/Address
ROMIG GERALD
2859 ALDEN HILLS COURT
LOWELL MI 49331-8893

Tax Description
. LOTS 8, 9 & 10 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences
DEED RESTRICTIONS TO BE PLACED WITH THE PA AT CLOSING ARE: NO GAMBLING ALLOWED, NO GRANT OF COMMERCIAL LIQUOR LICENSE, NO HOUSE OF WORSHIP.

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 113,694 TCV/TFA: 43.69

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/08/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 8, 9, & 10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.20	64	50	902
Total Estimated Land Improvements True Cash Value =				902

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	54,100	56,800			24,394C
2023	2,700	47,200	49,900			23,233C
2022	1,500	29,900	31,400			22,127C
2021	1,500	24,400	25,900			21,421C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CHURCH
Calculator Occupancy: Auditoriums

Class: D
Floor Area: 2,602
Gross Bldg Area: 2,602
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght : 16

Depr. Table : 2.5%
Effective Age : 45
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1890 Year Built
Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 2602
Ave. Perimeter: 254
Has Elevators:

*** Basement Info ***
Area: 2000
Perimeter: 240
Type: Semi-Finished Basement
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 254

Base Rate for Upper Floors = 95.88
Semi-Finished Basement Basement, Base Rate for Basement = 88.36
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.66 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.92
Adjusted Square Foot Cost for Upper Floors = 112.54
Adjusted Square Foot Cost for Basement = 109.28

Total Floor Area: 2,602 Base Cost New of Upper Floors = 292,829
Basement Area: 2,000 Base Cost New of Basement = 218,560

Reproduction/Replacement Cost = 511,389
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 178,986

ECF (424 JENNINGS) 0.600 => TCV of Bldg: 1 = 107,392
Replacement Cost/Floor Area= 196.54 Est. TCV/Floor Area= 41.27

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-412-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
10174 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
MOSHER LORI 10174 W POPLAR STREET LAKE CITY MI 49651	2024 Est TCV 57,791 TCV/TFA: 57.33					

Tax Description

. LOTS 1 & 2 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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X	Improved	
	Vacant	

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 1 & 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.22	240	50	2,306
Total Estimated Land Improvements True Cash Value =				2,306

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	27,100	28,900			10,822C
2023	1,800	20,900	22,700			10,307C
2022	1,000	16,800	17,800			9,817C
2021	1,000	16,000	17,000			9,504C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1948	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1,008
Total Base New : 140,800 E.C.F.
Total Depr Cost: 77,441 X 0.670
Estimated T.C.V: 51,885

(16) Porches/Decks

Area	Type
36	CGEP (1 Story)
244	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 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	1,008		
			Total:	123,699	68,035

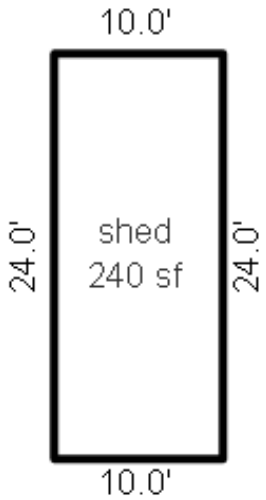
Other Additions/Adjustments

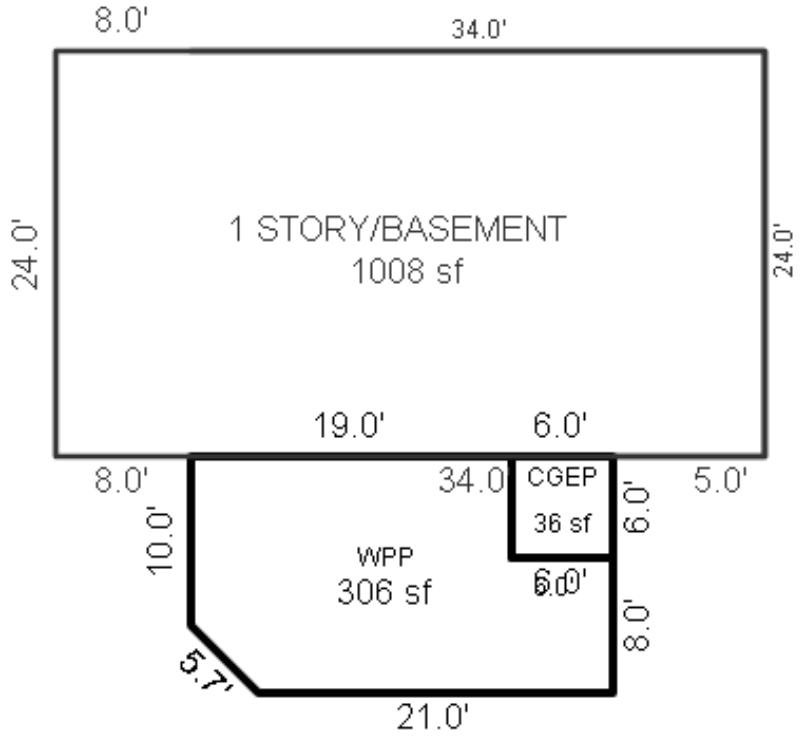
Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374
Porches			
CGEP (1 Story)	36	3,170	1,743
Deck			
Treated Wood	244	4,507	2,479
Built-Ins			
Appliance Allow.	1	1,638	901
	Totals:	140,800	77,441

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 51,885

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-412-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address

S BALDWIN ST

Owner's Name/Address

ERICKSON ROSE M
328 BALDWIN STREET
LAKE CITY MI 49651

Tax Description

. LOT 3 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/08/1996

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K			1800	100			1,800
	0.00 Total Acres				Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-412-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address
328 S BALDWIN ST

Owner's Name/Address
ERICKSON ROSE M
328 S BALDWIN STREET
LAKE CITY MI 49651

Tax Description
. LOTS 4 & 5 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 106,114 TCV/TFA: 70.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 4 & 5

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.90	312	50	3,260
Wood Frame	24.82	122	50	1,514
Total Estimated Land Improvements True Cash Value =				4,774

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	51,300	53,100			22,639C
2023	1,800	39,500	41,300			21,561C
2022	1,000	31,900	32,900			20,535C
2021	1,000	25,400	26,400			19,879C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1975	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1516 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1,516
Total Base New : 208,400 E.C.F.
Total Depr Cost: 145,880 X 0.670
Estimated T.C.V: 97,740

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
192	WSEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

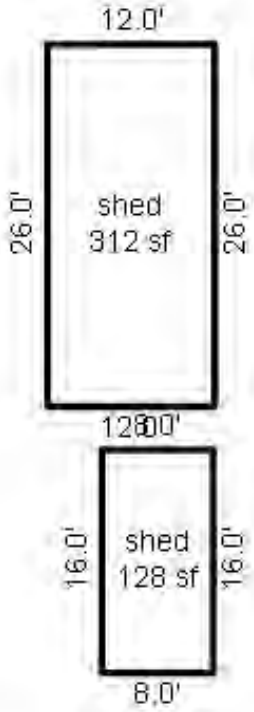
Carport Area:
Roof:

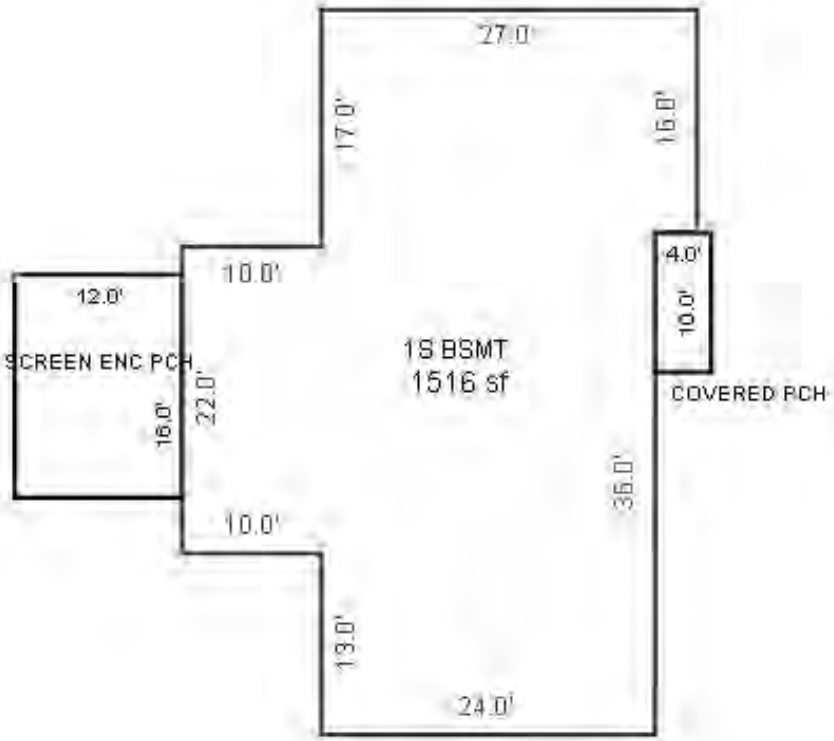
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1516 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,516		
			Total:	191,294	133,906
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 50 Feet			1	2,585	1,809
Porches					
CCP (1 Story)			40	1,160	812
WSEP (1 Story)			192	8,811	6,168
			Totals:	208,400	145,880

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 97,740

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-412-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONTAGUE HAROLD J SR & DO	CROSBY AIVA GRACE	48,000	07/13/2018	WD	03-ARM'S LENGTH	2018-02258	PROPERTY TRANSFER	100.0

Property Address

10208 W POPLAR ST

Owner's Name/Address

CROSBY AIVA GRACE
10208 W POPLAR STREET
LAKE CITY MI 49651

Tax Description

. LOTS 6, 7, 8, 9 & 10 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/30/2018

MAP #:

2024 Est TCV 47,464 TCV/TFA: 34.39

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	04/01/2013	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOTS 6, 7, 8, 9 &10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100		SURPLUS 3 LOTS	1,800
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	160	0	0
Wood Frame	41.35	80	50	1,654

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,604

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	21,000	23,700			16,206C
2023	2,700	16,300	19,000			15,435C
2022	1,500	13,200	14,700			14,700S
2021	1,500	13,800	15,300			14,258C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1975	0

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		Large 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
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 600 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 30
Floor Area:
Total Base New : 168,278 E.C.F.
Total Depr Cost: 58,896 X 0.670
Estimated T.C.V: 39,460

(16) Porches/Decks

Area	Type
32	CGEP (1 Story)

(17) Garage

Year Built: 1979
Car Capacity:
Class: BC
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

Bsmnt Garage:

Carport Area:
Roof:

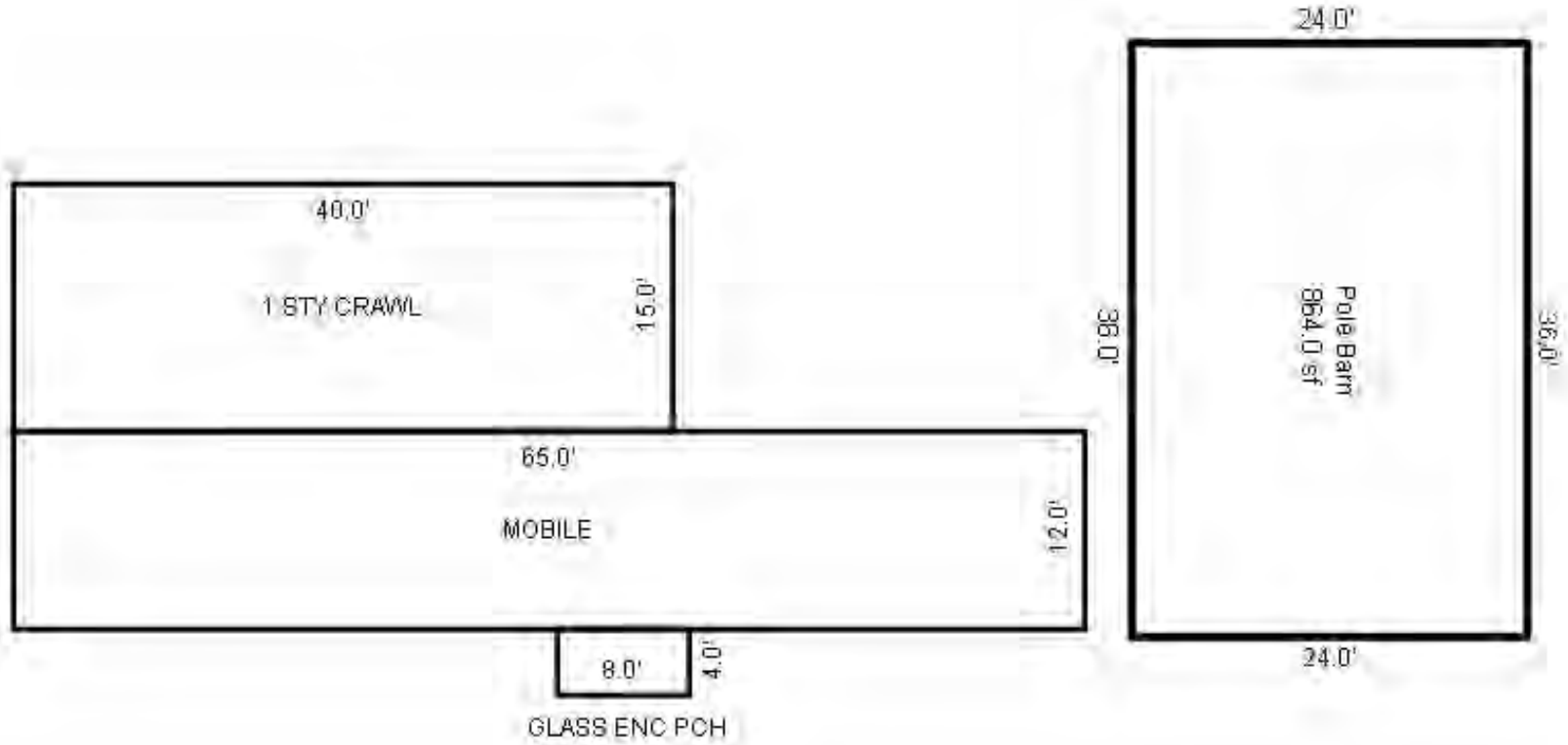
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1975
(11) Heating System: Forced Warm Air
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	780		
Addition	Siding	Crawl	600		
			Total:	117,052	40,967
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,719	602
Plumbing					
Average Fixture(s)			1	1,237	433
3 Fixture Bath			1	3,921	1,372
Water/Sewer					
1000 Gal Septic			1	5,636	1,973
Water Well, 100 Feet			1	6,244	2,185
Porches					
CGEP (1 Story)			32	2,937	1,028
Garages					
Class: BC Exterior: Pole (Unfinished)					
Base Cost			864	29,532	10,336
			Totals:	168,278	58,896

Notes: 2015-00934 AFFMAN
1975 COLEMAN MH

ECF (424 JENNINGS) 0.670 => TCV: 39,460

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-413-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
358 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DAVIS PATRICIA H 358 S BAGLEY LAKE CITY MI 49651	2024 Est TCV 20,755 TCV/TFA: 22.13					

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOTS 1 & 2 Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. LOTS 1 & 2 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	8,600	10,400			5,660C
2023	1,800	6,500	8,300			5,391C
2022	1,000	5,300	6,300			5,135C
2021	1,000	5,500	6,500			4,971C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	04/01/2013	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1986	0

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		Large Avg. Small

X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

125	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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 30
Floor Area:
Total Base New : 70,039 E.C.F.
Total Depr Cost: 25,604 X 0.670
Estimated T.C.V: 17,155

(16) Porches/Decks

Area	Type
60	Pine

(17) Garage

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:

Bsmnt Garage:

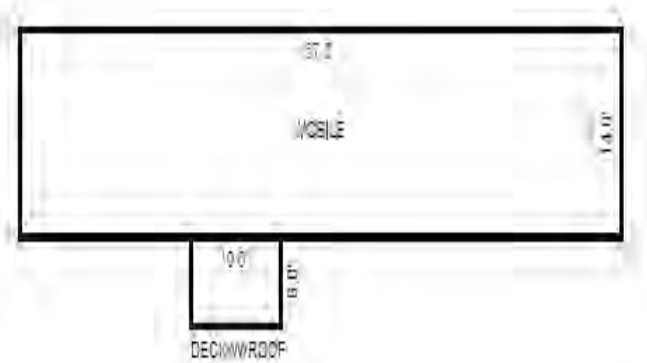
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986
(11) Heating System: Wall Furnace
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Comp.Shingle	938			
			Total:	54,190	18,966	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			162	1,840	644	
Plumbing						
Average Fixture(s)			1	964	337	
Water/Sewer						
1000 Gal Septic			1	4,864	1,702	
Water Well, 50 Feet			1	2,686	940	
Deck						
Pine w/Roof (Deck Portion)			60	1,565	1,174	*
Pine w/Roof (Roof portion)			60	1,164	873	
Built-Ins						
Appliance Allow.			1	2,766	968	
			Totals:	70,039	25,604	

Notes: 1986 REDMAN MH
ECF (424 JENNINGS) 0.670 => TCV: 17,155

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-413-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUYKENDALL CHARLES T ESTA	URBANIAK HOLLY	2,000	03/19/2020	WD	08-ESTATE	2020-00798	PROPERTY TRANSFER	100.0
STAATS DONALD J JR	CUYKENDALL CHARLES T ESTA	0	01/22/2020	WD	09-FAMILY	2020-00347	DEED	100.0
NELSON RENAE J	STAATS DONALD JAMES	0	03/31/2011	QC	21-NOT USED/OTHER	2011-00873	DEED	100.0
NELSON ARCHIE & LINDA	NELSON RENAE J	9,000	05/01/1996	WD	33-TO BE DETERMINED	02-0:2002	DEED	0.0

Property Address

340 S BAGLEY ST

Owner's Name/Address

URBANIAK HOLLY
322 S BAGLEY ST
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 3,600

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOTS # 3&4 Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
<Site Value A> GROUP A 1.8K				1800	100			1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. LOTS 3 & 4 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

ALSO 12X50 MH NO VALUE (344 S BAGLEY)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	10/03/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-413-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JOHN FRANKLIN	GUNNESON GAY DORENE	0	02/26/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
WELCH FRED & ROXANN	SCHWARTZ JOHN & GAY H&W	500	03/08/2014	QC	21-NOT USED/OTHER	2014-01905	DEED	100.0
		7,600	12/01/1997	WD	33-TO BE DETERMINED	315:403	DEED	0.0

Property Address
322 S BAGLEY ST

Owner's Name/Address
GUNNERSON GAY DORENE
322 S BAGLEY ST
LAKE CITY MI 49651

Tax Description
LOT 5 BLK M & LOT 12 BLK 3 MITCHELL BROS REVISED PLAT.

Comments/Influences
91 SPLIT FROM 001-00 FOR 92

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 06/25/2020
MAP #:
2024 Est TCV 17,659 TCV/TFA: 17.31

Building Permit(s)	Date	Number	Status
MANUFACTURED	06/10/2014	2014-0171	100%
Res. Add/Alter/Repair	06/10/2014	PB14-0171	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	12/23/2014	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 5 & 12 Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	7,000	8,800			5,420C
2023	1,800	5,400	7,200			5,162C
2022	1,000	4,300	5,300			4,917C
2021	1,000	4,500	5,500			4,760C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1980	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 35
Floor Area:
Total Base New : 59,952 E.C.F.
Total Depr Cost: 20,983 X 0.670
Estimated T.C.V: 14,059

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980
(11) Heating System: Wall Furnace
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1020		
			Total:	49,762	17,417

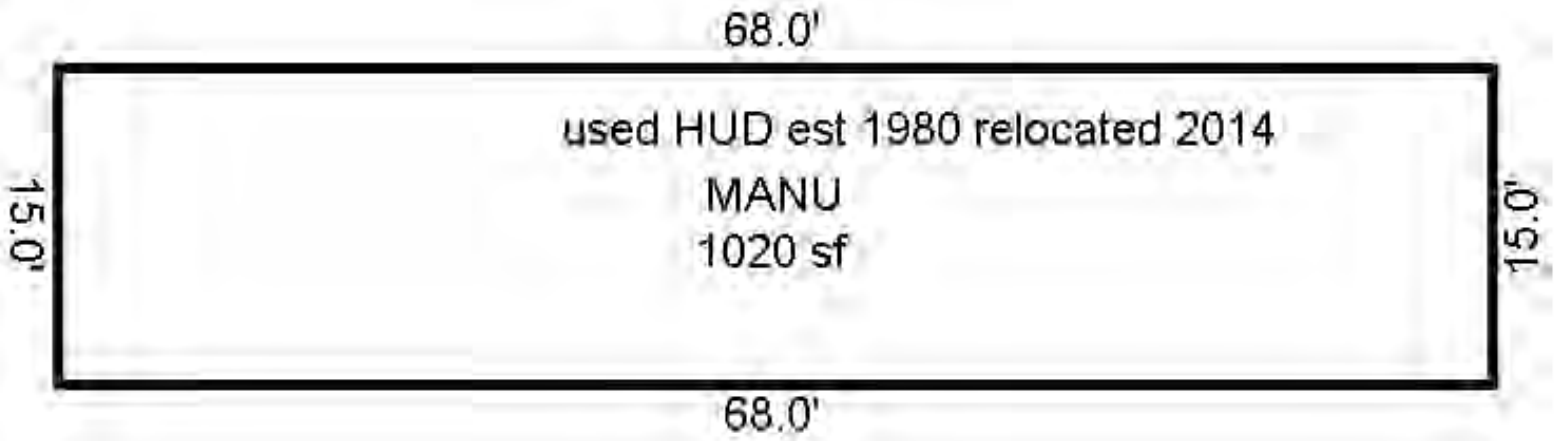
Other Additions/Adjustments
Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 100 Feet	1	5,640	1,974
	Totals:	59,952	20,983

Notes: HUD

ECF (424 JENNINGS) 0.670 => TCV: 14,059

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-414-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAN-KEI LLC	ROGERS BRIAN	74,900	10/11/2017	WD	03-ARM'S LENGTH	2017-03109	PROPERTY TRANSFER	100.0
OUELETTE MARY A TRUST	CAN-KEI LLC	25,000	12/10/2012	WD	09-FAMILY	2012-04185	PROPERTY TRANSFER	100.0
OUELLETTE MARY A	OUELETTE MARY A TRUSTEE	0	02/03/2005	WD	21-NOT USED/OTHER	05-0/502	DEED	0.0

Property Address

212 W WALNUT ST

Owner's Name/Address

ROGERS BRIAN
9853 W WALNUT ST
LAKE CITY MI 49651

Tax Description

LOT & 2 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.
9/9/2019 COMBINE LOT 2
FORMERLY . LOT 1 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 10/11/2017

MAP #:

2024 Est TCV 120,803 TCV/TFA: 130.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	50	132.00	158.00 0.8706	1.0000	50	100		5,746
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	5,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	21.16	40	45	381
Total Estimated Land Improvements True Cash Value =				381

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/23/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,900	57,500	60,400			25,288C
2023	2,900	31,700	34,600			24,084C
2022	1,000	25,400	26,400			22,938C
2021	1,000	24,200	25,200			22,206C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1900	1982

Condition: Average

Room List

1	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 924 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
924	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 924
Total Base New : 189,703 E.C.F.
Total Depr Cost: 123,307 X 0.930
Estimated T.C.V: 114,676

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
216	Treated Wood

(17) Garage

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:

Bsmnt Garage:

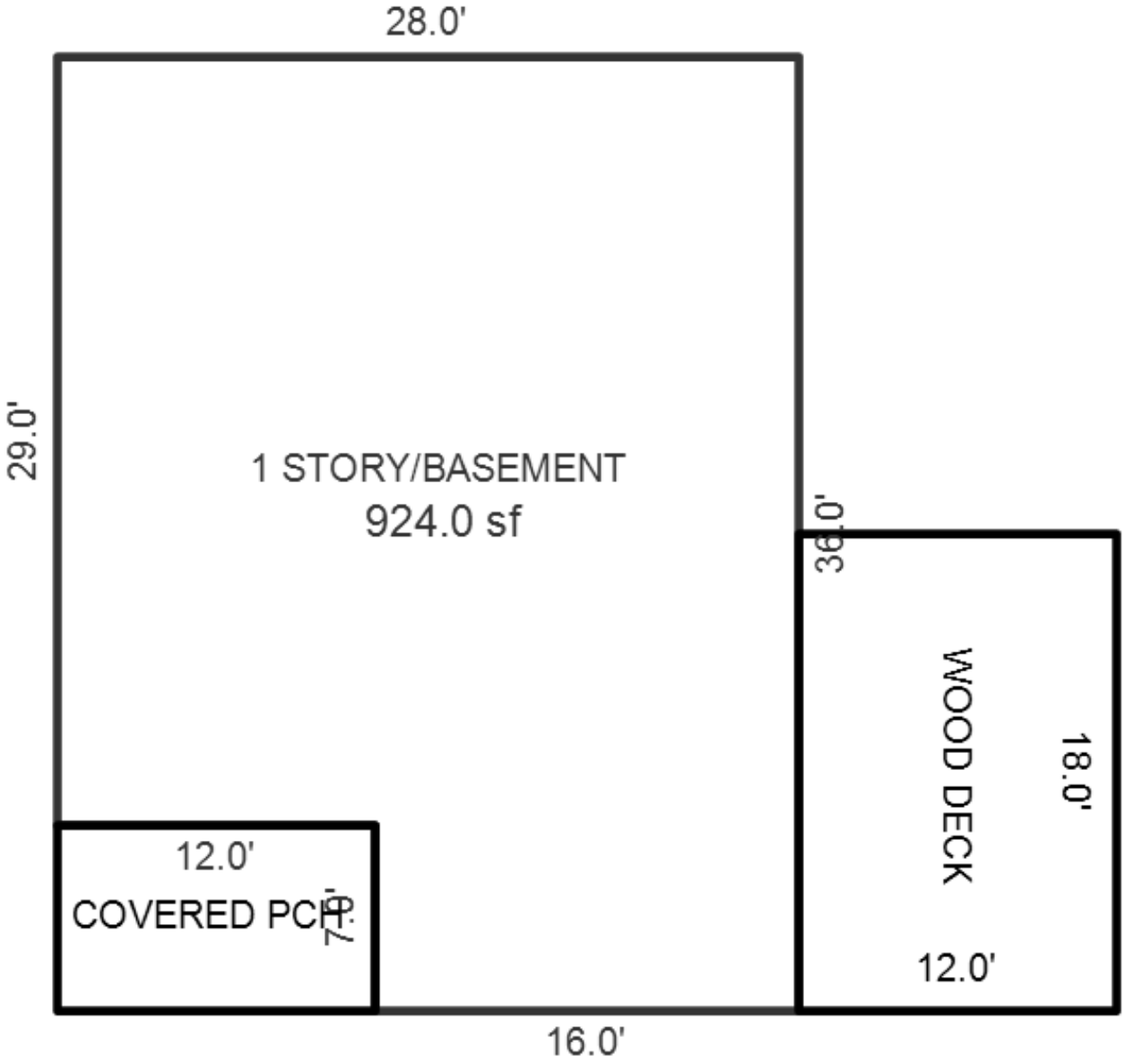
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 924 SF Floor Area = 924 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	924		
			Total:	126,447	82,191
Other Additions/Adjustments					
Basement Living Area			924	30,889	20,078
Basement, Outside Entrance, Below Grade			1	2,160	1,404
Plumbing					
Average Fixture(s)			1	1,230	799
3 Fixture Bath			1	3,860	2,509
Water/Sewer					
1000 Gal Septic			1	4,550	2,957
Water Well, 50 Feet			1	2,585	1,680
Porches					
WCP (1 Story)			84	3,935	2,558
Deck					
Treated Wood			216	4,257	2,767
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Exterior 1 Story			1	5,707	3,710
Wood Stove			1	2,149	1,397
			Totals:	189,703	123,307

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 114,676

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-414-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDELL THEODORE ESTATE	SUNDELL LEON & BONNIE M (	40,000	10/26/2007	WD	21-NOT USED/OTHER	2007/3786	DEED	100.0

Property Address
9877 W WALNUT ST

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 65,693 TCV/TFA: 67.79

Building Permit(s)	Date	Number	Status

Owner's Name/Address
SUNDELL LEON & BONNIE M
9902 W WALNUT ST
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	132.00	158.00	0.8706	1.0000	30	100		3,447
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,447

Tax Description
. LOTS 3 & 4 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.47	135	50	841
Total Estimated Land Improvements True Cash Value =				841

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,700	31,100	32,800			12,175C
2023	1,700	17,300	19,000			11,596C
2022	1,000	14,000	15,000			11,044C
2021	1,000	13,300	14,300			10,692C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1900	1978

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 775 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 44
Floor Area: 969
Total Base New : 117,909 E.C.F.
Total Depr Cost: 66,027 X 0.930
Estimated T.C.V: 61,405

(16) Porches/Decks

Area	Type
90	CGEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

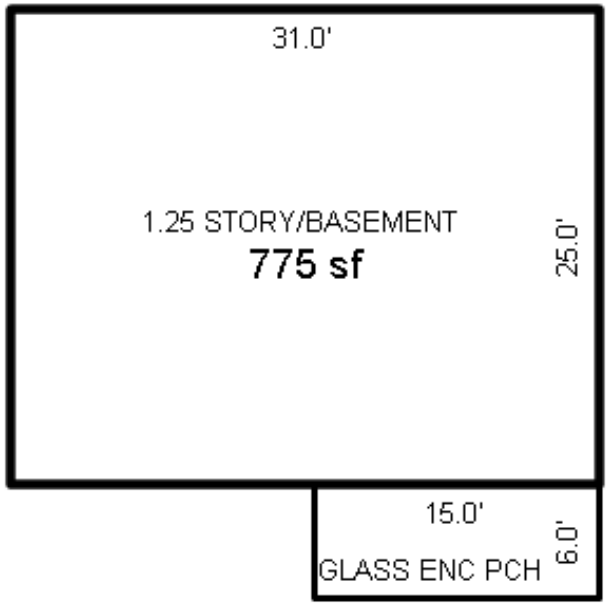
Carport Area:
Roof:

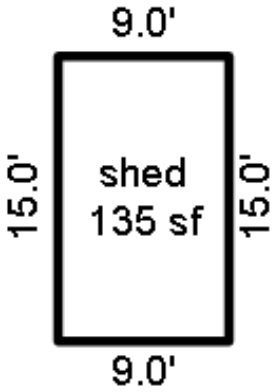
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 775 SF Floor Area = 969 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	775		
			Total:	105,519	62,657
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,387
Water Well, 50 Feet			1	2,498	1,399
Porches					
CGEP (1 Story)			90	5,629	3,152
			Totals:	117,909	66,027

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 61,405

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-414-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDELL THEODORE ESTATE	SUNDELL LEON & BONNIE M (	0	10/26/2007	WD	20-MULTI PARCEL SALE REF	2007/3786	DEED	100.0
PONDER SOPHIA FKA HILL SO	SUNDELL THEODORE & RUBY (	0	09/01/1946	WD	21-NOT USED/OTHER	2007/3714	DEED	0.0

Property Address

W WALNUT ST

Owner's Name/Address

SUNDELL LEON & BONNIE M
9902 W WALNUT ST
LAKE CITY MI 49651

Tax Description

. LOT 5 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 12,195 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	5,200	6,100			2,333C
2023	900	2,900	3,800			2,222C
2022	500	2,300	2,800			2,117C
2021	500	2,200	2,700			2,050C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 0
Total Base New : 18,628 E.C.F.
Total Depr Cost: 11,177 X 0.930
Estimated T.C.V: 10,395

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1964
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	18,628	11,177
Totals:		18,628	11,177

Notes:
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 10,395

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV TM

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER COREY CHARLES	HICKMAN CHAD	1,600	10/19/2021	QC	03-ARM'S LENGTH	2021-03542	DEED	100.0
HELMER MAXINE TRUST	HELMER COREY CHARLES	1,600	11/08/2018	QC	09-FAMILY	2019-01781	DEED	100.0
HELMER JESSE N	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02886	PROPERTY TRANSFER	0.0
HELMER MAXINE L	HELMER MAXINE TRUST	0	11/23/2010	QC	09-FAMILY	2018-02887	PROPERTY TRANSFER	0.0

Property Address
9931 W WALNUT ST

Owner's Name/Address
HICKMAN CHAD
9931 W WALNUT ST
LAKE CITY MI 49651

Tax Description
. LOT 4 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 87,150 TCV/TFA: 59.86

Building Permit(s)	Date	Number	Status
Addition	06/06/2022	2022-0346	100%
HUD/NATIONAL STD	11/12/2021	2021-0796	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/27/2022	INSPECTED
JWV	12/20/2021	INSPECTED
TPC	04/30/2021	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	42,700	43,600			38,046C
2023	900	19,900	20,800			20,425C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1980 REL	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,456
Total Base New : 195,983 E.C.F.
Total Depr Cost: 127,387 X 0.670
Estimated T.C.V: 85,350

(16) Porches/Decks

Area	Type
480	WGEP (1 Story)
130	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 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	Piers	1,456		
			Total:	151,121	98,228

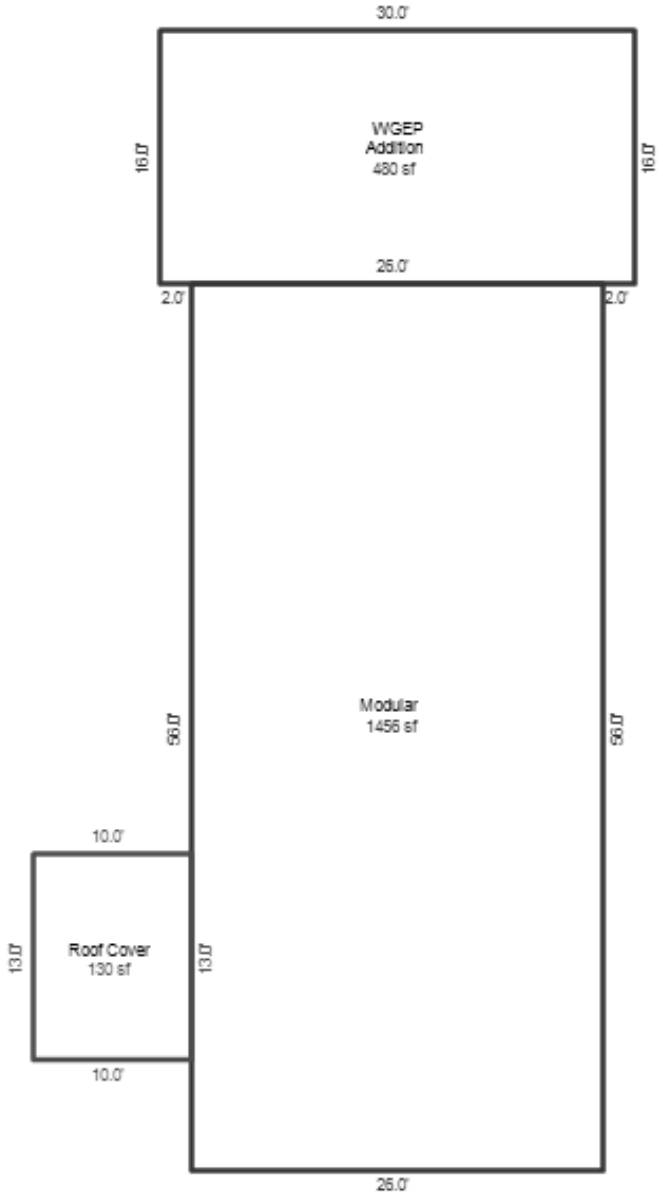
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
WGEP (1 Story)	480	28,598	18,589
Built-Ins			
Appliance Allow.	1	1,934	1,257
Deck			
w/Roof (Roof portion)	130	2,105	1,368
	Totals:	195,983	127,387

Notes: 2022 RELOCATED HUD
ECF (424 JENNINGS) 0.670 => TCV: 85,350

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-004-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES RONALD ERWIN	JONES RONALD ERWIN	0	10/31/2022	QC	09-FAMILY	2022-03455	DEED	0.0
VANBAR PROPERTY MANAGEMEN	JONES RONALD ERWIN	42,000	03/17/2020	WD	03-ARM'S LENGTH	2020-00768	PROPERTY TRANSFER	100.0
KS PROPERTY MANAGEMENT	VANBAR PROPERTY MANAGEMEN	0	06/14/2007	QC	21-NOT USED/OTHER	2007/2313	DEED	0.0
O'BRIEN JOHN M TRUST	KS PROPERTY MANAGEMENT	33,000	03/13/2007	WD	03-ARM'S LENGTH	2007/838	DEED	100.0

Property Address

9937 W WALNUT ST

Owner's Name/Address

JONES RONALD ERWIN
9937 W WALNUT ST
LAKE CITY MI 49651

Tax Description

. LOTS 5 & 6 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/02/2020

MAP #:

2024 Est TCV 70,119 TCV/TFA: 59.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

LOT 5 & 6

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
86 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	16	71	65
Wood Frame	19.54	200	94	3,674
Total Estimated Land Improvements True Cash Value =				3,739

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	33,300	35,100			23,574C
2023	1,800	25,700	27,500			22,452C
2022	1,000	20,800	21,800			21,383C
2021	1,000	19,700	20,700			20,700S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1890 194	1979

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 980 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 1,172
Total Base New : 156,169 E.C.F.
Total Depr Cost: 93,702 X 0.670
Estimated T.C.V: 62,780

(16) Porches/Decks

Area	Type
140	CGEP (1 Story)
50	CGEP (1 Story)

(17) Garage

Year Built: 1979
Car Capacity: 1
Class: D
Exterior: Siding
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: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890
(11) Heating System: Space Heater
Ground Area = 980 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

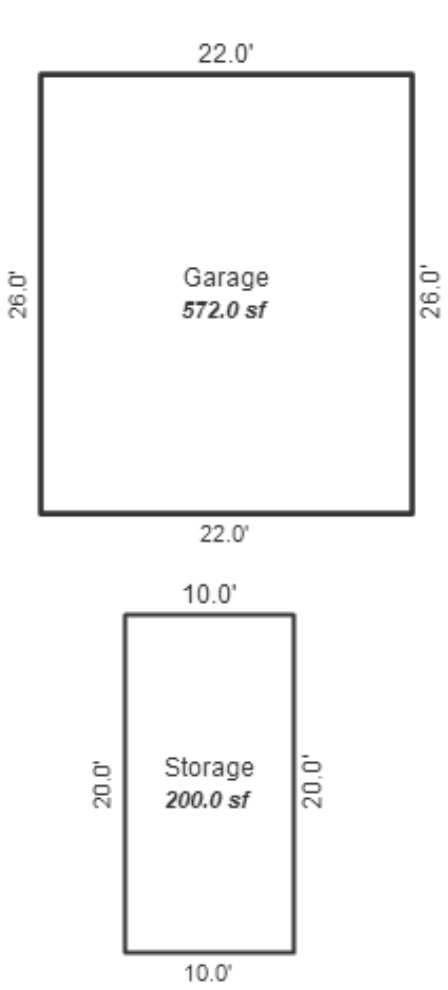
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	596		
			Total:	118,378	71,026

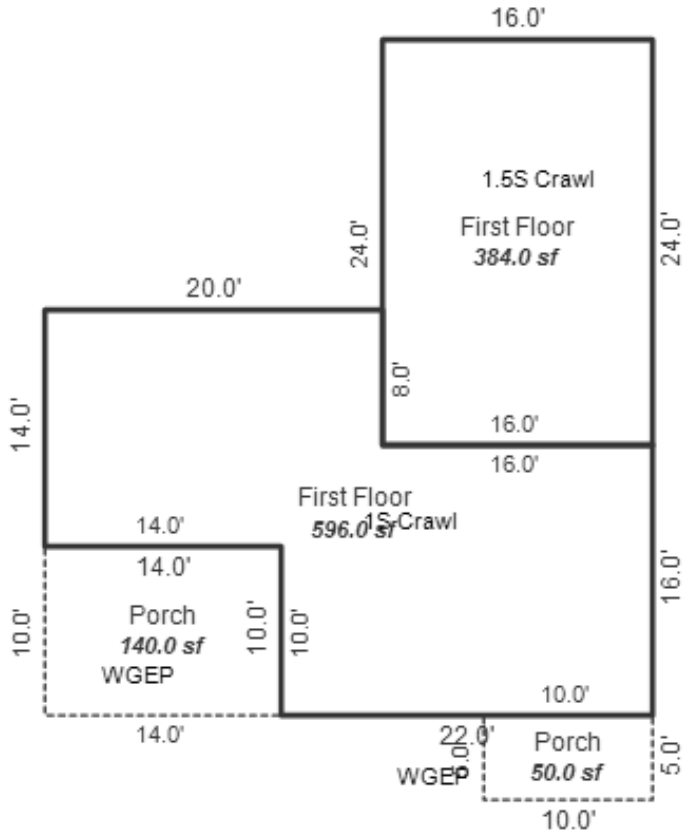
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	615
Water/Sewer			
1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499
Porches			
CGEP (1 Story)	140	7,661	4,597
CGEP (1 Story)	50	3,718	2,231
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	572	16,988	10,193
Built-Ins			
Appliance Allow.	1	1,638	983
	Totals:	156,169	93,702

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 62,780

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN ESTATE	RUOFF MARTIN J & REBECCA	3,300	10/07/2014	WD	06-COURT JUDGEMENT	2014-03549	PROPERTY TRANSFER	100.0

Property Address
S LACHANCE RD

Owner's Name/Address
RUOFF MARTIN J & REBECCA K
1551 BENSON HWY UNIT 20
TUCSON AZ 85714

Tax Description
. LOTS 7 & 8 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 3,600

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	05/11/2015	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN VELDA K (SPOUSE O	BALDWIN VELDA K (LE) & DA	0	10/30/2007	QC	21-NOT USED/OTHER	2007/3830	DEED	0.0
BALDWIN BUDDY D (DECEASED	BALDWIN VELDA K (HIS WIFE	0	05/16/2007	OTH	21-NOT USED/OTHER	2007/3640	DEED	0.0

Property Address
593 S LACHANCE RD

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 82,699 TCV/TFA: 86.14

Building Permit(s)	Date	Number	Status

Owner's Name/Address
BALDWIN VELDA K (LE) &
BALDWIN DANIEL D
593 S LACHANCE RD
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Taxpayer's Name/Address
BALDWIN VELDA K (LE) &
593 S LACHONCE RD
LAKE CITY MI 49651

Tax Description
. LOTS 9 & 10 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	300	50	4,321
Metal Prefab	13.30	200	50	1,330
Total Estimated Land Improvements True Cash Value =				5,651

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,800	39,500	41,300			18,716C
2023	1,800	30,600	32,400			17,825C
2022	1,000	24,800	25,800			16,977C
2021	1,000	23,600	24,600			16,435C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 960 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 960
Total Base New : 182,707 E.C.F.
Total Depr Cost: 109,624 X 0.670
Estimated T.C.V: 73,448

(16) Porches/Decks

Area	Type
80	CGEP (1 Story)
216	WCP (1 Story)
225	Roof Cover Onl

(17) Garage

Year Built: 1974
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

Bsmnt Garage:

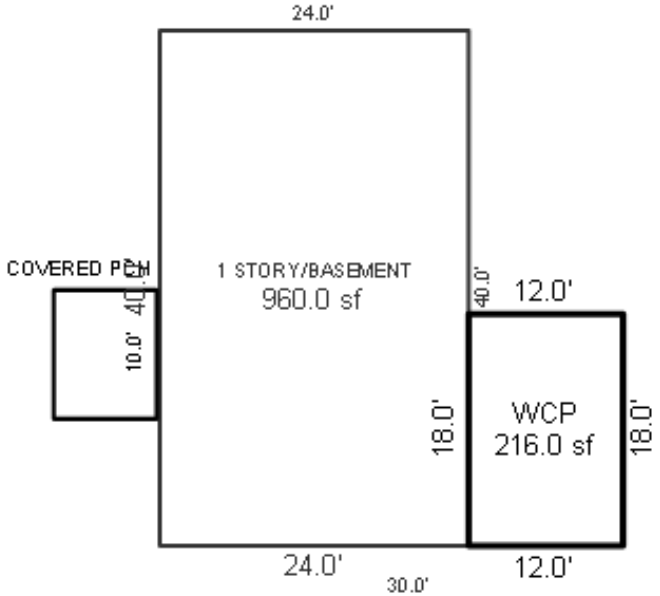
Carport Area:
Roof:

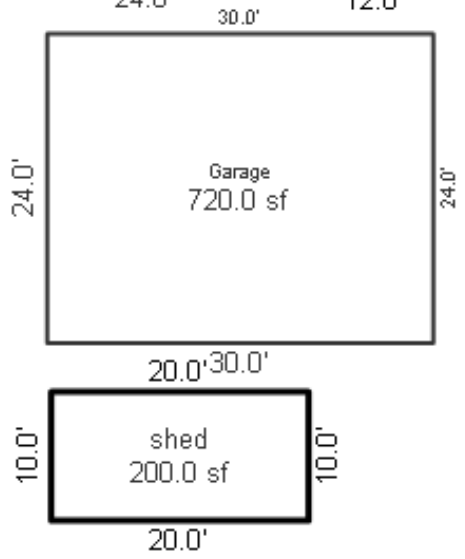
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

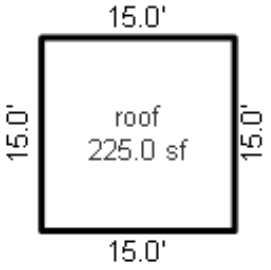
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	130,502	78,302
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	738
3 Fixture Bath			1	3,860	2,316
Water/Sewer					
1000 Gal Septic			1	4,550	2,730
Water Well, 50 Feet			1	2,585	1,551
Porches					
CGEP (1 Story)			80	5,799	3,479
WCP (1 Story)			216	7,549	4,529
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	13,962
Deck					
w/Roof (Roof portion)			225	3,362	2,017
			Totals:	182,707	109,624

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 73,448

*** Information herein deemed reliable but not guaranteed***







*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-415-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURCH RAYMOND	BURCH CONNIE	0	08/28/2016	OTH	07-DEATH CERTIFICATE	2023-03065	OTHER	0.0
BAKER RICHARD & CATHERINE	BURCH RAYMOND & CONNIE	1,000	06/24/1988	WD	03-ARM'S LENGTH	251P446	DEED	0.0

Property Address

611 S LACHANCE RD

Owner's Name/Address

BURCH CONNIE
611 S LACHANCE RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/04/2007

MAP #:

2024 Est TCV 105,040 TCV/TFA: 69.47

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. LOT 11 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

RDEMAN MHD FOR 03

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	66	0	0
Fencing: Wire Mesh, #9	3.74	140	0	0
Metal Prefab	15.10	120	50	906
Metal Prefab	17.42	80	50	697

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				2,103

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	51,600	52,500			20,235C
2023	900	42,500	43,400			19,272C
2022	500	34,300	34,800			18,355C
2021	500	34,100	34,600			17,769C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2002	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1,512
Total Base New : 188,688 E.C.F.
Total Depr Cost: 150,951 X 0.670
Estimated T.C.V: 101,137

(16) Porches/Decks

Area	Type
128	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

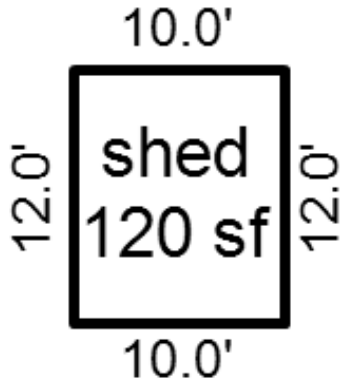
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	168,453	134,763

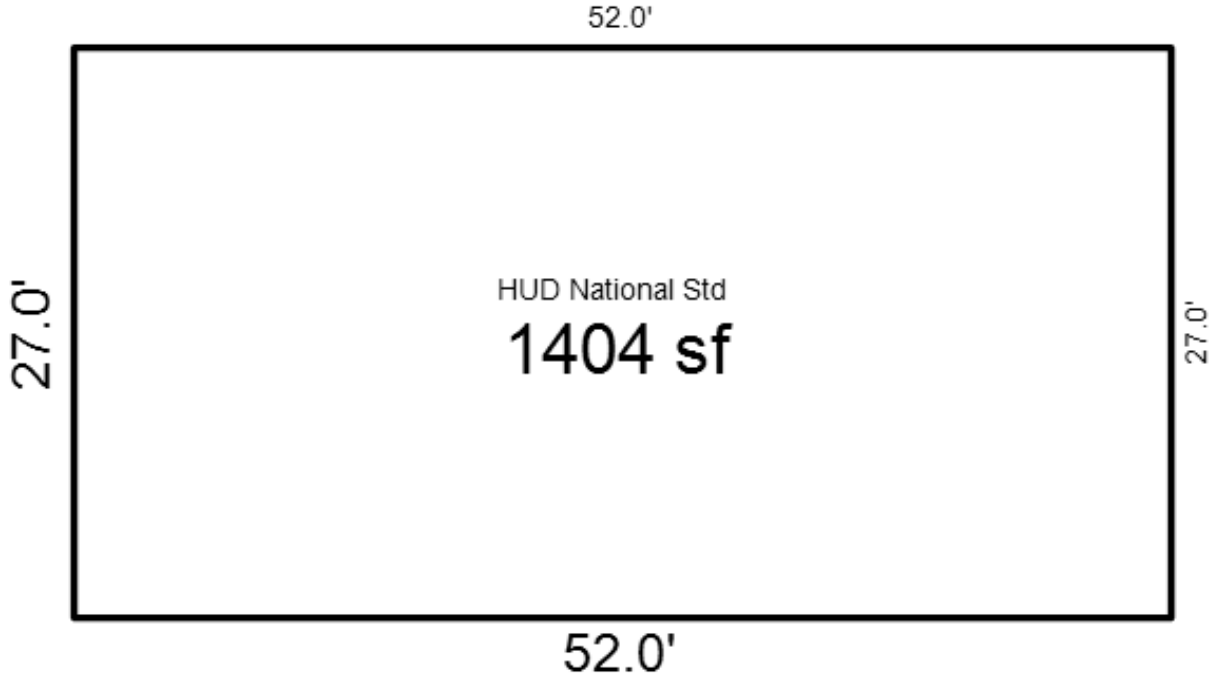
Other Additions/Adjustments

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
Deck			
Treated Wood	128	3,021	2,417
Built-Ins			
Appliance Allow.	1	1,934	1,547
	Totals:	188,688	150,951

Notes: REDMAN MHD
ECF (424 JENNINGS) 0.670 => TCV: 101,137

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-416-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HORN JANE GISELE	HORN ERIC JOHN	1	07/24/2018	QC	09-FAMILY	2018-02376	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HORN ERIC JOHN
909 W HOUGHTON LAKE RD
LAKE CITY MI 49651

Tax Description

LOT 6 EXC S 16.5 FT THOF BLK 16.(0*1997)MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

SPLIT 15.5 FT & GRG TO 007-00 FOR 98

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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 1,800

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	1,800

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S
2021	500	0	500			500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-416-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HORN JANE GISELE	HORN ERIC JOHN	1	07/24/2018	QC	09-FAMILY	2018-02376	DEED	0.0

Property Address

S LACHANCE RD

Owner's Name/Address

HORN ERIC JOHN
909 W HOUGHTON LAKE RD
LAKE CITY MI 49651

Tax Description

LOT 7 & S 16.5 FT OF LOT 6. BLK 16. MITCHELL BROS 1ST ADD TO JENNINGS. (0*1997)

Comments/Influences

QUONSET GRG
SPLIT FROM 006-00 FOR 98

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 9,695 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED
RJG	12/15/2008	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	25	PRT OF LOT 6	450
82 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	2,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,100	3,700	4,800			544C
2023	1,100	2,900	4,000			519C
2022	600	2,300	2,900			495C
2021	600	2,200	2,800			480C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 0
Total Base New : 17,095 E.C.F.
Total Depr Cost: 11,112 X 0.670
Estimated T.C.V: 7,445

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: ?
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

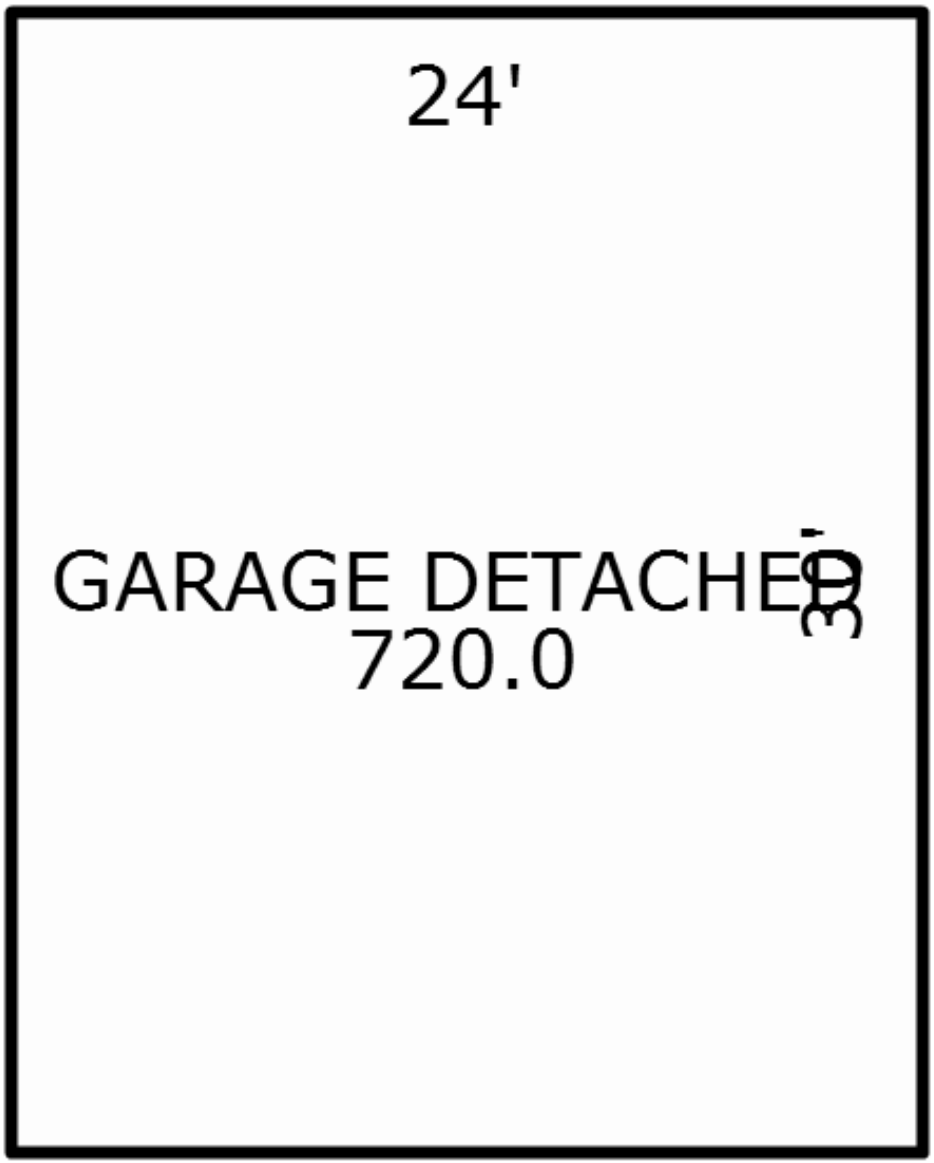
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,245	-2,109
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	20,340	13,221
			Totals:	17,095	11,112

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 7,445

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-416-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRANK JEFF M	FRANK JEFFERY M TRUST	0	07/29/2019	WD	09-FAMILY	2019-02389	DEED	0.0
		86,500	05/01/2001	WD	33-TO BE DETERMINED	01-0:2093	DEED	0.0

Property Address
661 S LACHANCE RD

Owner's Name/Address
FRANK JEFFERY M TRUST
661 S LACHANCE RD
LAKE CITY MI 49651

Tax Description
LOT 8 & N 33 FT OF LOT 9, BLK 16.(0*1997MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences
COMBINED 33' OF LOT 9 FOR 98

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 105,951 TCV/TFA: 73.58

Building Permit(s)	Date	Number	Status
Reroof	08/21/2021	2021-0526	100%

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	10/12/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K			1800	100				1,800
<Site Value A> GROUP A 1.8K			1800	50			PART OF LOT 9	900
99 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	20	50	288
D/W/P: 4in Concrete	6.49	1061	50	3,443
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				4,991

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	51,600	53,000			26,561C
2023	1,400	39,700	41,100			25,297C
2022	800	32,100	32,900			24,093C
2021	800	30,400	31,200			23,324C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1978	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1440 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,440
Total Base New : 244,428 E.C.F.
Total Depr Cost: 146,656 X 0.670
Estimated T.C.V: 98,260

(16) Porches/Decks

Area	Type
288	WGEP (1 Story)
218	Roof Cover Onl
32	Treated Wood

(17) Garage

Year Built: 1978
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 624
% Good: 0
Storage Area: 624
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

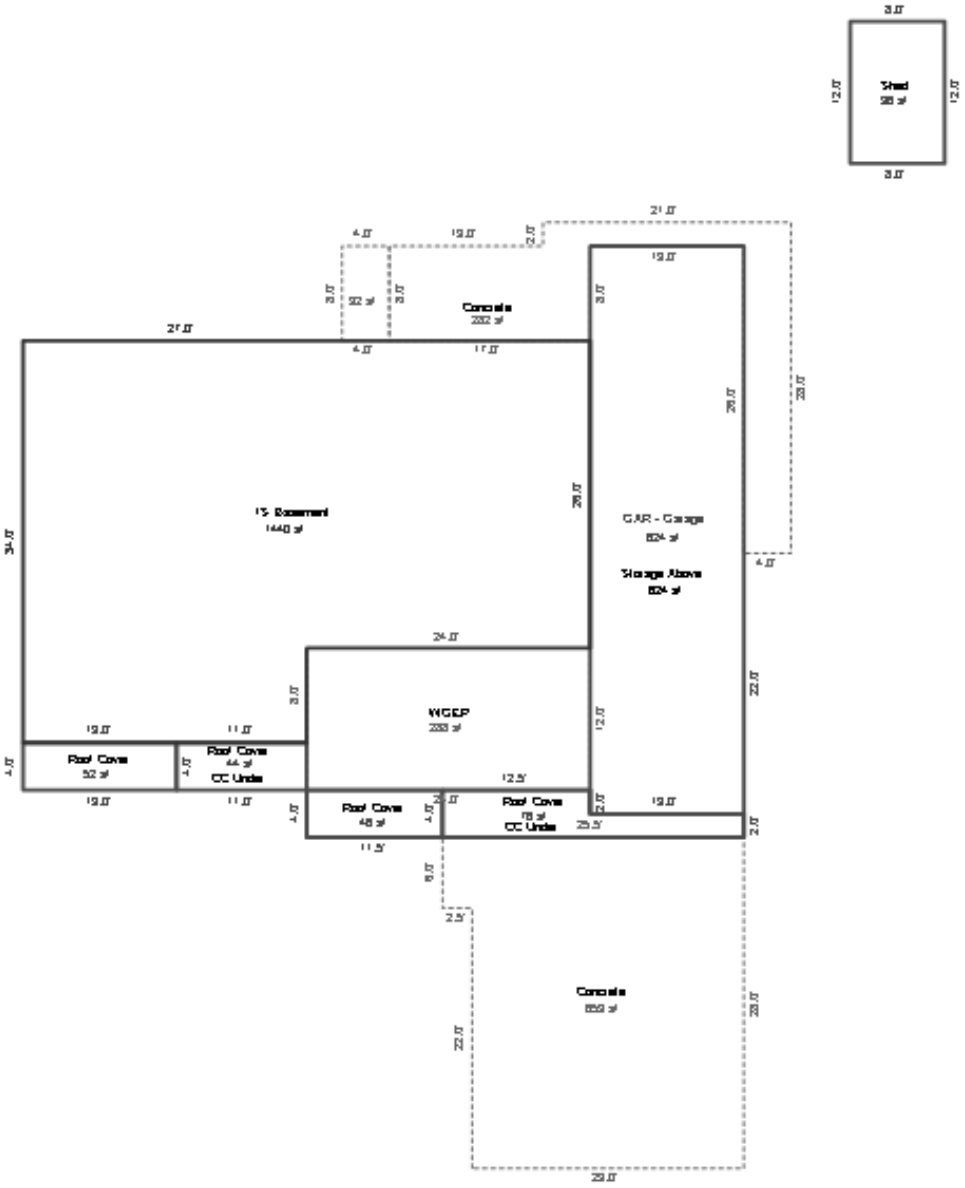
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	183,290	109,974

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	738
Water/Sewer			
1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551
Porches			
WGEP (1 Story)	288	17,585	10,551
Deck			
Treated Wood	32	1,374	824
w/Roof (Roof portion)	218	3,279	1,967
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	23,481	14,089
Storage Over Garage	624	7,632	4,579
Common Wall: 1 Wall	1	-2,512	-1,507
Built-Ins			
Appliance Allow.	1	1,934	1,160
	Totals:	244,428	146,656

Notes:
ECF (424 JENNINGS) 0.670 => TCV: 98,260

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-416-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS MARIA J	ABEL CASEY & JENNIFER	34,900	03/10/2004	WD	03-ARM'S LENGTH	04-0/1200	DEED	100.0
		28,000	07/01/1997	WD	33-TO BE DETERMINED	331:12	DEED	0.0

Property Address
681 S LACHANCE RD

Owner's Name/Address
ABEL CASEY & JENNIFER
681 S LACHANCE RD
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 03/11/2004
MAP #:
2024 Est TCV 27,691 TCV/TFA: 25.15

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table JEN .JENNINGS

LOT 10 & PRT OF LOT 9

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	50	PRT OF LOT 9	900
132 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.06	300	50	909
Wood Frame	25.61	80	0	0
Total Estimated Land Improvements True Cash Value =				909

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
LOT 9 EXC N 33 FT THOF ALSO LOT 10, BLK 16. (0*1997) MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences
ADD 33 FT VACATED RD FOR 98 (+ ALLEY)
SPLIT 33 FT TO LOT 8 FOR 98

Who	When	What
TPC	09/18/2018	INSPECTED
TPC	02/03/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,400	12,400	13,800			7,589C
2023	1,400	9,600	11,000			7,228C
2022	800	7,700	8,500			6,884C
2021	800	8,000	8,800			6,665C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1966	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 381 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 45
Floor Area:
Total Base New : 102,694 E.C.F.
Total Depr Cost: 35,943 X 0.670
Estimated T.C.V: 24,082

(16) Porches/Decks

Area	Type
624	Roof Cover Onl
240	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1966
(11) Heating System: Wall Furnace
Ground Area = 1101 SF Floor Area = 1101 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

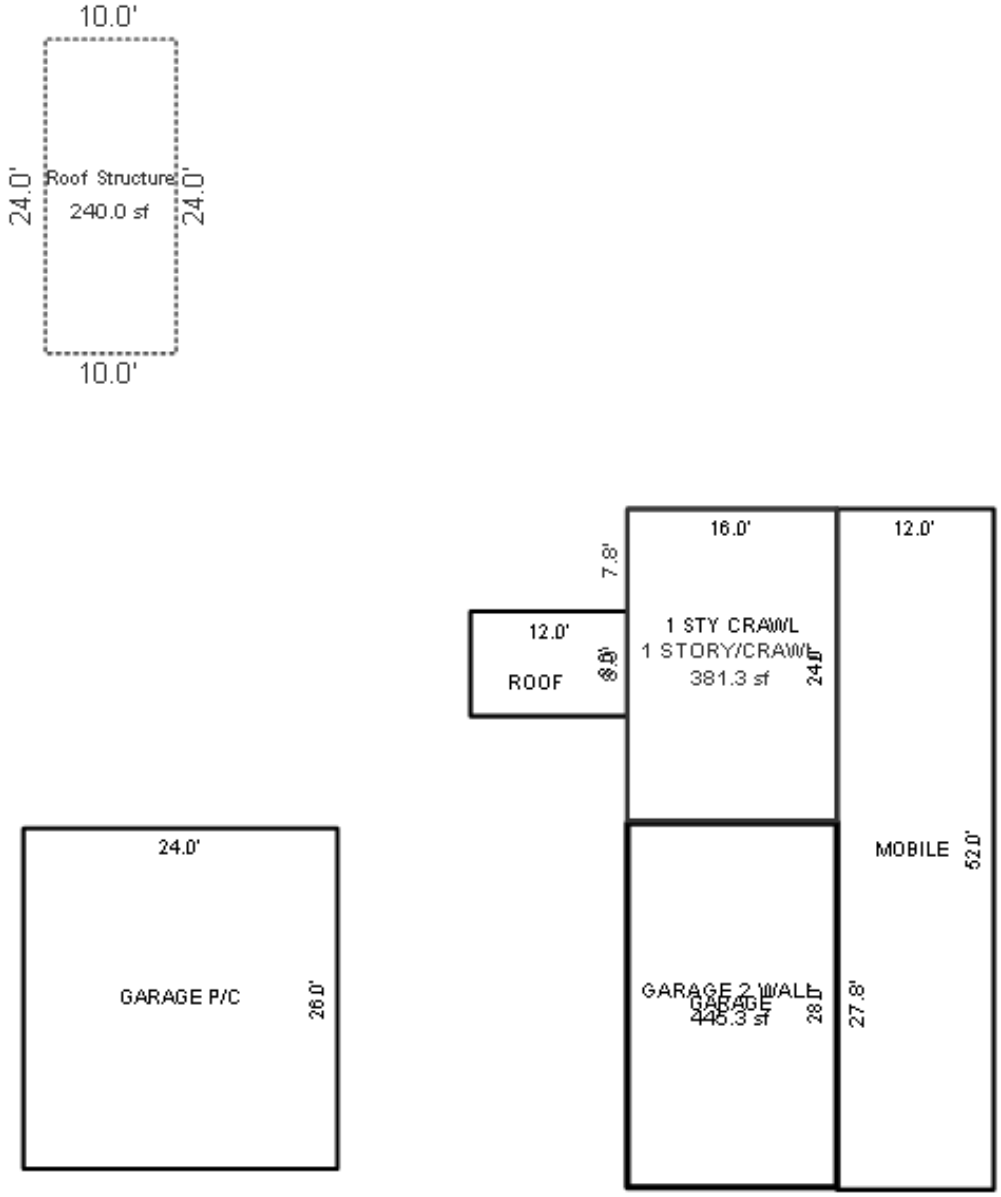
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	381		
		Total:		60,822	21,288

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	4,263	1,492	
Water Well, 50 Feet	1	2,498	874	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	624	13,609	4,763	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	445	14,222	4,978	
Common Wall: 2 Wall	1	-3,687	-1,290	
Deck				
w/Roof (Roof portion)	624	7,775	2,721	
w/Roof (Roof portion)	240	3,192	1,117	
Totals:		102,694	35,943	

Notes: 1966 PARKWOOD MH
ECF (424 JENNINGS) 0.670 => TCV: 24,082

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-419-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAYCOCK SHIRLEY	ABEL CASEY	5,000	11/09/2017	WD	03-ARM'S LENGTH	2017-03584	DEED	100.0
DAVID TERRY L & LAYCOCK S	LAYCOCK-DAVID SHIRLEY	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-02557	DEED	0.0
GRAMES DANNY E & KENNETH	DAVID TERRY L & LAYCOCK S	2,000	04/27/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2706	DEED	100.0

Property Address
S LACHANCE RD

Owner's Name/Address
ABEL CASEY
681 S LACHANCE RD
LAKE CITY MI 49651

Tax Description
. LOT 6 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 2,570

Building Permit(s)	Date	Number	Status

	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/12/2013	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.40	144	25	770
Total Estimated Land Improvements True Cash Value =				770

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	400	1,300			703C
2023	900	400	1,300			670C
2022	500	300	800			639C
2021	500	300	800			619C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-419-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAYCOCK SHIRLEY	ABEL CASEY	5,000	11/09/2017	WD	03-ARM'S LENGTH	2017-03584	DEED	100.0
DAVID TERRY L & LAYCOCK S	LAYCOCK-DAVID SHIRLEY	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-02557	DEED	0.0
GRAMES DANNY E & KENNETH	DAVID TERRY L & LAYCOCK S	2,000	04/27/2005	WD	20-MULTI PARCEL SALE REF	05-0/2706	DEED	100.0

Property Address

717 S LACHANCE RD

Owner's Name/Address

ABEL CASEY
681 S LACHANCE RD
LAKE CITY MI 49651

Tax Description

. LOT 7 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 3,650 TCV/TFA: 7.30

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K				1800	100			1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	900	900	1,800			1,153C
2023	900	700	1,600			1,099C
2022	500	600	1,100			1,047C
2021	500	600	1,100			1,014C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1957	0

Condition: Unsound

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 45
Floor Area:
Total Base New : 39,435 E.C.F.
Total Depr Cost: 2,761 X 0.670
Estimated T.C.V: 1,850

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1957
(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7
Building Areas

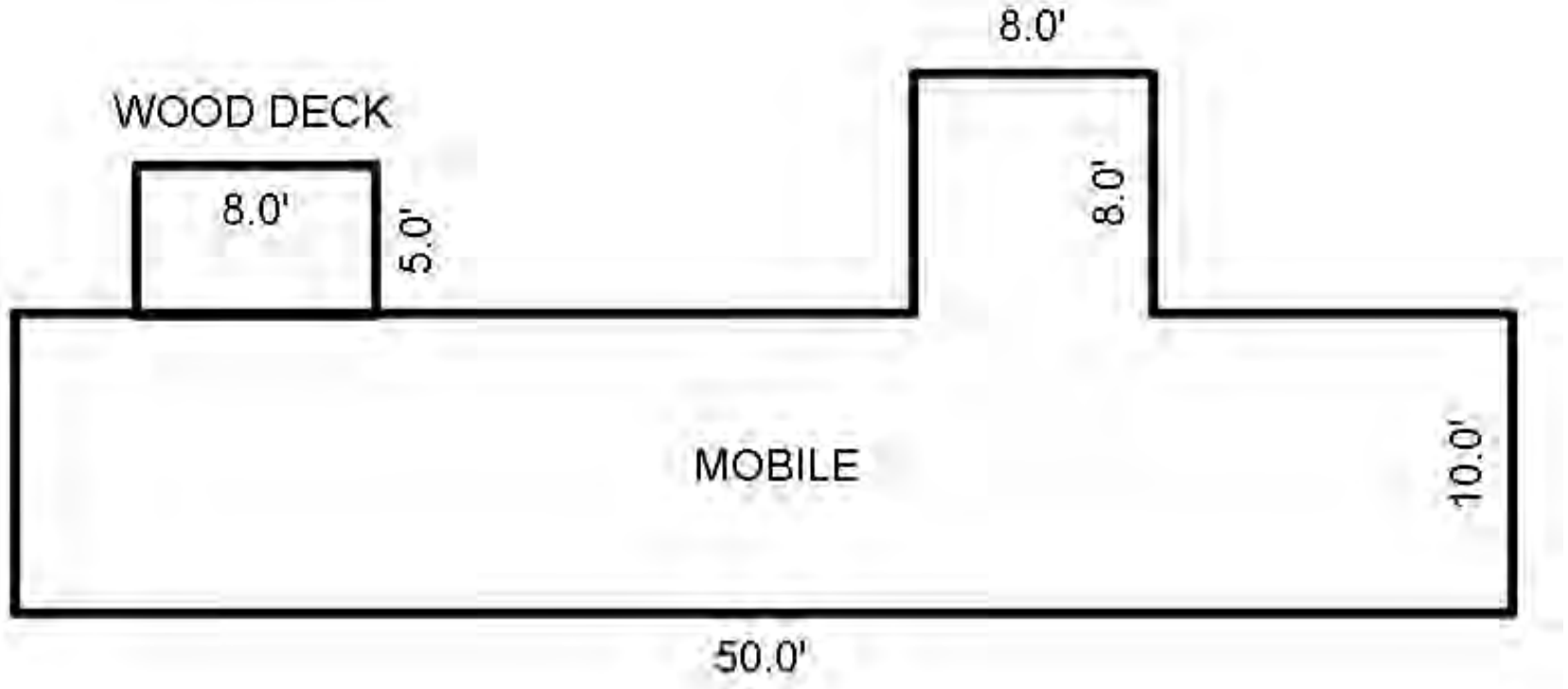
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Expando			64		
			Total:	32,674	2,288

Other Additions/Adjustments
Water/Sewer

1000 Gal Septic	1	4,263	298
Water Well, 50 Feet	1	2,498	175
	Totals:	39,435	2,761

Notes: 1957 NEW MOON
ECF (424 JENNINGS) 0.670 => TCV: 1,850

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-419-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUD	ANDERSON JULIE K	34,000	02/23/2010	WD	11-FROM LENDING INSTITUT	2010/505	DEED	100.0
MIDFIRST BANK	HUD	0	06/19/2009	WD	21-NOT USED/OTHER	2009/2990	DEED	0.0
BLOOD EVAN & JESSICA	MIDFIRST BANK	92,359	06/05/2009	SD	10-FORECLOSURE	2009/4365	DEED	0.0
APPLE MOBILE HOME SALES	BLOOD EVAN & JESSICA	79,500	04/19/2004	WD	03-ARM'S LENGTH	04-0/1701	DEED	100.0

Property Address
725 S LACHANCE RD

Owner's Name/Address
ANDERSON JULIE K
725 S LACHANCE RD
Lake City MI 49651

Tax Description
. LOTS 8-10 INCL BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences
ADD PATRIOT MHD FOR 01

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/01/2010
MAP #:
2024 Est TCV 116,893 TCV/TFA: 89.92

Building Permit(s)	Date	Number	Status
Pole Barn	06/28/2006	20060177	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 8,9,10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.74	288	50	3,418
Total Estimated Land Improvements True Cash Value =				3,418

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,700	55,700	58,400			21,753C
2023	2,700	42,800	45,500			20,718C
2022	1,500	34,500	36,000			19,732C
2021	1,500	32,800	34,300			19,102C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 20
Floor Area: 1,300
Total Base New : 201,639 E.C.F.
Total Depr Cost: 161,306 X 0.670
Estimated T.C.V: 108,075

(16) Porches/Decks

Area	Type
208	WPP

(17) Garage

Year Built: 2006
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

Bsmnt Garage:

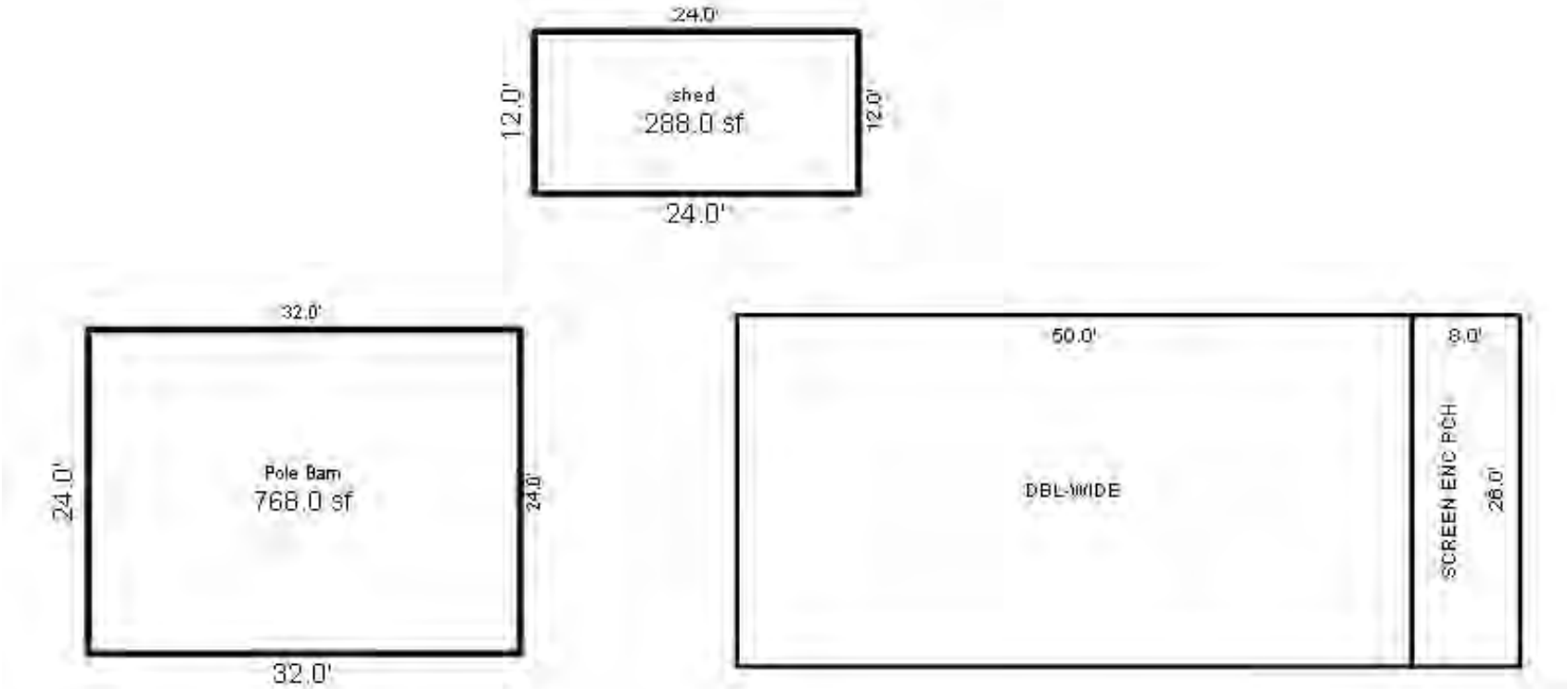
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 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	1,300		
			Total:	160,054	128,038
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			1	4,646	3,717
Water/Sewer					
1000 Gal Septic			1	4,864	3,891
Water Well, 50 Feet			1	2,686	2,149
Porches					
WPP			208	4,634	3,707
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	20,513	16,410
Built-Ins					
Appliance Allow.			1	2,766	2,213
			Totals:	201,639	161,306

Notes: PATRIOT MHD
ECF (424 JENNINGS) 0.670 => TCV: 108,075

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-420-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOTHARD ROBERT & ANNE	JENNINGS COMMUNITY CHURCH	25,000	08/17/2010	WD	32-SPLIT VACANT	2010-3821WD	PROPERTY TRANSFER	100.0
INDIAN LAKES L C	GOTHARD ROBERT & ANNE (HW	25,000	12/12/2009	WD	03-ARM'S LENGTH	2010/62	DEED	100.0

Property Address
696 S LACHANCE RD

Class: COMMERCIAL-IMPROV Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Commercial	06/30/2011	2011-0606	100%

Owner's Name/Address
JENNINGS COMMUNITY CHURCH
696 S LACHANCE RD
Lake City MI 49651

X Improved | Vacant

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.6065	1.0000	30	100		6,005
GROUP F 30/FF	158.00	330.00	0.6065	1.1587	30	100		3,331
GROUP F 30/FF	316.00	330.00	0.6065	1.1587	30	100		6,663
804 Actual Front Feet, 4.79 Total Acres							Total Est. Land Value =	15,998

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. ENTIRE BLKS 20 & 21 MITCHELL BROS 1ST ADD TO JENNINGS.

Comments/Influences
MICHIGAN ID # 800907031
JENNINGS COMMUNITY CHURCH IS A SMALL BUT GROWING CONGREGATION. THEY ARE FAMILY ORIENTED AND CHRIST CENTERED.
MISSIONARY PASTOR LARRY SHETENHELM
TO GLORIFY GOD!
PHONE
+1 231-775-5989
EMAIL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/20/2015	INSPECTED
TPC	11/04/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CHURCH
Calculator Occupancy: Auditoriums

Class: S
Floor Area: 9,000
Gross Bldg Area: 9,000
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 5
Physical %Good: 88
Func. %Good : 100
Economic %Good: 100

2013 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 9000
Ave. Perimeter: 380
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 380
Overall Building Height: 12

Base Rate for Upper Floors = 122.89

Adjusted Square Foot Cost for Upper Floors = 122.89

Total Floor Area: 9,000 Base Cost New of Upper Floors = 1,106,010

Reproduction/Replacement Cost = 1,106,010
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 973,289

ECF (424 JENNINGS) 0.600 => TCV of Bldg: 1 = 583,973
Replacement Cost/Floor Area= 122.89 Est. TCV/Floor Area= 64.89

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas		Coal		Hand Fired
	Oil		Stoker		Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
	Few	Few
	Average	Average
	Many	Many
	Unfinished	Unfinished
	Typical	Typical
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

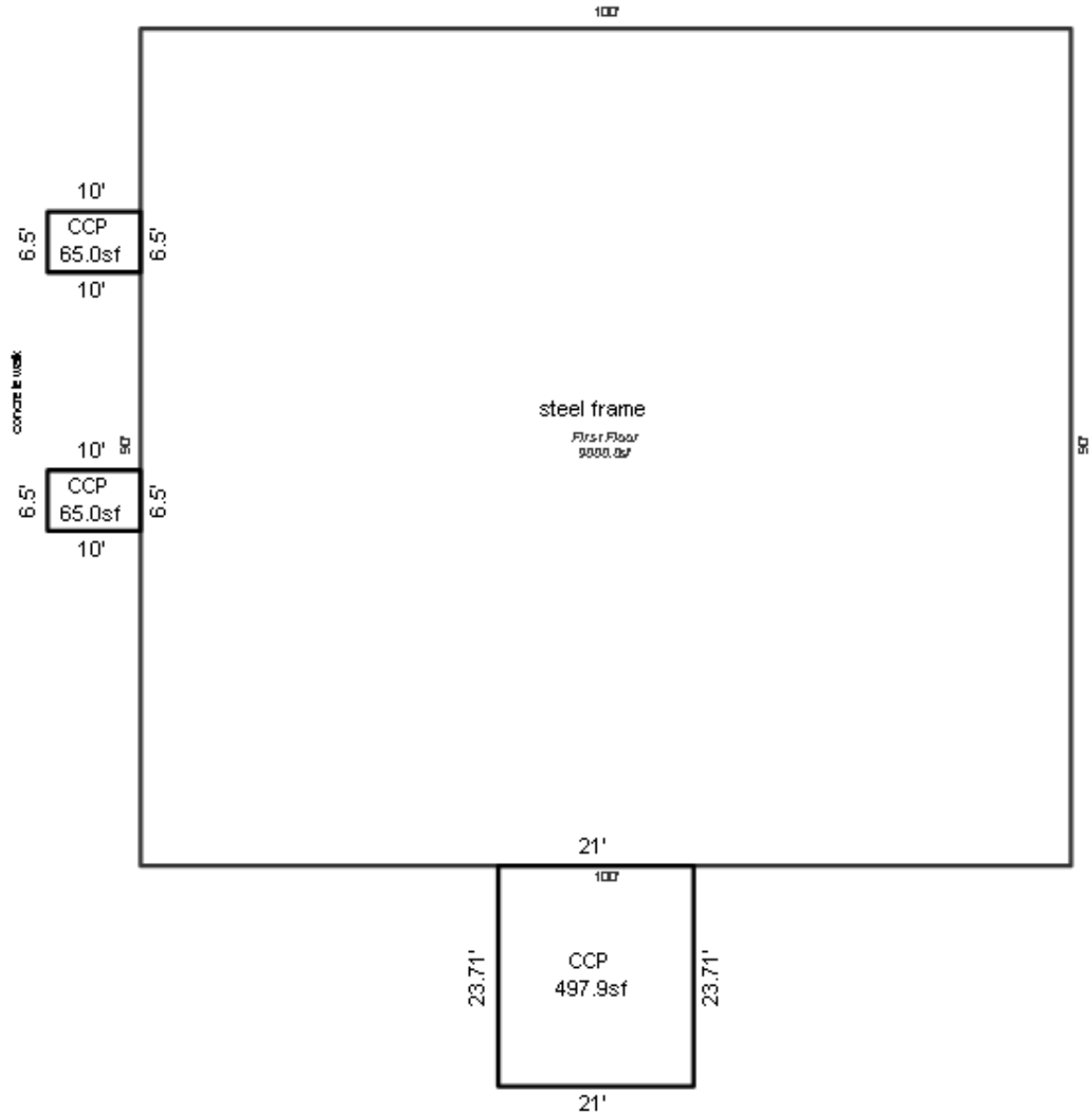
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-421-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Other	03/19/2009	20090066	Complete
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MISSAUKEE COUNTY PO BOX 800 LAKE CITY MI 49651	2024 Est TCV 0 TCV/TFA: 0.00					

X Improved | Vacant

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	ESTIMATED FRONTAGE Value
GROUP A$1600/FF2600.00	1038.74		0.3724	1.6813	1600	100		2,604,553
2600 Actual Front Feet, 62.00 Total Acres					Total Est. Land Value =			2,604,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.73	5000	50	6,825
Wood Frame	18.16	960	50	8,717
Total Estimated Land Improvements True Cash Value =				15,542

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

SEC 4 T22N R8W BLKS 1-22 INCL LAKESIDE PARK.

Comments/Influences

CROOKED LAKE PARK - BATH HOUSE
CROOKED LAKE PARK

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BATH HOUSE
Calculator Occupancy: Restroom Buildings

Class: D,Pole
Floor Area: 1,024
Gross Bldg Area: 1,024
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 1
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2009 Year Built Remodeled

9 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1024
Ave. Perimeter: 128
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 9 Perimeter: 128
Overall Building Height: 9

Base Rate for Upper Floors = 140.25

Adjusted Square Foot Cost for Upper Floors = 140.25

Total Floor Area: 1,024 Base Cost New of Upper Floors = 143,616

Reproduction/Replacement Cost = 143,616
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 137,871

ECF (4085 CROOKED LAKE) 1.300 => TCV of Bldg: 1 = 179,233
Replacement Cost/Floor Area= 140.25 Est. TCV/Floor Area= 175.03

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

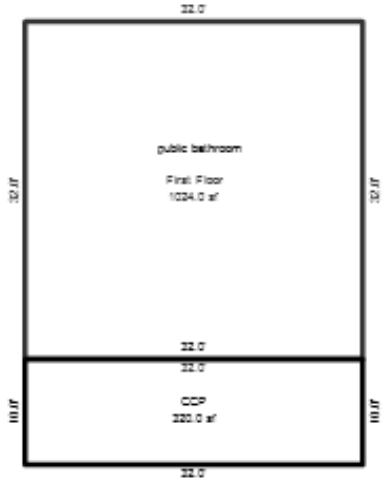
(14) Roof Cover:

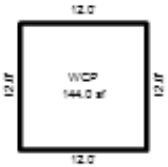
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNOWLES LETA	DEGRAW RUSTY	0	06/19/2013	AFF	07-DEATH CERTIFICATE	DEACH CERTIFIC	PROPERTY TRANSFER	0.0
CHASE HOME FINANCE LLC	HOMESALES INC	0	10/15/2010	QC	10-FORECLOSURE	2010-4746QC	PROPERTY TRANSFER	0.0
HOMESALES INC	DEGRAW RUSTY & KNOWLES LE	29,100	10/15/2010	CD	21-NOT USED/OTHER	2010-4747CD	PROPERTY TRANSFER	100.0
		62,500	06/01/2001	WD	33-TO BE DETERMINED	01-0:2476	DEED	0.0

Property Address
6053 JAMES DR

Owner's Name/Address
DEGRAW RUSTY
6053 JAMES DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 1 LAKE ESTATES.

Comments/Influences
MLS 20103000, 57 DOM

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/25/2012
MAP #:
2024 Est TCV 92,029 TCV/TFA: 85.13

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	101.00	244.00	0.8388	1.1293	100	100		9,568
101 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	9,568

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	72	71	295
Total Estimated Land Improvements True Cash Value =				295

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	41,200	46,000			21,843C
2023	4,800	37,100	41,900			20,803C
2022	3,500	31,900	35,400			19,813C
2021	3,500	30,100	33,600			19,181C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1081 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 1,081
Total Base New : 135,924 E.C.F.
Total Depr Cost: 88,350 X 0.930
Estimated T.C.V: 82,166

(16) Porches/Decks

Area	Type
24	CPP
24	CPP

(17) Garage

Year Built: 2001
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: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1976
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1081 SF Floor Area = 1081 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	1,081			
			Total:	116,090	75,458	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	666	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			360	9,292	6,040	
Water/Sewer						
Public Sewer			1	1,175	764	
Water Well, 100 Feet			1	5,506	3,579	
Built-Ins						
Appliance Allow.			1	1,638	1,065	
Porches						
CPP			24	599	389	
CPP			24	599	389	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	135,924	88,350	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 82,166

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
HAVEMAN GEORGE R	ROOT DEAN M	4,500	03/01/2005	WD	03-ARM'S LENGTH	05-0/939	DEED	100.0
		1,750	07/01/2000	WD	33-TO BE DETERMINED	338:1289	DEED	0.0

Property Address
6073 W JAMES DR

Owner's Name/Address
ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description
. SEC 12 T22N R8W LOT 2 LAKE ESTATES.

Comments/Influences
839-7648

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 163,761 TCV/TFA: 112.47

Building Permit(s)	Date	Number	Status
Garage	05/02/2017	2017-0141	100%
MH	04/19/2005	20050066	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/16/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	101.00	221.00	0.8388	1.1017	100	100		9,334
101 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	9,334

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	709	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,700	77,200	81,900			38,665C
2023	4,700	74,600	79,300			36,824C
2022	3,500	64,300	67,800			35,071C
2021	3,500	60,700	64,200			33,951C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D +10
Effec. Age: 19
Floor Area: 1,456
Total Base New : 202,471 E.C.F.
Total Depr Cost: 164,008 X 0.930
Estimated T.C.V: 152,527

(16) Porches/Decks

Area	Type
160	Treated Wood
20	Treated Wood
20	Treated Wood

(17) Garage

Year Built: 2017
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

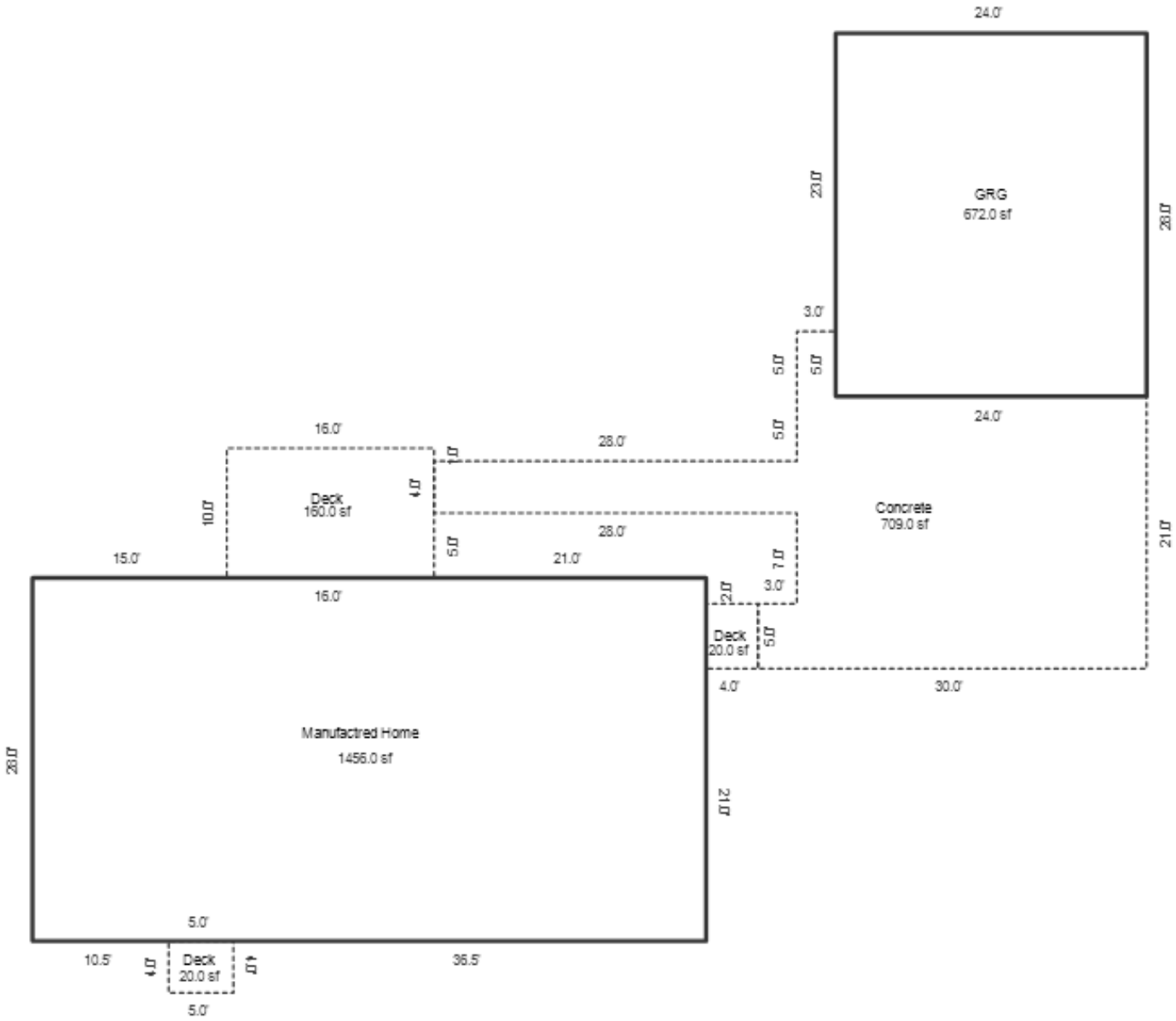
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	162,895	131,953
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,245	2,628
Deck					
Treated Wood			160	3,422	2,772
Treated Wood			20	877	710
Treated Wood			20	877	710
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	21,773	17,636
Door Opener			2	861	697
Water/Sewer					
Public Sewer			1	1,175	952
Water Well, 100 Feet			1	5,506	4,460
Fireplaces					
Prefab 1 Story			1	1,840	1,490
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	202,471	164,008

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 152,527

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-002-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
SECRETARY OF HUD	ROOT DEAN	27,000	02/08/2017	WD	11-FROM LENDING INSTITUT	2017-00422	PROPERTY TRANSFER	100.0
JPMORGAN CHASE BANK	SECRETARY OF HUD	1	08/25/2015	WD	11-FROM LENDING INSTITUT	2016-03464	PROPERTY TRANSFER	0.0

Property Address
6095 JAMES DR

Owner's Name/Address
ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description
. SEC 12 T22N R8W LOT 3 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 172,741 TCV/TFA: 102.82

Building Permit(s)	Date	Number	Status
Garage	03/21/2017	2017-0057	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/16/2017	INSPECTED
TPC	06/16/2015	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	117.00	203.00	0.8085	1.0786	100	100		10,203
117 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	10,203

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	440	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,100	81,300	86,400			51,187C
2023	5,100	73,100	78,200			48,750C
2022	3,500	63,000	66,500			46,429C
2021	3,500	59,400	62,900			44,946C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1984 200	2017

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,680
Total Base New : 231,672 E.C.F.
Total Depr Cost: 173,750 X 0.930
Estimated T.C.V: 161,588

(16) Porches/Decks

Area	Type
350	Treated Wood
48	Treated Wood

(17) Garage

Year Built: 2017
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

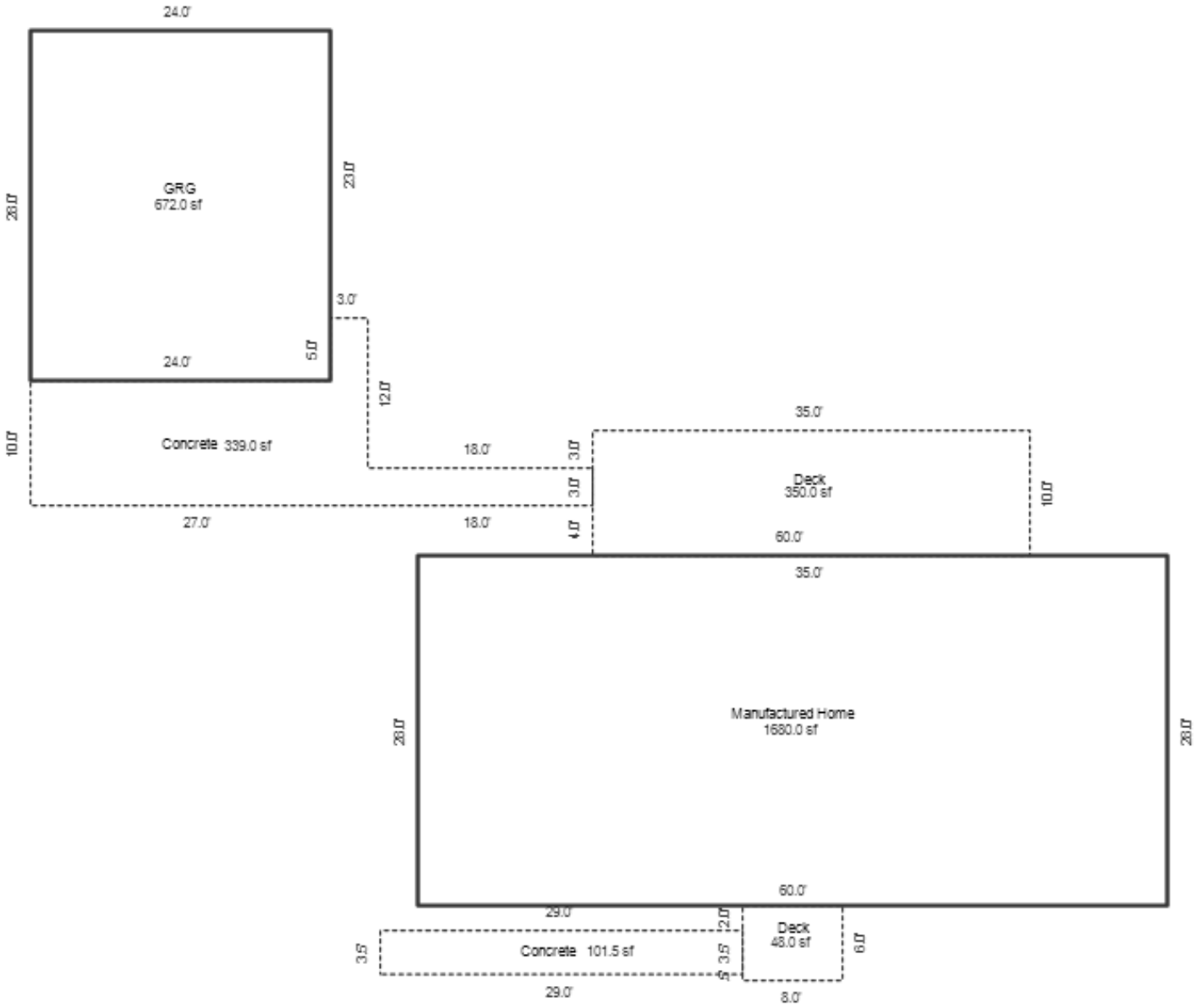
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1984
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 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 Story	Siding	Crawl Space	1,680		
			Total:	184,370	138,277
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	922
3 Fixture Bath			1	3,860	2,895
Deck					
Treated Wood			350	5,842	4,381
Treated Wood			48	1,690	1,267
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	24,810	18,607
Door Opener			2	970	727
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 100 Feet			1	5,640	4,230
Built-Ins					
Appliance Allow.			1	1,934	1,450
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	231,672	173,750

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 161,588

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROUTZAHN MARCIA JEANNE	ROUTZAHN DAVID L & MARCIA	0	05/22/2023	QC	09-FAMILY	2023-01516	PROPERTY TRANSFER	0.0
6111 LC RENTAL LLC	ROUTZAHN MARCIA JEANNE	90,000	03/13/2023	QC	21-NOT USED/OTHER	2023-00615	PROPERTY TRANSFER	100.0
DENMAN ADAM LEE	6111 LC RENTAL LLC	1	03/23/2018	QC	09-FAMILY	2018-00835	PROPERTY TRANSFER	0.0
NATIONSTAR MORTGAGE LLC	DENMAN ADAM LEE	41,000	05/24/2017	CD	11-FROM LENDING INSTITUT	2017-01886	PROPERTY TRANSFER	100.0

Property Address
6111 W JAMES DR

Owner's Name/Address
ROUTZAHN DAVID L & MARCIA J TRUST
6111 W JAMES DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 4 LAKE ESTATES.

Comments/Influences
231-839-7913
PREFAB CARPORT..NO VALUE ADDED.

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 09/16/2023
MAP #:
2024 Est TCV 92,277 TCV/TFA: 66.96

Building Permit(s)	Date	Number	Status
Carport	10/17/2003	20030407	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/18/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	196.00	0.8409	1.0692	100	100		8,991
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	8,991

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.29	117	50	1,304
Wood Frame	27.81	64	50	890
Total Estimated Land Improvements True Cash Value =				2,194

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	41,600	46,100			46,100S
2023	4,500	33,800	38,300		38,300A	23,982C
2022	3,500	31,600	35,100			22,840C
2021	3,500	28,200	31,700			22,111C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 30
Floor Area: 1,378
Total Base New : 154,464 E.C.F.
Total Depr Cost: 108,122 X 0.750
Estimated T.C.V: 81,092

(16) Porches/Decks

Area	Type
120	Treated Wood
218	Treated Wood

(17) Garage

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:

Bsmnt Garage:

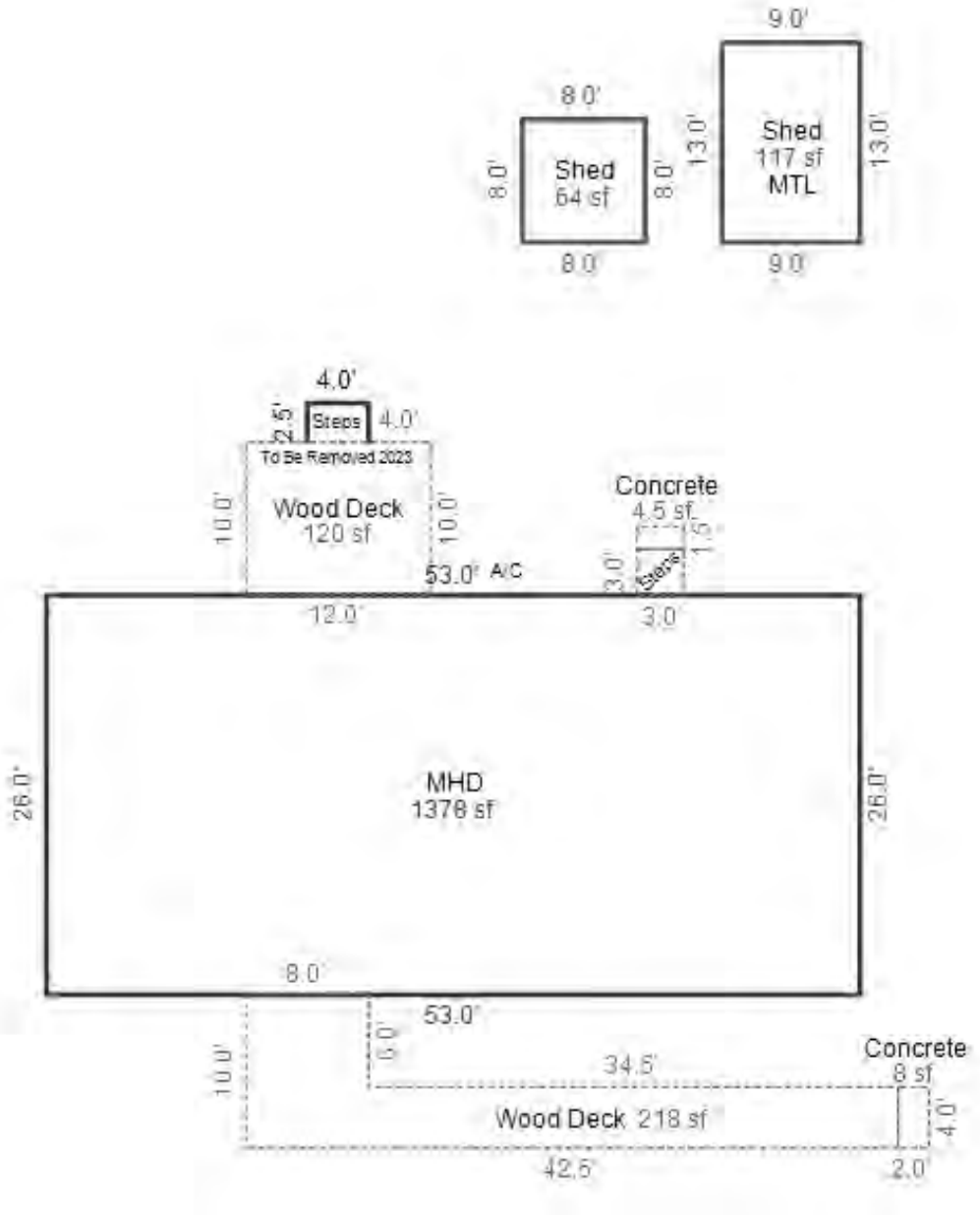
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1995
(11) Heating System: Forced Heat & Cool
Ground Area = 1378 SF Floor Area = 1378 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	Piers	1,378			
			Total:	136,504	95,552	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	717	
3 Fixture Bath			1	3,245	2,271	
Deck						
Treated Wood			120	2,815	1,970	
Treated Wood			218	4,194	2,936	
Water/Sewer						
Public Sewer			1	1,175	822	
Water Well, 100 Feet			1	5,506	3,854	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	154,464	108,122	

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 81,092

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROUTZAHN MARCIA JEANNE	ROUTZAHN DAVID L & MARCIA	0	05/22/2023	QC	09-FAMILY	2023-01516	PROPERTY TRANSFER	0.0
6111 LC RENTAL LLC	ROUTZAHN MARCIA JEANNE	90,000	03/13/2023	QC	19-MULTI PARCEL ARM'S LE	2023-00615	PROPERTY TRANSFER	100.0
DENMAN ADAM LEE	6111 LC RENTAL LLC	1	03/23/2018	QC	09-FAMILY	2018-00835	DEED	100.0
NATIONSTAR MORTGAGE LLC	DENMAN ADAM LEE	41,000	05/24/2017	CD	11-FROM LENDING INSTITUT	2017-01886	PROPERTY TRANSFER	100.0

Property Address

W JAMES DR

Owner's Name/Address

ROUTZAHN DAVID L & MARCIA J TRUST
6111 W JAMES DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 5 LAKE ESTATES.

Comments/Influences

HOUSE DATA ON 430-004-00

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/16/2023

MAP #:

2024 Est TCV 36,800 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Garage	04/27/2023	2023-0199	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/18/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	98.00	196.00	0.8452	1.0692	100	100		8,855
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	8,855

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	172	50	703
Total Estimated Land Improvements True Cash Value =				703

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,400	14,000	18,400			18,400S
2023	4,400	0	4,400		4,400A	3,675C
2022	3,500	0	3,500			3,500S
2021	3,500	0	3,500			3,500S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 0
Total Base New : 29,588 E.C.F.
Total Depr Cost: 29,292 X 0.930
Estimated T.C.V: 27,242

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2023
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: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,646	-4,600
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	33,350
Door Opener			1	547	542
			Totals:	29,588	29,292

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 27,242

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
DEUTSCHE BANK NATIONAL TR	ROOT DEAN	18,500	05/24/2010	CD	11-FROM LENDING INSTITUT	2010-2891CD	PROPERTY TRANSFER	100.0
HARRINGTON EDGAR & HANKIN	DEUTSCHE BANK NATIONAL TR	0	03/18/2010	SD	23-PART OF REF	2010/3352	DEED	0.0

Property Address

6131 W JAMES ST

Owner's Name/Address

ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description

. SEC 12 T22N R8W LOT 6 LAKE ESTATES.

Comments/Influences

21001127 $24,900-$39,900 DOM 182
ADD SEWER FOR 05

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 118,023 TCV/TFA: 108.88

Building Permit(s)	Date	Number	Status
Reroof	09/11/2014	2014-0376	100%
Reroof	09/11/2014	2014-6131	100%

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/23/2014	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	98.00	197.00	0.8452	1.0705	100	100		8,867
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	8,867

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.57	68	50	1,039
Total Estimated Land Improvements True Cash Value =				1,039

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,400	54,600	59,000			25,867C
2023	4,400	52,400	56,800			24,636C
2022	3,500	45,100	48,600			23,463C
2021	3,500	42,500	46,000			22,714C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1989	201 2014

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		Large Avg. Small

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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 958 S.F.
Crawl: 0 S.F.
Slab: 126 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,084
Total Base New : 155,009 E.C.F.
Total Depr Cost: 116,255 X 0.930
Estimated T.C.V: 108,117

(16) Porches/Decks

Area	Type
80	Treated Wood

(17) Garage

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:

Bsmnt Garage:

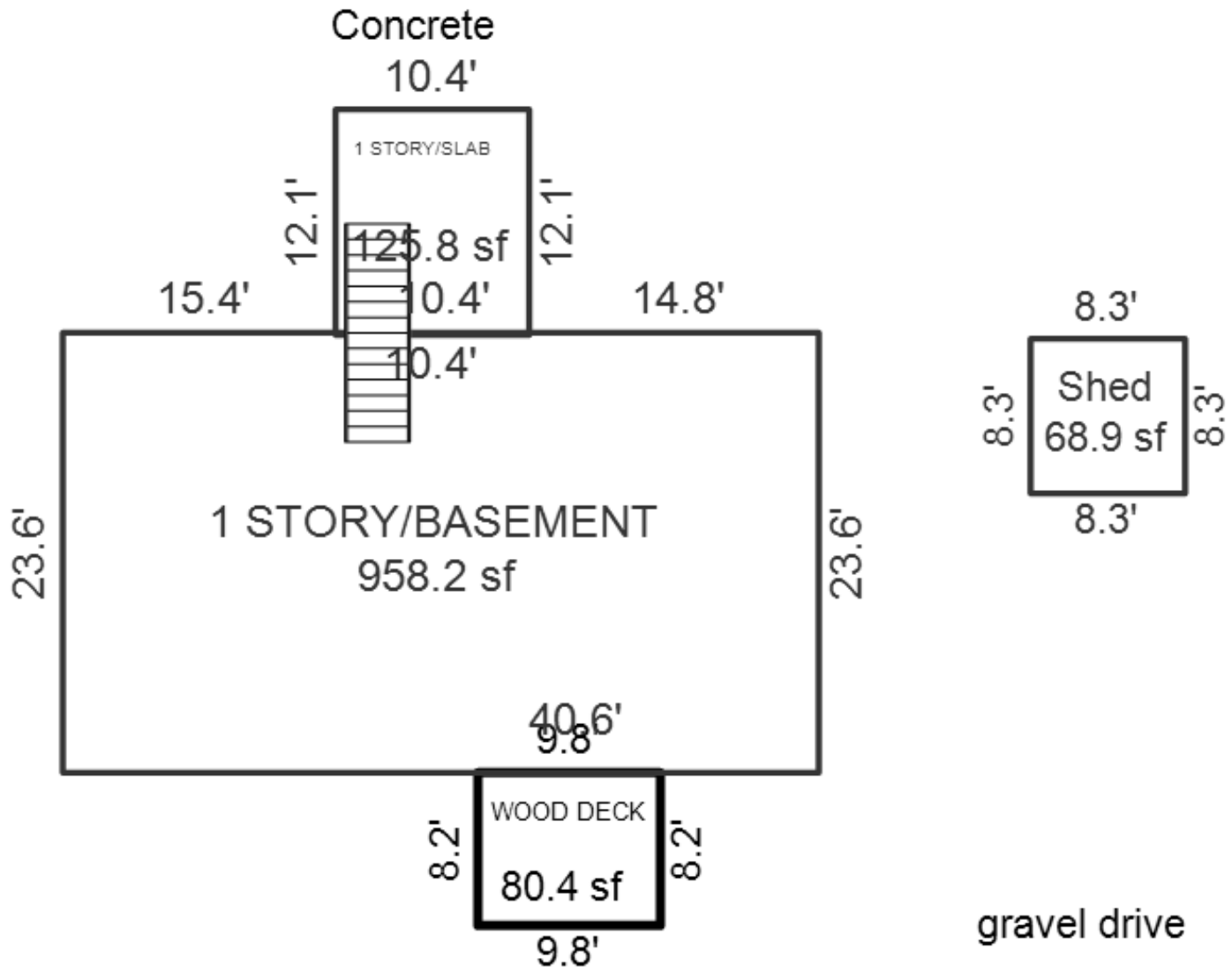
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1084 SF Floor Area = 1084 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	958		
1 Story	Siding	Slab	126		
			Total:	142,666	106,999
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	922
Deck					
Treated Wood			80	2,213	1,660
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 100 Feet			1	5,640	4,230
Built-Ins					
Appliance Allow.			1	1,934	1,450
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	155,009	116,255

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 108,117

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BODARY EARL R TRUST	NLG ENTERPRISE LLC	39,000	06/17/2010	WD	03-ARM'S LENGTH	2010/2261	PROPERTY TRANSFER	100.0
BODARY EARL R & JOYCE TRU		0	04/28/2010	OTH	23-PART OF REF	2010/1410	DEED	0.0
BODARY EARL R & JOYCE TRU	BODARY EARL R TRUST	0	04/28/2010	OTH	21-NOT USED/OTHER	2010/1409	DEED	0.0
BODARY EARL R TRUST		0	04/28/2010	OTH	21-NOT USED/OTHER	2010/1410	DEED	0.0

Property Address
6175 W JAMES DR

Owner's Name/Address
NLG ENTERPRISE LLC
P O BOX 77
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 7 LAKE ESTATES.

Comments/Influences
21001862 $52,900

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 106,810 TCV/TFA: 98.90

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	98.00	196.00	0.8452	1.0692	100	100		8,855
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	8,855

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,400	49,000	53,400			25,944C
2023	4,400	40,700	45,100			24,709C
2022	3,500	38,700	42,200			23,533C
2021	3,500	36,500	40,000			22,782C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1997	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1080 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 27
Floor Area: 1,080
Total Base New : 178,912 E.C.F.
Total Depr Cost: 130,606 X 0.750
Estimated T.C.V: 97,955

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

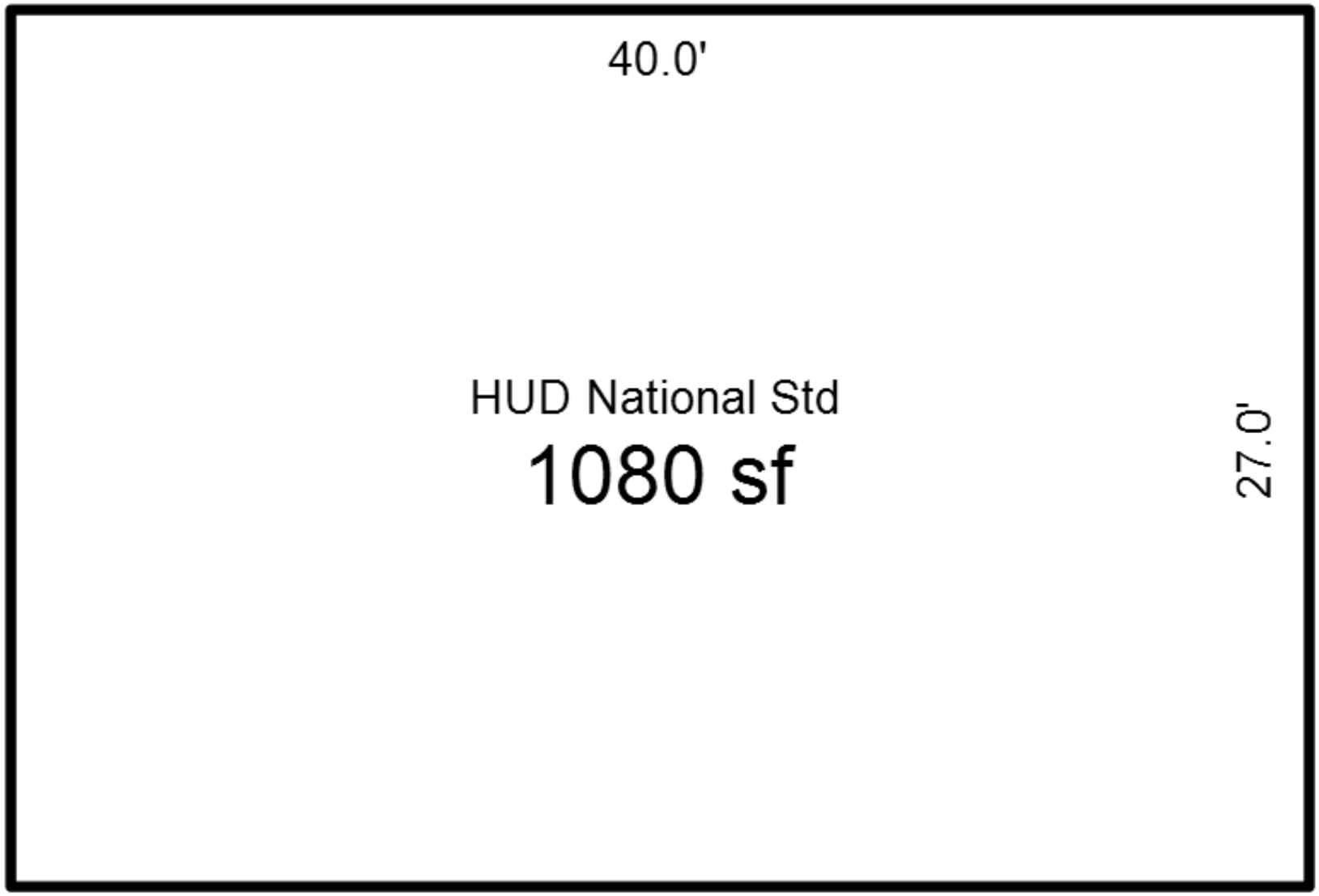
Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1997
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	162,722	118,787

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,476	1,077
3 Fixture Bath	1	4,646	3,392
Water/Sewer			
Public Sewer	1	1,494	1,091
Water Well, 100 Feet	1	5,808	4,240
Built-Ins			
Appliance Allow.	1	2,766	2,019
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	178,912	130,606

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 97,955

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEAL CRAIG M	KOHL DENNIS R	175,000	12/05/2018	WD	03-ARM'S LENGTH	2018-03936	PROPERTY TRANSFER	100.0
DERUITER JERRY L & BEVERL	NEAL CRAIG M	140,000	10/08/2015	WD	03-ARM'S LENGTH	2015-03419	PROPERTY TRANSFER	100.0
DERUITER JERRY L & BEVERL	DERUITER JERRY L & BEVERL	1	08/10/2015	QC	09-FAMILY	2015-02739	DEED	0.0
MILLER SANDRA J	DERUITER JERRY	115,000	12/11/2012	WD	03-ARM'S LENGTH	2013-01537	PROPERTY TRANSFER	100.0

Property Address
6209 JAMES DR

Owner's Name/Address
KOHL DENNIS R
6209 W JAMES DR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/05/2018
MAP #:
2024 Est TCV 282,973 TCV/TFA: 209.30

Building Permit(s)	Date	Number	Status

Tax Description
. SEC 12 T22N R8W LOTS 8, 9 & 10 LAKE ESTATES.

Comments/Influences
Roof Structure converted to existing grg for 08. No permit in file.

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/15/2015	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

LOTS 8, 9 &10

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	97.50	196.32	0.5824	1.0696	100	100		6,074
A 50' @ 100/	172.82	245.40	0.5824	1.1310	100	100		11,383
A 50' @ 100/	164.28	260.00	0.5824	1.1474	100	100		10,978
435 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	28,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1204	0	0
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	29.53	96	50	1,417
Wood Frame	28.33	112	50	1,586

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,378

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,200	127,300	141,500			94,845C
2023	14,200	121,600	135,800			90,329C
2022	12,500	104,900	117,400			86,028C
2021	12,500	99,000	111,500			83,280C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1996	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1352 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

1400	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,352
Total Base New : 334,877 E.C.F.
Total Depr Cost: 267,914 X 0.930
Estimated T.C.V: 249,160

(16) Porches/Decks

Area	Type
142	WCP (1 Story)
199	WGEP (1 Story)
64	Roof Cover Onl
175	Treated Wood
244	Treated Wood

(17) Garage

Year Built: 1998
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: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

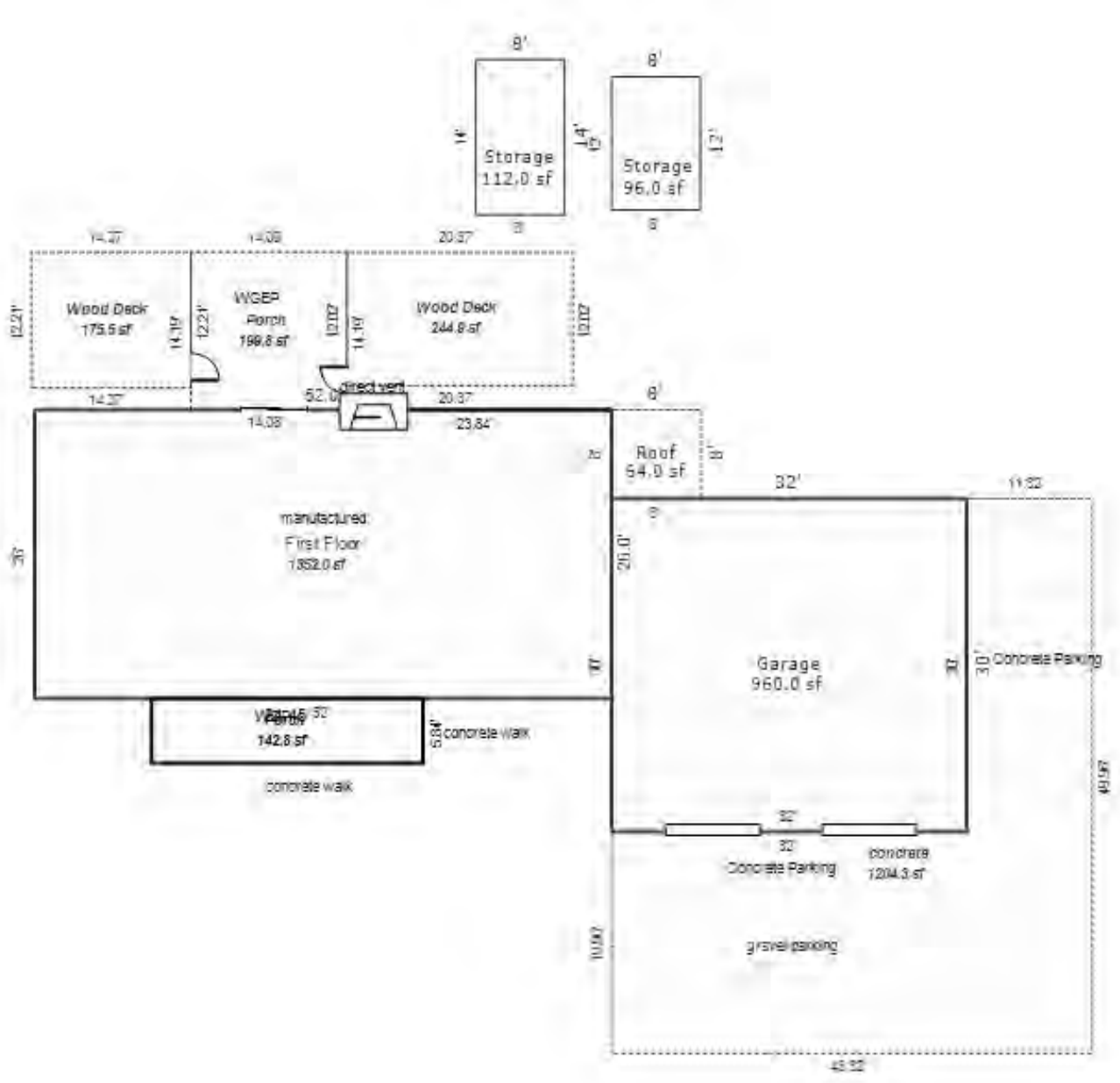
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1996
(11) Heating System: Forced Heat & Cool
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
			Total:	222,705	178,176
Other Additions/Adjustments					
Recreation Room			1400	27,062	21,650
Exterior					
Brick Veneer			32	550	440
Plumbing					
Average Fixture(s)			1	1,476	1,181
3 Fixture Bath			1	4,646	3,717
Porches					
WCP (1 Story)			142	6,305	5,044
WGEP (1 Story)			199	15,050	12,040
Deck					
Treated Wood			175	3,787	3,030
Treated Wood			244	4,719	3,775
w/Roof (Roof portion)			64	1,235	988
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	35,846	28,677
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

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BITTELL RAYMOND C	BITTELL RAYMOND C & CAROL	0	10/20/2020	QC	09-FAMILY	2020-03129	DEED	0.0

Property Address
1816 S BARBARA DR

Owner's Name/Address
BITTELL CAROL C
1816 S BARBARA DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 11 LAKE ESTATES.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 133,050 TCV/TFA: 98.85

Building Permit(s)	Date	Number	Status
Deck/Porch	06/30/2014	2014-1816	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	96.00	226.00	0.8495	1.1079	100	100		9,035
96 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	9,035

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,099

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	62,000	66,500			41,838C
2023	4,500	60,100	64,600			39,846C
2022	4,500	55,300	59,800			37,949C
2021	4,500	50,500	55,000			36,737C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 1300 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

374	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,346
Total Base New : 218,491 E.C.F.
Total Depr Cost: 131,093 X 0.930
Estimated T.C.V: 121,916

(16) Porches/Decks

Area	Type
303	WPP
12	WPP
80	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage: 1 Car

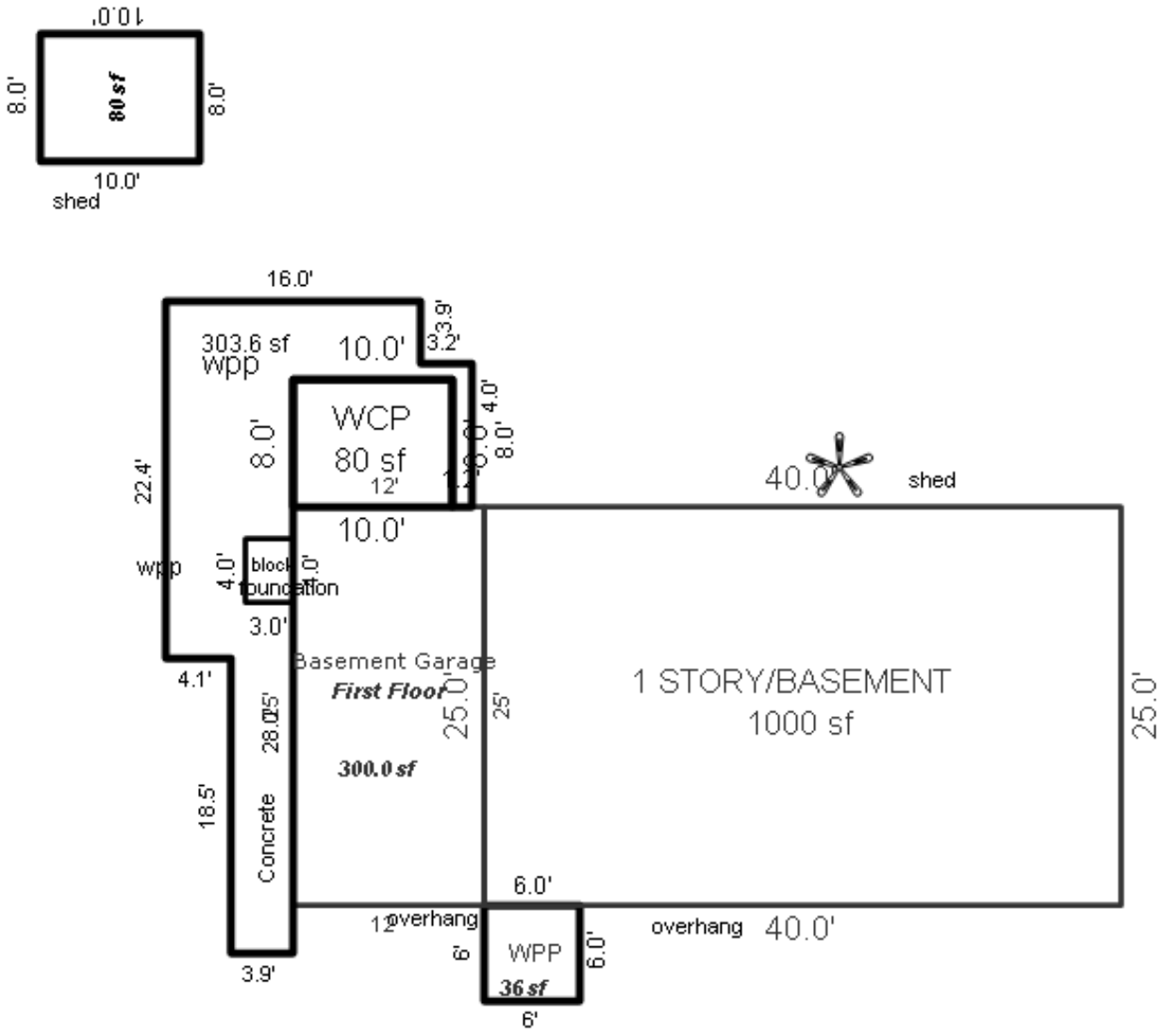
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1300 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	34		
			Total:	181,372	108,822
Other Additions/Adjustments					
Recreation Room			374	6,930	4,158
Exterior					
Brick Veneer			245	3,873	2,324
Basement, Outside Entrance, Below Grade			1	2,160	1,296
Plumbing					
Average Fixture(s)			1	1,230	738
2 Fixture Bath			1	2,596	1,558
Porches					
WPP			303	4,509	2,705
WCP (1 Story)			80	3,829	2,297
WPP			12	600	360
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,492	1,495
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

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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 BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/29/1996					
Owner's Name/Address	MAP #:					
BITTELL RAYMOND & CAROL 1816 S BARBARA DR LAKE CITY MI 49651	2024 Est TCV 24,845 TCV/TFA: 0.00					

Tax Description

. SEC 12 T22N R8W LOT 12 LAKE ESTATES.

Comments/Influences

96 H.S @ 7-96 BOR

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	90.00	226.00	0.8633	1.1079	100	100		8,609
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,609

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,300	8,100	12,400			8,150C
2023	4,300	8,100	12,400			7,762C
2022	4,500	7,500	12,000			7,393C
2021	4,500	6,900	11,400			7,157C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 10
Floor Area: 0
Total Base New : 18,263 E.C.F.
Total Depr Cost: 16,437 X 0.930
Estimated T.C.V: 15,286

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1994
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

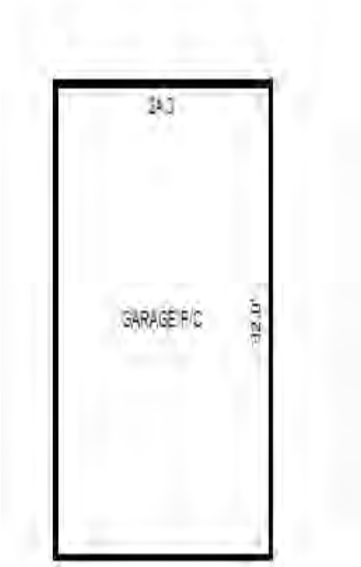
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1994
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	18,263	16,437
			Totals:	18,263	16,437

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 15,286

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	PROPERTY TRANSFER	0.0

Property Address
1796 S BARBARA DR

Owner's Name/Address
FLEMING CODY J & WESCOAT NATASHA L
1796 S BARBARA DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 13 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/13/2023
MAP #:
2024 Est TCV 157,756 TCV/TFA: 127.22

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	90.00	226.00	0.8633	1.1079	100	100		8,609
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,609

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1200	50	4,182
D/W/P: Asphalt Paving	3.10	1800	50	2,790
Total Estimated Land Improvements True Cash Value =				6,972

Public Improvements

	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,300	74,600	78,900			78,900S
2023	4,300	72,100	76,400			49,633C
2022	4,500	69,800	74,300			47,270C
2021	4,500	63,800	68,300			45,760C

Who	When	What
TPC	05/26/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1979	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1104 S.F.
Crawl: 136 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,240
Total Base New : 235,194 E.C.F.
Total Depr Cost: 152,876 X 0.930
Estimated T.C.V: 142,175

(16) Porches/Decks

Area	Type
100	CCP (1 Story)
300	Treated Wood

(17) Garage

Year Built: 1994
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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979
(11) Heating System: Forced Heat & Cool
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

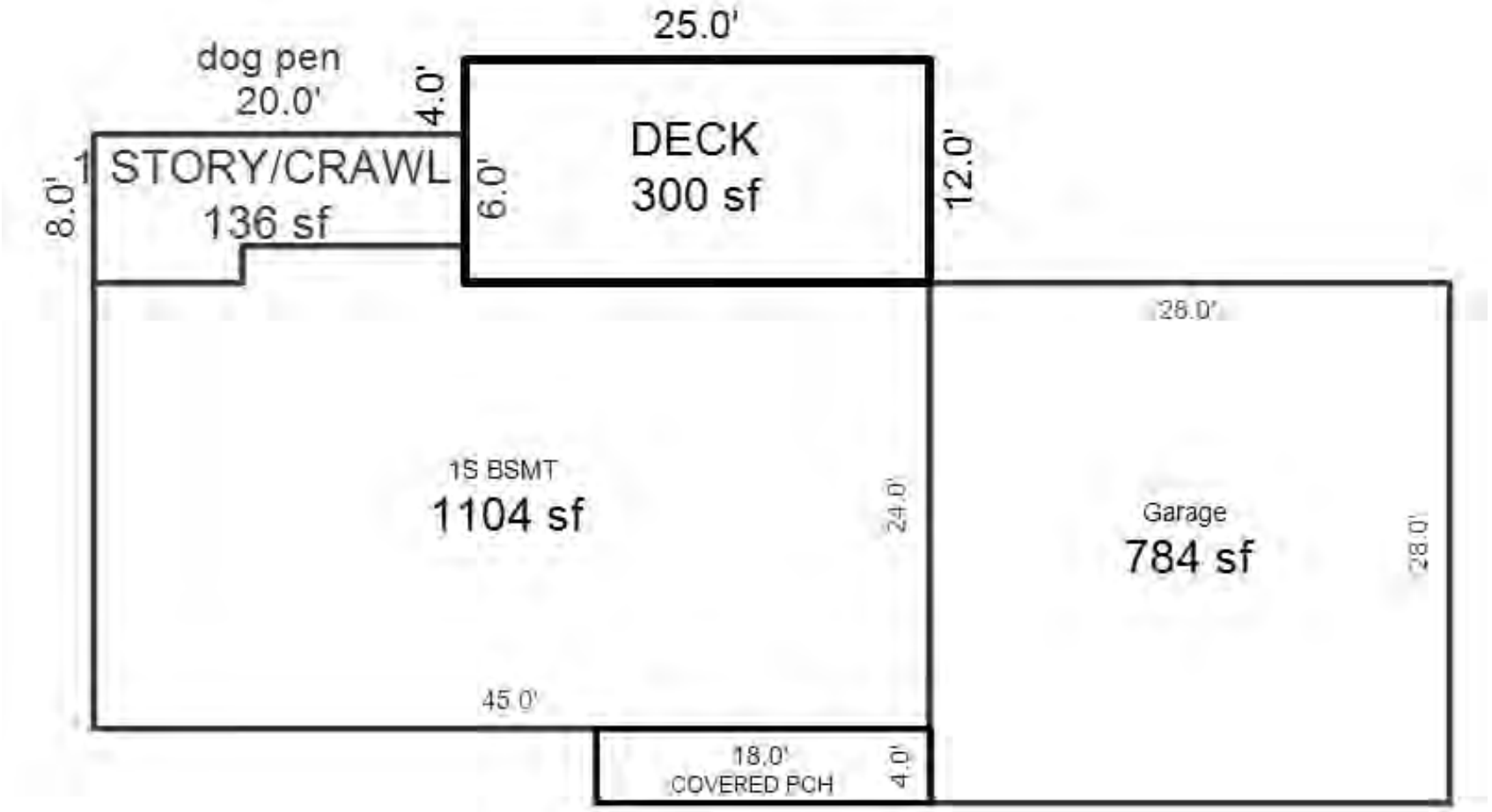
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
1 Story	Siding	Crawl Space	136		
			Total:	186,323	121,111

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
Porches			
CCP (1 Story)	100	2,806	1,824
Deck			
Treated Wood	300	5,397	3,508
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	784	30,717	19,966
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710
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
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	235,194	152,876

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 142,175

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0

Property Address

S BARBARA DR

Owner's Name/Address

FLEMING CODY J & WESCOAT NATASHA L
1796 S BARBARA DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 14 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/13/2023

MAP #:

2024 Est TCV 8,609

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/26/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	90.00	226.00	0.8633	1.1079	100	100		8,609
90 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			8,609

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,300	0	4,300			4,300S
2023	4,300	0	4,300			2,319C
2022	4,500	0	4,500			2,209C
2021	4,500	0	4,500			2,139C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
1746 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST		Shed	07/15/2011	2011-99999	100%
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
REINKE FREDERICK C 1746 BARBARA DR LAKE CITY MI 49651	2024 Est TCV 118,329 TCV/TFA: 81.95					

Tax Description

. SEC 12 T22N R8W LOT 15 LAKE ESTATES.

Comments/Influences

ADD SEWER FOR 05.

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X	Improved		Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	226.00	0.8409	1.1079	100	100		9,316
100 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	9,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1300	50	4,530
Wood Frame	24.66	200	50	2,466
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements True Cash Value =				8,413

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,700	54,500	59,200			33,738C
2023	4,700	47,500	52,200			32,132C
2022	4,500	48,600	53,100			30,602C
2021	4,500	45,800	50,300			29,625C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1979	0

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		Large Avg. Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1444 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,444
Total Base New : 223,551 E.C.F.
Total Depr Cost: 134,133 X 0.750
Estimated T.C.V: 100,600

(16) Porches/Decks

Area	Type
160	CCP (1 Story)

(17) Garage

Year Built: 1996
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1444 SF Floor Area = 1444 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

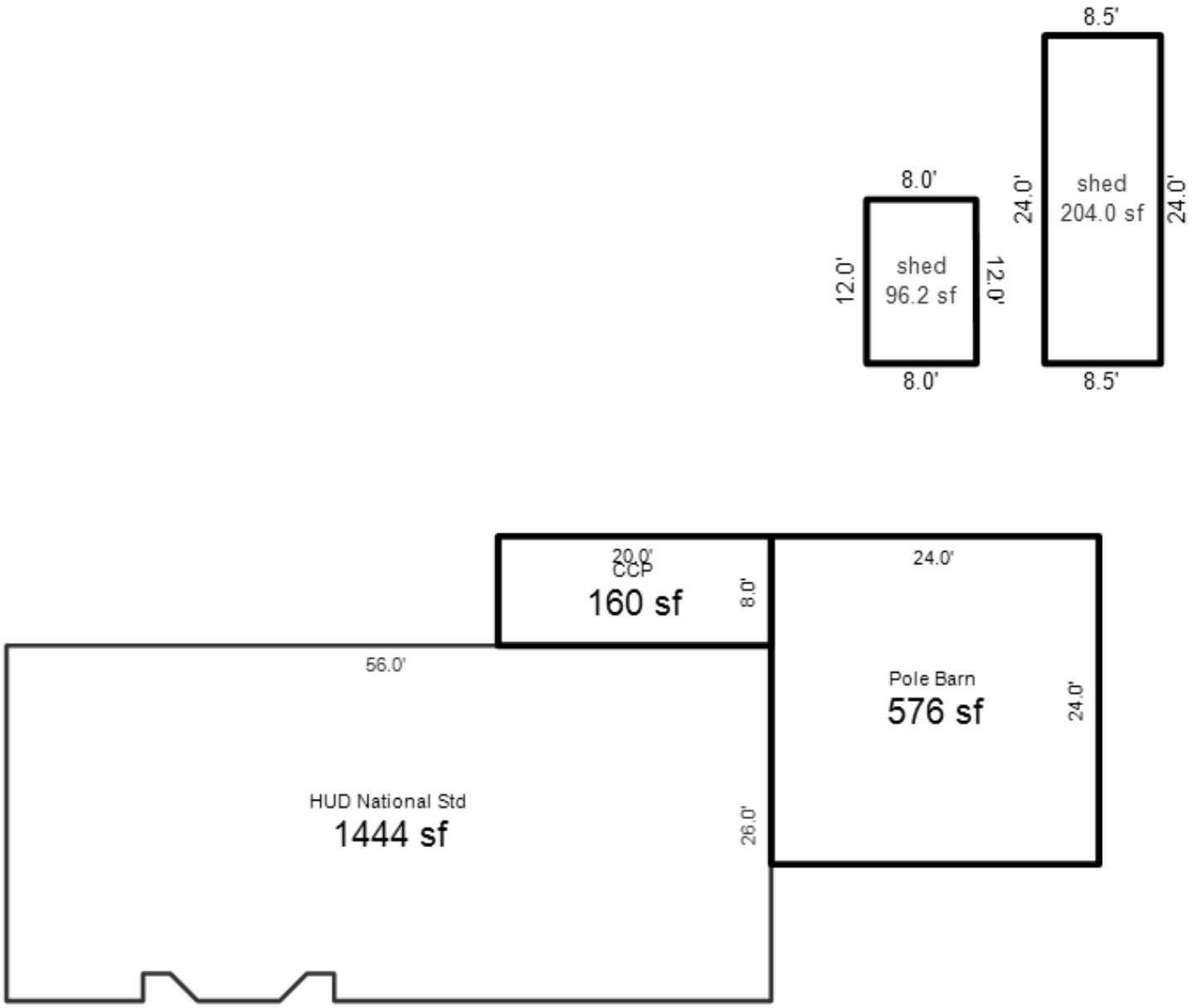
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,444		
			Total:	184,765	110,860

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865
Porches			
CCP (1 Story)	160	4,320	2,592
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,716	10,030
Door Opener	1	547	328
Water/Sewer			
Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485
Built-Ins			
Appliance Allow.	1	2,766	1,660
Fireplaces			
Wood Stove	1	2,551	1,531
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	223,551	134,133

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 100,600

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSHER DALE G	MOSHER DALE G & KIM L	1	06/07/2018	QC	09-FAMILY	2018-01817	DEED	0.0

Property Address

1696 S BARBARA DR

Owner's Name/Address

MOSHER DALE G & KIM L
1696 S BARBARA DR
LAKE CITY MI 49651

Tax Description

SEC 12 T22N R8W LOT 16 & 17 & S'LY 66.03 FT OF LOT 18 LAKE ESTATES.
12/2022 COMBINE PARCEL 430-018-00 SEC 12 T22N R8W LOT 16 & 17 LAKE ESTATES.
12/2016 COMBINE FORMELRY . SEC 12 T22N R8W LOT 17 LAKE ESTATES.

Comments/Influences

NEW GRG, BWY ETC FOR 98
12/2016 COMBINE LOTS 16& 17 FOR ASSESSEMENT & TAX, TAXPAYER REQUEST.

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 190,172 TCV/TFA: 166.23

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
JWV	12/22/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	200.00	225.63	0.6584	1.1075	100	100		14,584
A 50' @ 100/	66.03	205.92	0.6584	1.0824	100	100		4,706
266 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	19,290

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	630	50	2,072
D/W/P: Crushed Rock	2.27	2600	50	2,951
Metal Prefab	20.21	84	50	849
Wood Frame	24.24	240	50	2,909
Total Estimated Land Improvements True Cash Value =				8,781

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,600	85,500	95,100			63,563C
2023	9,600	82,700	92,300			60,537C
2022	9,000	69,600	78,600			50,003C
2021	9,000	63,600	72,600			48,406C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1978	1997

Condition: Average

Room List

3	Basement
5	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1144 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

689	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 1,144
Total Base New : 268,176 E.C.F.
Total Depr Cost: 174,302 X 0.930
Estimated T.C.V: 162,101

(16) Porches/Decks

Area	Type
80	Treated Wood
64	Treated Wood
128	Brzwy, FW

(17) Garage

Year Built: 1997
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1978
(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
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
			Total:	162,410	105,555
Other Additions/Adjustments					
Basement Living Area			689	24,708	16,060
Plumbing					
Average Fixture(s)			1	1,476	959
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,264	1,472
Treated Wood w/Roof (Roof portion)			80	1,509	981
Treated Wood w/Roof (Deck Portion)			64	2,026	1,317
Treated Wood w/Roof (Roof portion)			64	1,235	803
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			832	32,065	20,842
Door Opener			2	1,093	710
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	20,513	13,333
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
Breezeways					
Frame Wall			128	8,809	5,726

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROON ROBERT L	TROON ROBERT L & TROON HA	0	06/23/2022	QC	09-FAMILY	2022-02068	DEED	0.0
HUTTENGA KENNETH L & GUST	TROON ROBERT L	60,000	05/26/2010	WD	03-ARM'S LENGTH	2010-1831WD	PROPERTY TRANSFER	100.0
		71,000	07/01/1999	WD	33-TO BE DETERMINED	329:249	DEED	0.0

Property Address
6222 W CHARLES DR

Owner's Name/Address
TROON ROBERT L & TROON HALEY E
6222 CHARLES DR
LAKE CITY MI 49651

Tax Description
SEC 12 T22N R8W LOT 19 & 18 EXCEPT THE S'LY 66.03FT THERE OF. LAKE ESTATES. 12/2022 COMBINE PARCEL 430-018-50 FORMERLY. SEC 12 T22N R8W LOT 19 LAKE ESTATES.

Comments/Influences
21001374 $74,900-69,900 20809485
ADD SEWER FOR 05

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/26/2010
MAP #:
2024 Est TCV 146,953 TCV/TFA: 87.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/02/2016	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	201.36	291.68	0.7059	1.1809	100	100		16,785
201 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	16,785

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	850	0	0
D/W/P: Asphalt Paving	2.69	400	0	0
Metal Prefab	14.72	80	45	530

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				1,030

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,400	65,100	73,500			40,206C
2023	8,400	62,700	71,100			38,292C
2022	4,500	54,600	59,100			34,669C
2021	4,500	51,500	56,000			33,562C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1989	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 30
Floor Area: 1,680
Total Base New : 198,373 E.C.F.
Total Depr Cost: 138,858 X 0.930
Estimated T.C.V: 129,138

(16) Porches/Decks

Area	Type
80	Treated Wood

(17) Garage

Year Built: 1993
Car Capacity: 2
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

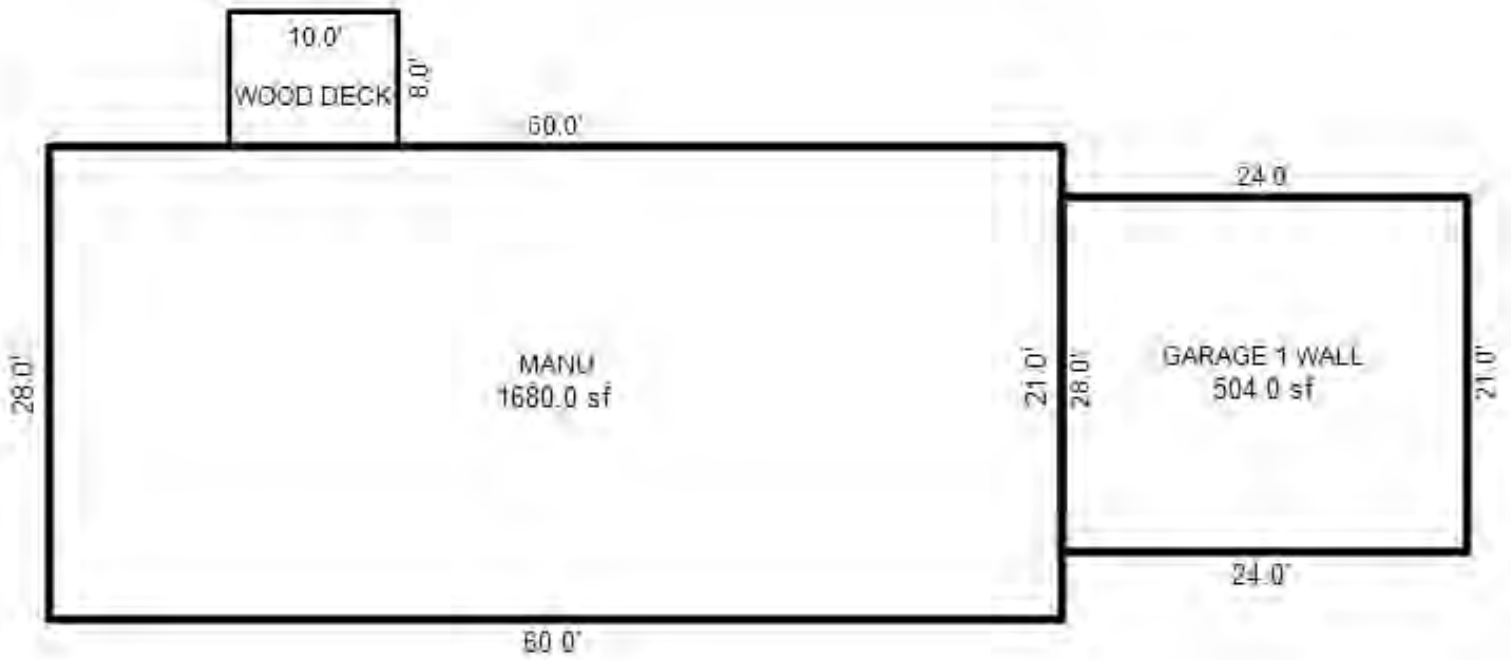
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989
(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
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	166,435	116,503
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	717
3 Fixture Bath			1	3,245	2,271
Deck					
Treated Wood			80	2,164	1,515
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			504	17,655	12,358
Common Wall: 1 Wall			1	-2,310	-1,617
Water/Sewer					
Public Sewer			1	1,175	822
Water Well, 100 Feet			1	5,506	3,854
Built-Ins					
Appliance Allow.			1	1,638	1,147
Fireplaces					
Prefab 1 Story			1	1,840	1,288
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	198,373	138,858

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 129,138

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRZELEWICZ DANGELINE A &	SCHULTZ DERRICK S & ROSE	10,000	08/23/2004	WD	03-ARM'S LENGTH	04-0/3628	DEED	100.0

Property Address

6216 W CHARLES DR

Owner's Name/Address

SCHULTZ DERRICK S & ROSE MARIE
1020 N HINKLEY RD
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 20 LAKE ESTATES.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 120,826 TCV/TFA: 118.46

Building Permit(s)	Date	Number	Status
RELOCATE HOME	08/26/2004	20040331	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/04/2016	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	200.56	0.8409	1.0753	100	100		9,042
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,042

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	10	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	55,900	60,400			34,083C
2023	4,500	54,200	58,700			32,460C
2022	4,500	49,800	54,300			30,915C
2021	4,500	45,600	50,100			29,928C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	2004

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1020 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 30
Floor Area: 1,020
Total Base New : 170,202 E.C.F.
Total Depr Cost: 119,155 X 0.930
Estimated T.C.V: 110,814

(16) Porches/Decks

Area	Type
153	Treated Wood

(17) Garage

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

Bsmnt Garage:

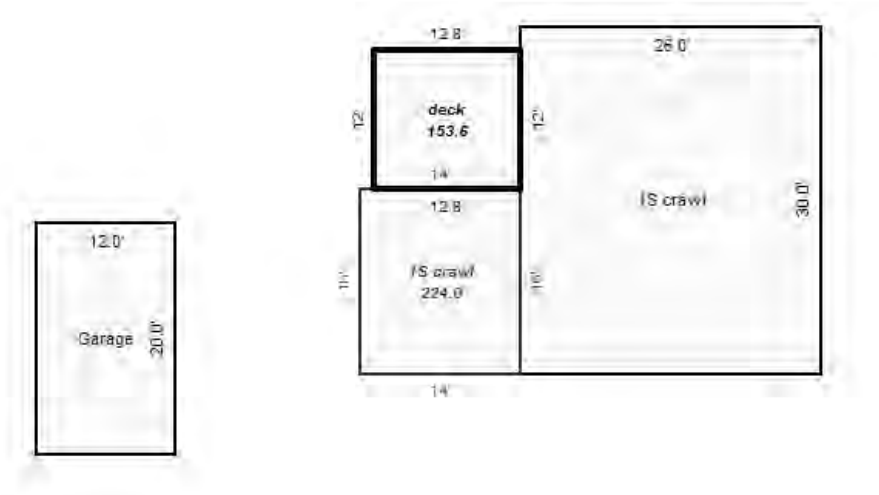
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,020			
			Total:	142,696	99,901	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,033	
Deck						
Treated Wood			153	3,472	2,430	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			240	12,490	8,743	
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	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	170,202	119,155	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 110,814

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	SCHULTZ DERRICK S & ROSE	2,536	08/17/2015	QC	13-GOVERNMENT	201-03041	PROPERTY TRANSFER	100.0
BALDWIN DORENE E	MISSAUKEE COUNTY TREASURE	0	02/20/2015	OTH	06-COURT JUDGEMENT	2015-01145	PROPERTY TRANSFER	0.0
BENTON HOWARD D & GLORIA	BALDWIN DORENE E	8,000	04/02/2010	LC	03-ARM'S LENGTH	2010-830LC	DEED	100.0

Property Address

W CHARLES DR

Owner's Name/Address

SCHULTZ DERRICK S & ROSE M
1020 N HINKLEY RD
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 21 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 9,025

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/29/2015	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	199.00	0.8409	1.0732	100	100		9,025
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,025

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	0	4,500			4,500S
2023	4,500	0	4,500			4,500S
2022	4,500	0	4,500			4,500S
2021	4,500	0	4,500			4,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWAFFER JEAN B	SWAFFER JEAN B	0	10/19/2022	QC	09-FAMILY	2022-03364	PROPERTY TRANSFER	0.0
SWAFFER JEAN B	SWAFFER JEAN B	1	01/18/2022	QC	09-FAMILY	2022-00197	DEED	0.0
SWAFFER JEAN B	SWAFFER JEAN B &	1	09/06/2016	QC	09-FAMILY	2016-03267	PROPERTY TRANSFER	0.0
PSAROS GREGORY & SHELLY	SWAFFER JEAN B	75,700	07/01/2016	WD	03-ARM'S LENGTH	2016-02258	PROPERTY TRANSFER	100.0

Property Address
6194 W CHARLES DR

Owner's Name/Address
SWAFFER JEAN B
6194 W CHARLES DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 22 LAKE ESTATES.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/06/2016
MAP #:
2024 Est TCV 123,265 TCV/TFA: 100.05

Building Permit(s)	Date	Number	Status
Reroof	06/25/2019	2019-0286	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	08/06/2019	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	198.00	0.8409	1.0719	100	100		9,013
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,013

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	228	50	750
D/W/P: Asphalt Paving	3.10	1120	50	1,736
Total Estimated Land Improvements True Cash Value =				2,486

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	57,100	61,600			46,255C
2023	4,500	55,300	59,800			44,053C
2022	4,500	50,800	55,300			41,956C
2021	4,500	46,400	50,900			40,616C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1977	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 40
Floor Area: 1,232
Total Base New : 200,316 E.C.F.
Total Depr Cost: 120,178 X 0.930
Estimated T.C.V: 111,766

(16) Porches/Decks

Area	Type
32	CPP
256	Roof Cover Onl

(17) Garage

Year Built: 1977
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

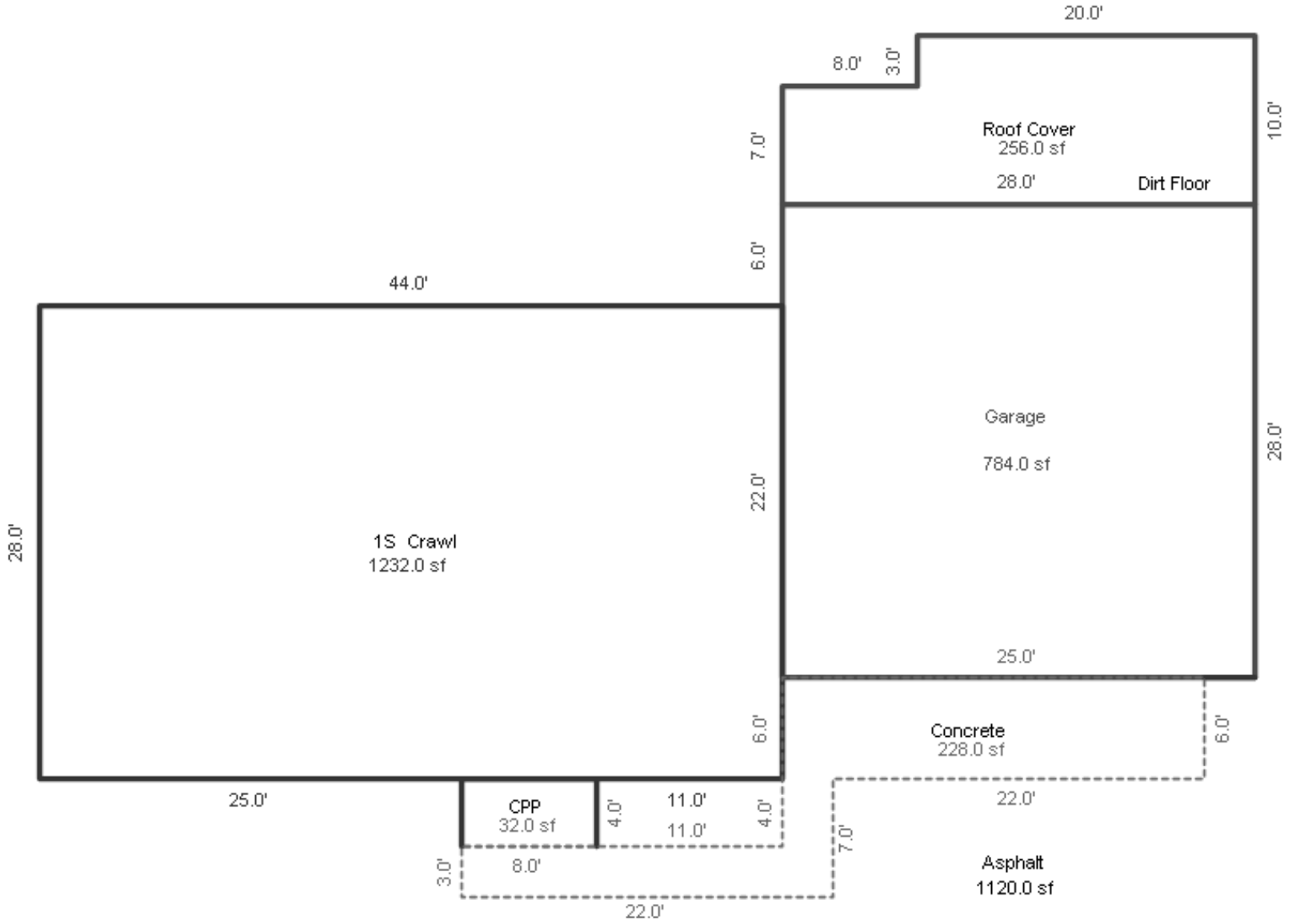
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,232			
			Total:	152,648	91,577	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	886	
2 Fixture Bath			1	3,108	1,865	
Porches						
CPP			32	879	527	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			784	30,717	18,430	
Common Wall: 1 Wall			1	-2,686	-1,612	
Water/Sewer						
Public Sewer			1	1,494	896	
Water Well, 100 Feet			1	5,808	3,485	
Built-Ins						
Appliance Allow.			1	2,766	1,660	
Deck						
w/Roof (Roof portion)			256	4,106	2,464	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	200,316	120,178	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 111,766

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-023-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JPMORGAN CHASE BANK	PSAROS GREGORY & SHELLY	32,500	01/31/2013	CD	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0
SHERIFF	JPMORGAN CHASE BANK	39,950	12/16/2011	SD	10-FORECLOSURE	2011-03843 SD	PROPERTY TRANSFER	0.0
ST JOHN CARRIE, PER REP*.	BALDWIN DORENE E (M/W) F	0	05/29/2009	WD	20-MULTI PARCEL SALE REF	2009/2292	DEED	100.0

Property Address

W CHARLES DR

Owner's Name/Address

PSAROS GREGORY & SHELLY
6114 W CHARLES DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 23 LAKE ESTATES.

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/2010

MAP #:

2024 Est TCV 8,991

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	196.00	0.8409	1.0692	100	100		8,991
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	8,991

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	0	4,500			4,500S
2023	4,500	0	4,500			4,500S
2022	4,500	0	4,500			4,500S
2021	4,500	0	4,500			4,500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6114 CHARLES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/18/2017					
Owner's Name/Address	MAP #:					
PSAROS GREGORY A 6114 CHARLES DR LAKE CITY MI 49651	2024 Est TCV 193,653 TCV/TFA: 116.24					

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 24 & 25 Value
A 50' @ 100/	100.00	194.15	0.6905	1.0666	100	100	LOT 24	7,365
A 50' @ 100/	120.00	192.39	0.6905	1.0642	100	100	LOT 25	8,817
220 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	16,182

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	40	0	0
D/W/P: 3.5 Concrete	6.58	80	50	263
D/W/P: 4in Concrete	6.97	750	50	2,614
D/W/P: Crushed Rock	2.27	2000	50	2,270
Wood Frame	27.67	128	94	3,329
Total Estimated Land Improvements True Cash Value =				8,476

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 24 & 25. LAKE ESTATES.

Comments/Influences

DBL LOT
ADD SEWER FOR 05
COMBO W/025-00

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,100	88,700	96,800			65,621C
2023	8,100	85,800	93,900			62,497C
2022	9,000	82,900	91,900			59,521C
2021	9,000	75,800	84,800			57,620C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
1988	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

	Many Avg.	X	Large Avg.
X	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

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

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 1,666
Total Base New : 242,275 E.C.F.
Total Depr Cost: 181,715 X 0.930
Estimated T.C.V: 168,995

(16) Porches/Decks

Area	Type
80	Treated Wood
25	Treated Wood

(17) Garage

Year Built: 1988
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

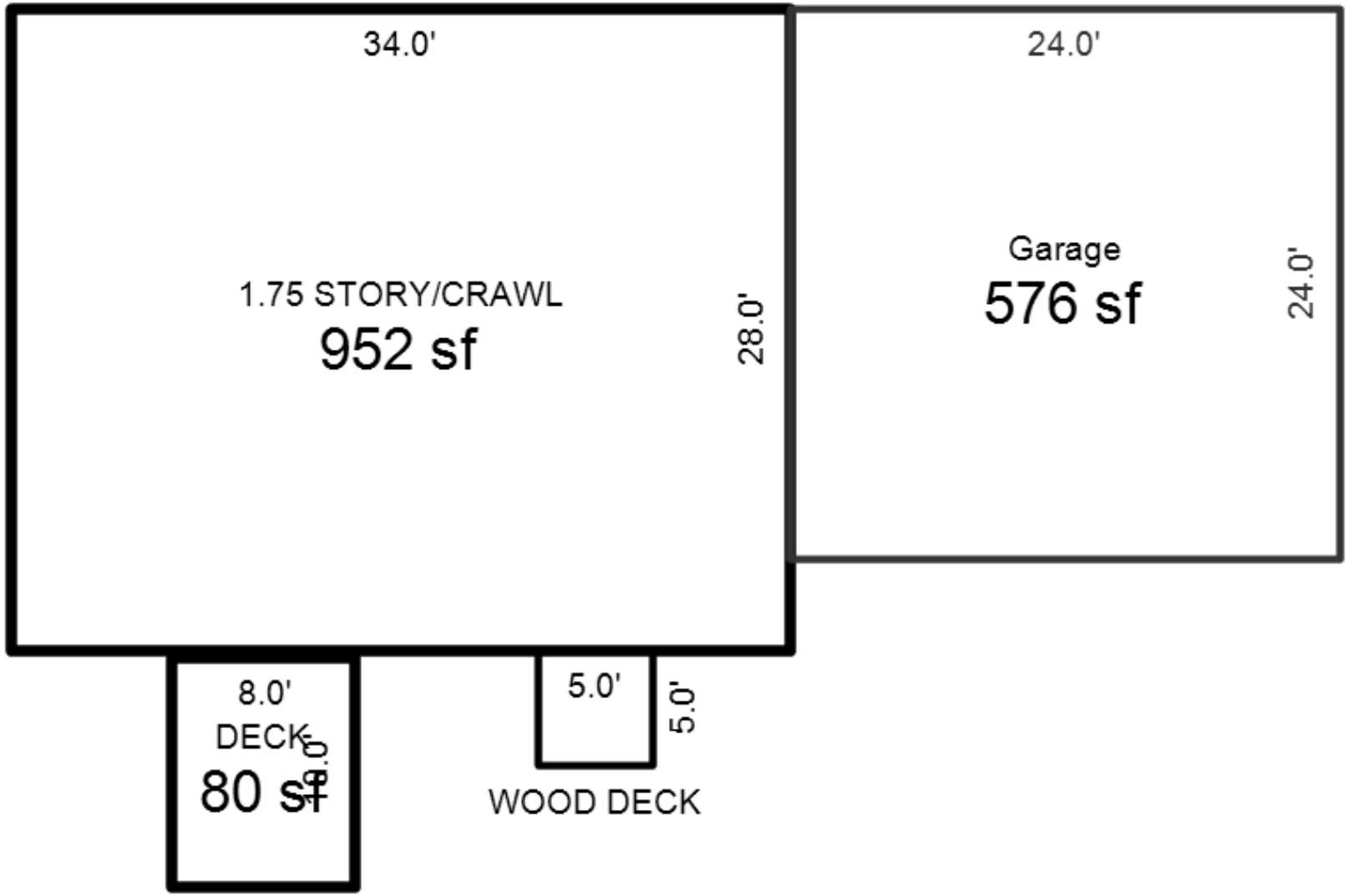
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 1666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	952		
			Total:	199,969	149,987
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,107
3 Fixture Bath			1	4,646	3,484
Deck					
Treated Wood			80	2,264	1,698
Treated Wood			25	1,183	887
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
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:	242,275	181,715

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 168,995

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-026-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNEIDT JEANNE ESTATE	HOSE PAMELA SUE	24,000	06/12/2023	WD	08-ESTATE	2023-01751	PROPERTY TRANSFER	0.0
STILLMAN FAMILY PROTECTIO	SCHNEIDT JEANNE & WARNER	75,000	07/12/2019	WD	03-ARM'S LENGTH	2019-02146	PROPERTY TRANSFER	100.0
STILLMAN ALAN F & LINDA	STILLMAN FAMILY PROTECTIO	1	11/07/2018	QC	09-FAMILY	2019-00613	PROPERTY TRANSFER	0.0
CASCADDEN VAUGHN LIEGH	STILLMAN ALAN F & LINDA	58,500	10/01/2012	WD	03-ARM'S LENGTH	2101-03193	PROPERTY TRANSFER	100.0

Property Address

6060 W CHARLES DR

Owner's Name/Address

HOSE PAMELA SUE & WARNER PATRICIA
6060 W CHARLES DR
LAKE CITY MI 49651

Tax Description

SEC 12 T22N R8W LOT 26 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 108,865 TCV/TFA: 81.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	116.00	193.00	0.8103	1.0650	100	100		10,010
116 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1248	50	1,803
D/W/P: 3.5 Concrete	6.16	350	50	1,078
Total Estimated Land Improvements True Cash Value =				2,881

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	49,400	54,400			43,074C
2023	5,000	43,000	48,000			41,023C
2022	4,500	38,300	42,800			39,070C
2021	4,500	34,300	38,800			37,822C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/15/2012	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1989 CRW	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,344
Total Base New : 196,869 E.C.F.
Total Depr Cost: 127,965 X 0.750
Estimated T.C.V: 95,974

(16) Porches/Decks

Area	Type
25	Treated Wood
96	Treated Wood

(17) Garage

Year Built: 1989
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

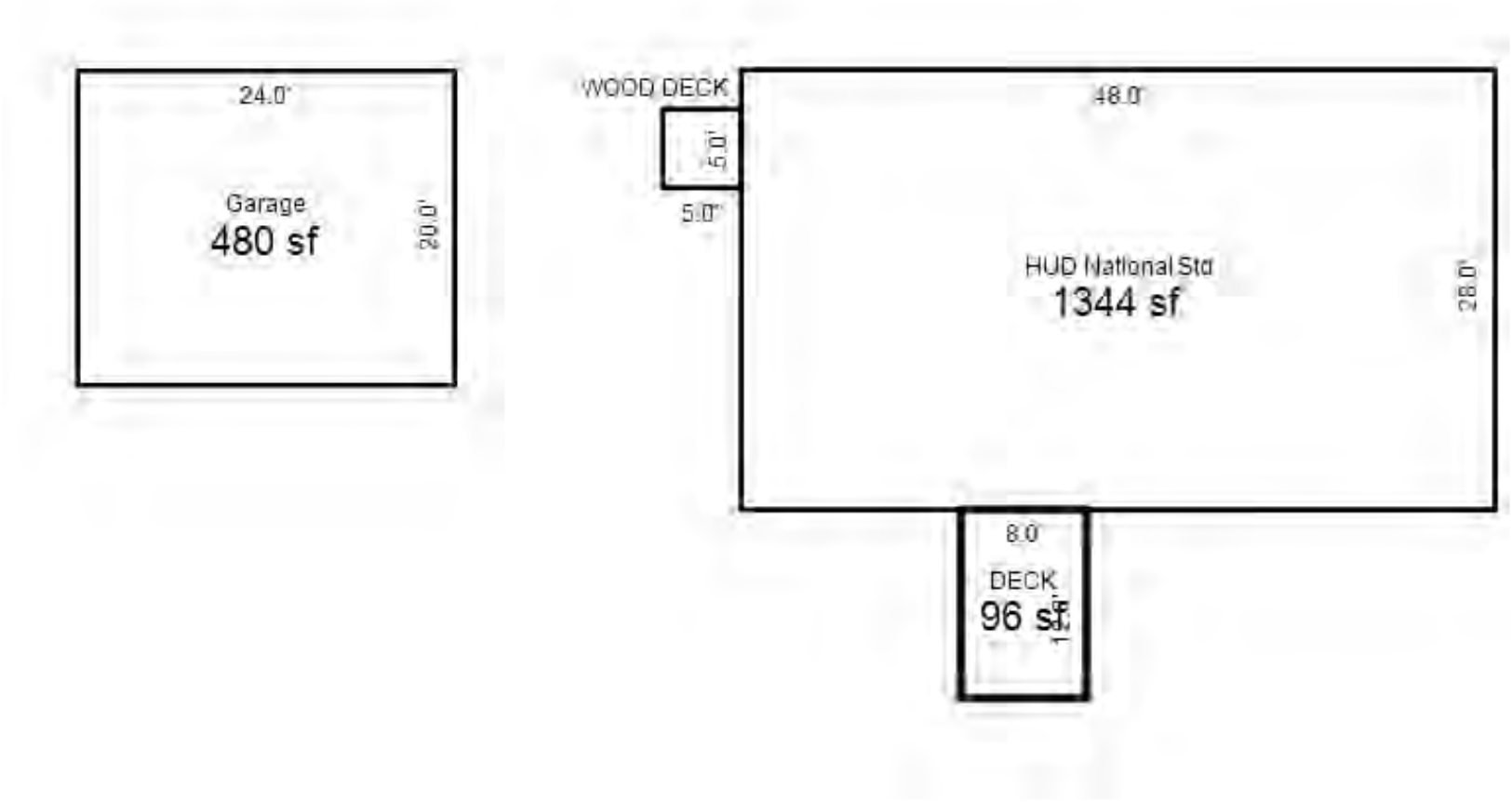
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1989
(11) Heating System: Forced Hot Water
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,344			
			Total:	157,006	102,055	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	799	
3 Fixture Bath			1	3,860	2,509	
Deck						
Treated Wood			25	1,159	753	
Treated Wood			96	2,443	1,588	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			480	19,637	12,764	
Door Opener			1	485	315	
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						
Direct-Vented Gas			1	2,149	1,397	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	196,869	127,965	

Notes: SCHULTZ HOMES
ECF (430 LAKE ESTATES) 0.750 => TCV: 95,974

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6050 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
DUVALL NORMA J 6050 W CHARLES DR LAKE CITY MI 49651	2024 Est TCV 123,720 TCV/TFA: 128.88					

Tax Description

. SEC 12 T22N R8W LOT 27 EXC BEG AT NE COR THEREOF TH W'LY ON N LINE 52.88 FT S 1 DEG 48' E TO E'LY LINE NE'LY ON E'LY LINE TO POB LAKE ESTATES.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	66.03	483.97	0.9328	1.3402	100	100		8,255
66 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	8,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Total Estimated Land Improvements True Cash Value =				3,140

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,100	57,800	61,900			42,306C
2023	4,100	55,900	60,000			40,292C
2022	4,500	55,200	59,700			38,374C
2021	4,500	50,400	54,900			37,149C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 960 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 960
Total Base New : 185,816 E.C.F.
Total Depr Cost: 120,780 X 0.930
Estimated T.C.V: 112,325

(16) Porches/Decks

Area	Type
60	CCP (1 Story)

(17) Garage

Year Built: 1974
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

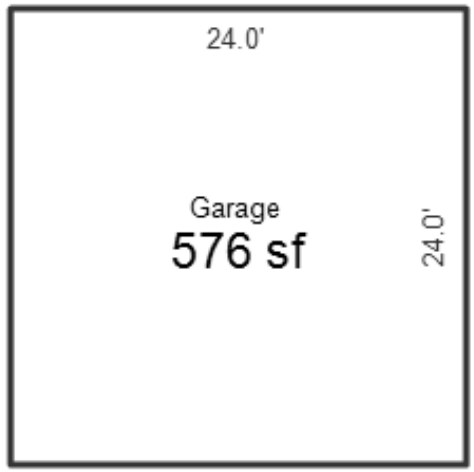
Carport Area:
Roof:

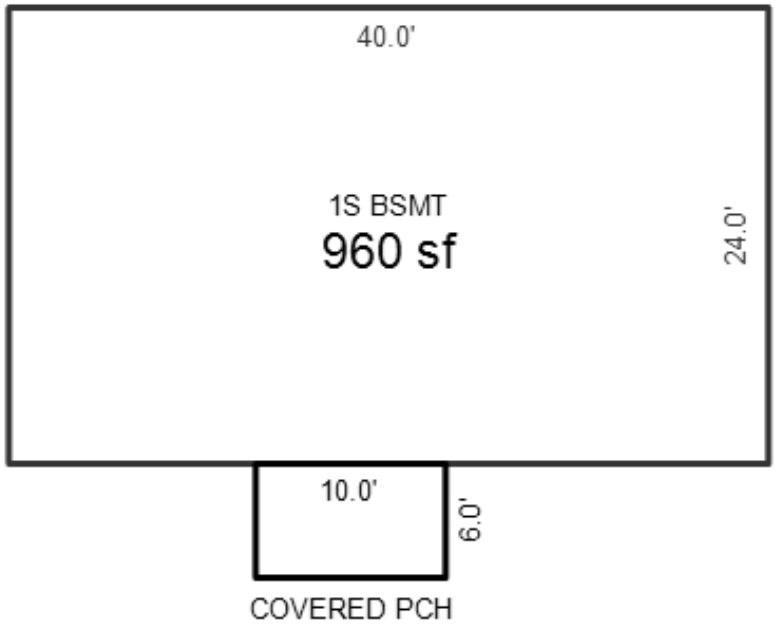
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	147,102	95,617
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	959
2 Fixture Bath			1	3,108	2,020
Porches					
CCP (1 Story)			60	1,777	1,155
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 100 Feet			1	5,808	3,775
Built-Ins					
Appliance Allow.			1	2,766	1,798
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	185,816	120,780

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 112,325

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-028-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON CARL W & CARME	GARVIE THOMAS & DEBORAH	55,000	09/18/2017	WD	03-ARM'S LENGTH	2017-02917 & 0	DEED	100.0
HUTCHINSON CARL W & CARME	HUTCHINSON CARL & CARMEN	1	11/15/2011	QC	21-NOT USED/OTHER	2011-03498 QCD	PROPERTY TRANSFER	0.0

Property Address
1693 S KATHLEEN DR

Owner's Name/Address
GARVIE THOMAS & DEBORAH
1693 S KATHLEEN ST
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 28 & BEG AT NE COR OF LOT 27 TH W'LY ON N LINE 52.88 FT S 1 DEG 48 FT E TO E'LY LINE OF LOT 27 NE'LY ON SAID E'LY LINE TO POB LAKE ESTATES.

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/05/2017
MAP #:
2024 Est TCV 94,037 TCV/TFA: 52.80

Building Permit(s)	Date	Number	Status
Addition	04/08/2014	2014-0063	100%
MH	07/29/2003	20030246	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/23/2014	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	66.03	508.19	0.9328	1.3567	100	100		8,357
66 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	8,357

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	3100	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	42,800	47,000			43,498C
2023	4,200	46,600	50,800			41,427C
2022	3,500	45,500	49,000			39,455C
2021	3,500	41,500	45,000			38,195C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1989 201	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 221 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
X	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 189,330 E.C.F.
Total Depr Cost: 104,131 X 0.800
Estimated T.C.V: 83,305

(16) Porches/Decks

Area	Type
180	WCP (1 Story)
156	WCP (1 Story)
372	CCP (1 Story)
64	WPP
240	Treated Wood

(17) Garage

Year Built: 2003
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

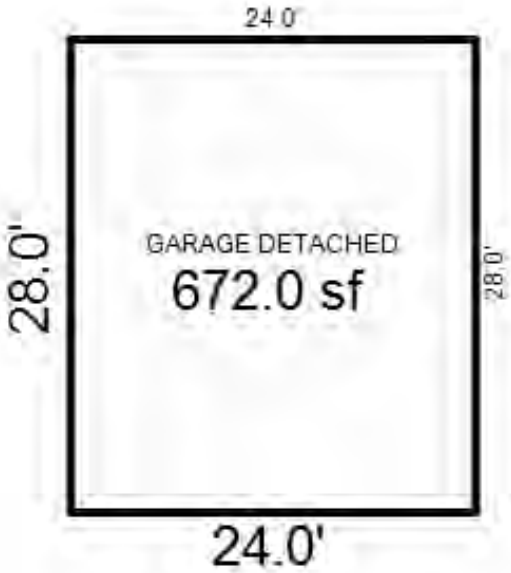
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1989
(11) Heating System: Heat Pump
Ground Area = 1781 SF Floor Area = 1781 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1560		
Addition	Siding	Crawl	221		
			Total:	122,407	67,324
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,054	1,680
Porches					
WCP (1 Story)			180	6,680	3,674
WCP (1 Story)			156	6,054	3,330
CCP (1 Story)			372	7,979	4,388
WPP			64	2,431	1,337
Deck					
Treated Wood			240	4,670	2,568
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	27,660	15,213
Door Opener			2	1,093	601
Water/Sewer					
Public Sewer			1	1,494	822
Water Well, 100 Feet			1	5,808	3,194
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	189,330	104,131

Notes: 1989 FAIRMONT
ECF (430 LAKE ESTATES) 0.800 => TCV: 83,305

*** Information herein deemed reliable but not guaranteed***



Concrete Parking

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-029-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIOTT LYNN	ELLIOTT LYNN & DAVID	0	02/15/2022	QC	09-FAMILY	2022-00604	DEED	0.0
EMOND WILFRED	ELLIOTT LYNN	10,549	04/21/2021	QC	21-NOT USED/OTHER	2021-01490	DEED	100.0
ELLIOTT TONI LEE & LYNN &	EMOND WILFRED & PATSY H&W	10,042	04/12/2013	SD	10-FORECLOSURE	2013-01399 SD	DEED	0.0

Property Address
1707 S KATHLEEN DR

Owner's Name/Address
ELLIOTT LYNN & DAVID
1707 S KATHLEEN DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 29 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 92,708 TCV/TFA: 75.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	93.00	185.00	0.8563	1.0538	100	100		8,392
93 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	8,392

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.40	225	71	3,898
Total Estimated Land Improvements True Cash Value =				3,898

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	42,200	46,400			45,202C
2023	4,200	40,800	45,000			43,050C
2022	3,500	37,500	41,000			41,000S
2021	3,500	34,100	37,600			26,209C

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 009-430-029-00 Printed on 03/21/2024

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1938	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,224
Total Base New : 187,981 E.C.F.
Total Depr Cost: 86,471 X 0.930
Estimated T.C.V: 80,418

(16) Porches/Decks

Area	Type
160	Treated Wood
25	Treated Wood
36	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

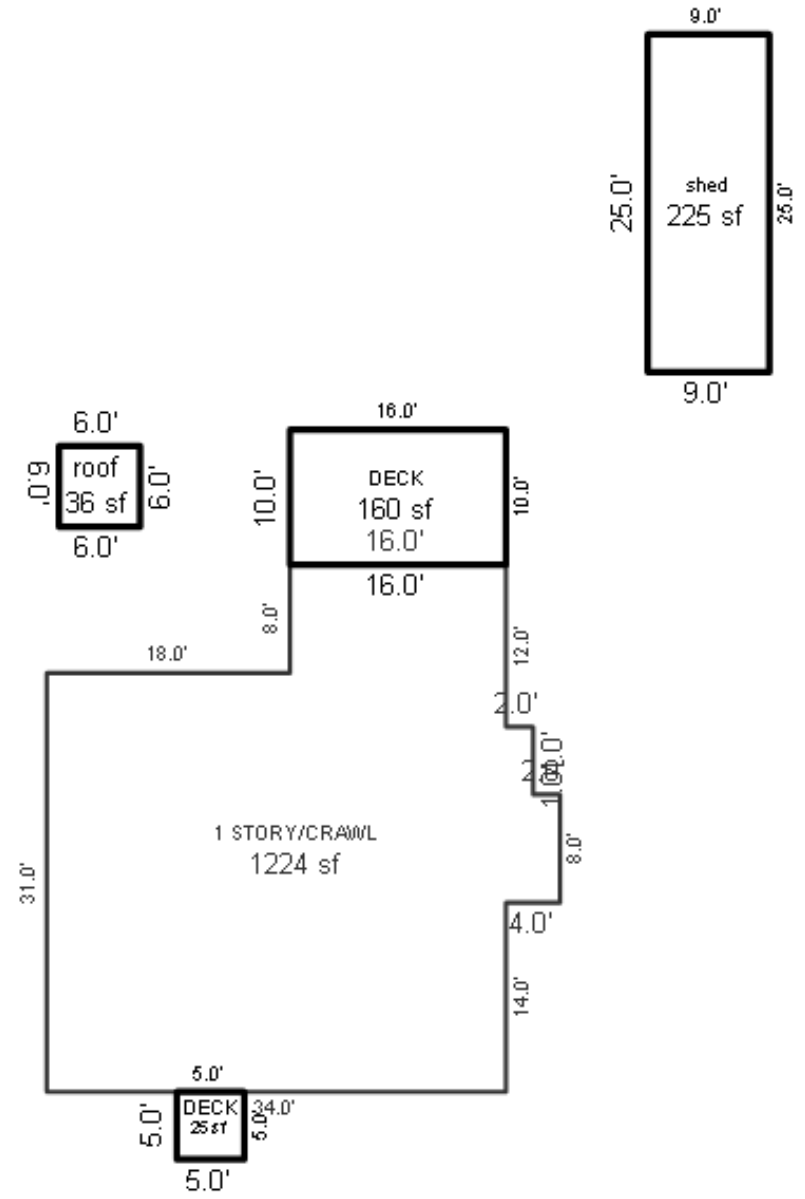
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,224			*
			Total:	159,752	73,486	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	679	
3 Fixture Bath			1	4,646	2,137	
Deck						
Treated Wood			160	3,578	1,646	
Treated Wood			25	1,183	544	
w/Roof (Roof portion)			36	765	352	
Water/Sewer						
Public Sewer			1	1,494	687	
Water Well, 100 Feet			1	5,808	2,672	
Built-Ins						
Appliance Allow.			1	2,766	1,272	
Fireplaces						
Exterior 1 Story			1	6,513	2,996	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	187,981	86,471	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 80,418

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMMS DOUGLAS & DOROTHY	ARMSTRONG BROOK	55,198	10/01/2018	LC	09-FAMILY	2018-03191	PROPERTY TRANSFER	100.0
HALL JENNIFER L	SIMMS DOUGLAS & DOROTHY	55,077	09/07/2018	WD	03-ARM'S LENGTH	2018-02961	PROPERTY TRANSFER	100.0
HTCHINSON CARL & CARMEN	TROFATTER SUSAN LAUREL	51,000	09/28/2010	WD	03-ARM'S LENGTH	2010-4491	PROPERTY TRANSFER	100.0
TROFATTER SUSAN LAUREL	HALL JENNIFER L	44,700	09/28/2010	WD	09-FAMILY	2010-4492WD	PROPERTY TRANSFER	100.0

Property Address
1725 S KATHLEEN DR

Owner's Name/Address
ARMSTRONG BROOK
1725 S KATHLEEN DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 30 LAKE ESTATES.

Comments/Influences
21001357 $57,000-BANKRUPTCY SALE
OLD HOUSE MOVED IN..REMODELED

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/01/2018
MAP #:
2024 Est TCV 126,911 TCV/TFA: 77.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	09/17/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	93.00	185.00	0.8563	1.0538	100	100		8,392
93 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	8,392

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	59,300	63,500			48,363C
2023	4,200	57,400	61,600			46,060C
2022	3,500	46,500	50,000			43,867C
2021	3,500	42,500	46,000			42,466C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1925	1991

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 936 S.F.
Crawl: 468 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1,638
Total Base New : 229,814 E.C.F.
Total Depr Cost: 126,397 X 0.930
Estimated T.C.V: 117,549

(16) Porches/Decks

Area	Type
208	CCP (1 Story)
70	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1925
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1638 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

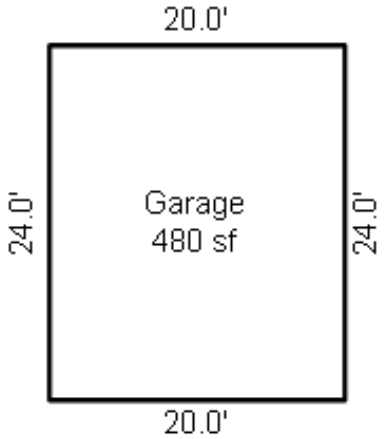
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
1 Story	Siding	Crawl Space	468		
			Total:	189,797	104,388

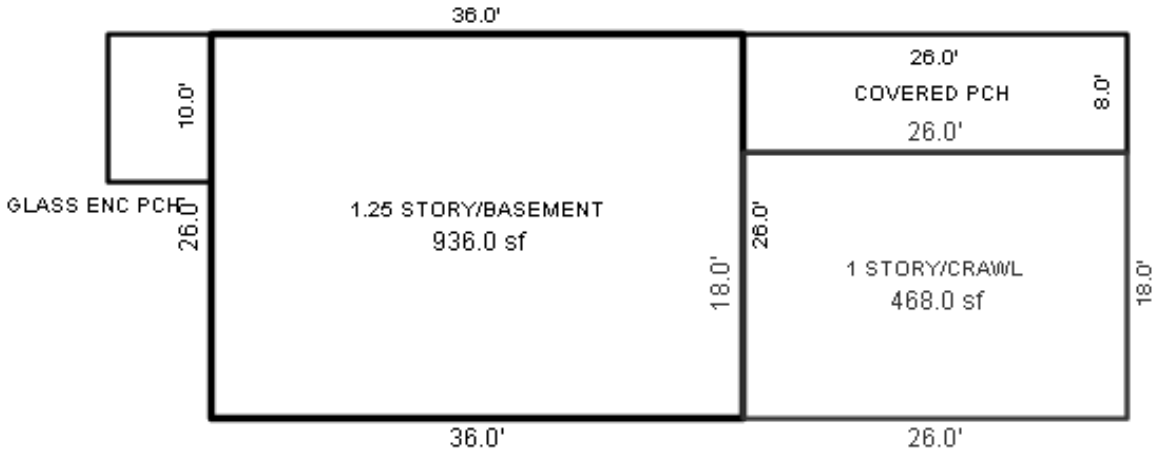
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	676
Porches			
CCP (1 Story)	208	4,963	2,730
CGEP (1 Story)	70	5,287	2,908
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	19,637	10,800
Water/Sewer			
Public Sewer	1	1,326	729
Water Well, 100 Feet	1	5,640	3,102
Built-Ins			
Appliance Allow.	1	1,934	1,064
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	229,814	126,397

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 117,549

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-031-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		25,000	10/01/1995	WD	33-TO BE DETERMINED	298:608	DEED	0.0

Property Address

1748 S MOREY RD

Owner's Name/Address

ANDRASH STEPHEN & PATRICIA
871 AL MOSES
LAKE CITY MI 49651

Taxpayer's Name/Address

ANDRASH STEPHEN & PATRICIA
871 AL MOSES
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 31 LAKE ESTATES.

Comments/Influences

A&L AUTO SALESSITE HAS ACCESS TO M55
ADD SEWER FOR 05
2010 NOTE: UNLIKE RESIDENTIAL SITES IN THE 430 SUB, THIS SITE AND THE OTHER COMM

Class: COMMERCIAL-IMPROV Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 120,208 TCV/TFA: 139.13

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	08/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 $300	94.00	183.00	1.0000	0.0000	300	100*		0
COMMERCIAL $1.8/SQFT		0.40	Acres		78408	100		30,971

* denotes lines that do not contribute to the total acreage calculation.

94 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 30,971

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	5000	88		100	1,760

Total Estimated Land Improvements True Cash Value = 1,760

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,500	44,600	60,100			28,095C
2023	15,500	41,500	57,000			26,758C
2022	12,000	37,600	49,600			25,484C
2021	12,900	34,700	47,600			24,670C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1969	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 45
Floor Area: 864
Total Base New : 160,654 E.C.F.
Total Depr Cost: 88,361 X 0.990
Estimated T.C.V: 87,477

(16) Porches/Decks

Area	Type
63	CPP

(17) Garage

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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

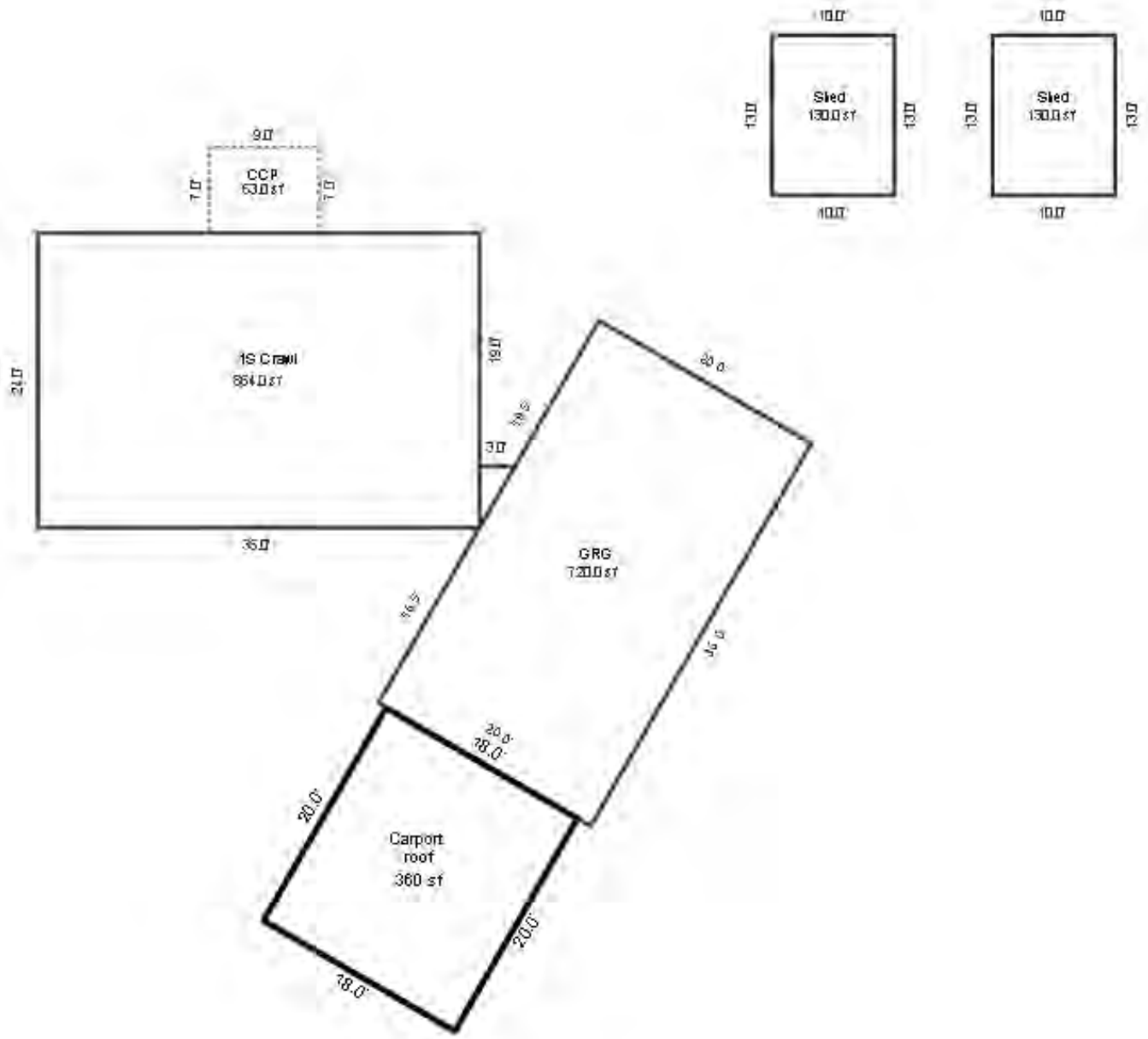
Carport Area: 360
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	117,118	64,416
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,864	2,675
Water Well, 100 Feet			1	5,808	3,194
Porches					
CPP			63	1,454	800
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	14,391
Carports					
Aluminum			360	5,245	2,885
			Totals:	160,654	88,361

Notes:
ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 87,477

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-032-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOCKENAUER PATRICIA	STANLEY LAURA	57,000	06/29/2010	WD	03-ARM'S LENGTH	2010/2804	PROPERTY TRANSFER	100.0

Property Address

6068 W JAMES DR

Owner's Name/Address

STANLEY LAURA
6068 W JAMES DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 32 LAKE ESTATES.

Comments/Influences

20900370 $54,900 -DOM 458
ADD SEWER FOR 05

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/29/2010

MAP #:

2024 Est TCV 106,831 TCV/TFA: 105.98

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	132.00	119.51	0.7845	0.9448	100	100		9,784
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	9,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	192	0	0
D/W/P: Asphalt Paving	2.69	1200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,900	48,500	53,400			37,010C
2023	4,900	50,400	55,300			35,248C
2022	3,500	48,800	52,300			33,570C
2021	3,500	44,600	48,100			32,498C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 30
Floor Area: 1,008
Total Base New : 147,588 E.C.F.
Total Depr Cost: 103,309 X 0.930
Estimated T.C.V: 96,077

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1991
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

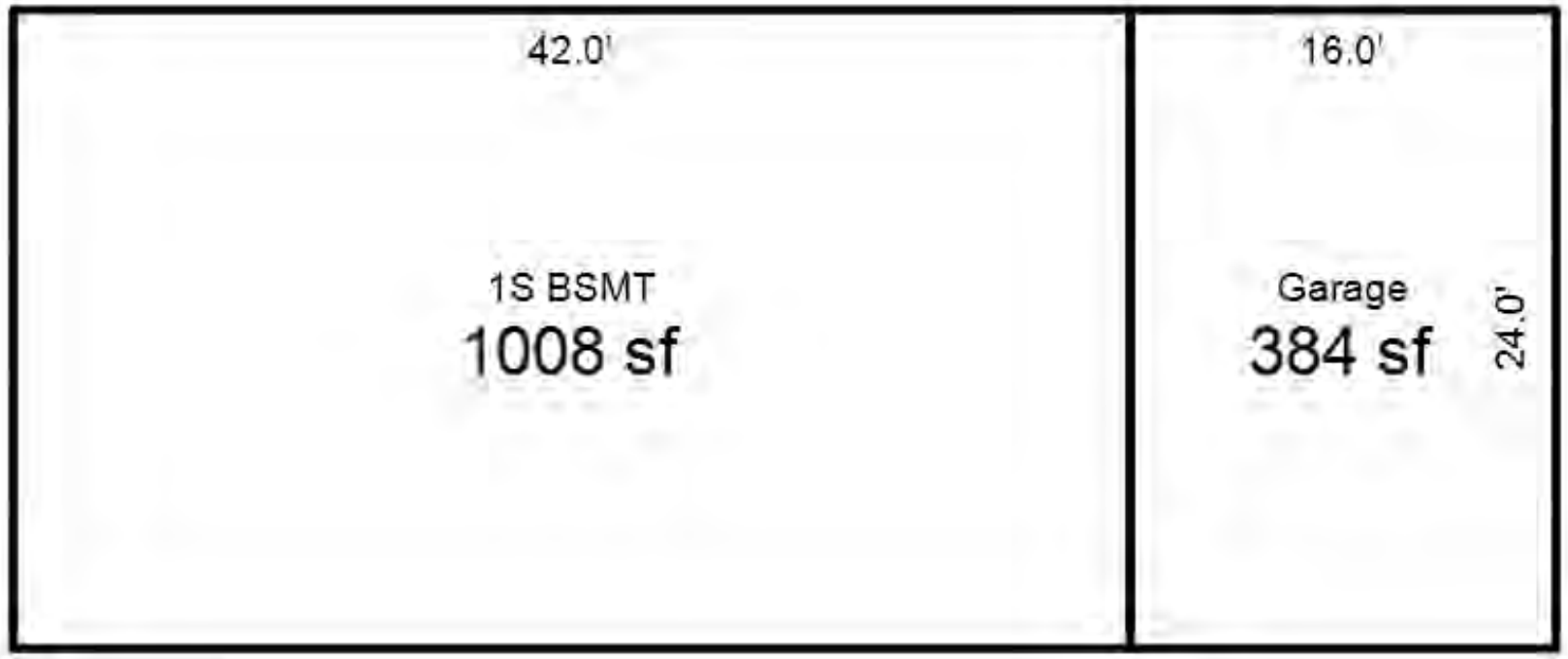
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 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	1,008			
			Total:	123,699	86,588	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	717	
2 Fixture Bath			1	2,152	1,506	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			384	14,703	10,292	
Common Wall: 1 Wall			1	-2,310	-1,617	
Water/Sewer						
Public Sewer			1	1,175	822	
Water Well, 100 Feet			1	5,506	3,854	
Built-Ins						
Appliance Allow.			1	1,638	1,147	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	147,588	103,309	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 96,077

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-033-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
FAUBLE CASEY M	ROOT DEAN M	4,500	03/16/2005	WD	03-ARM'S LENGTH	05-0/940	DEED	100.0
		4,500	02/01/2003	WD	33-TO BE DETERMINED	03-0:3738	DEED	0.0

Property Address
6096 W JAMES DR

Owner's Name/Address
ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description
. SEC 12 T22N R8W LOT 33 LAKE ESTATES.

Comments/Influences
839-7648
TO STATE FOR 97 @ 12-97 BOR RETURN TO ROLL FOR 99

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 116,121 TCV/TFA: 74.06

Building Permit(s)	Date	Number	Status
MH	04/19/2005	20050067	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	111.00	142.00	0.8192	0.9864	100	100		8,970
111 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	8,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	480	0	0
Wood Frame	28.72	80	25	574

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,524

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,500	53,600	58,100			32,617C
2023	4,500	49,200	53,700			31,064C
2022	3,500	43,100	46,600			29,585C
2021	3,500	38,500	42,000			28,640C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1996	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1568 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,568
Total Base New : 187,785 E.C.F.
Total Depr Cost: 140,836 X 0.750
Estimated T.C.V: 105,627

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

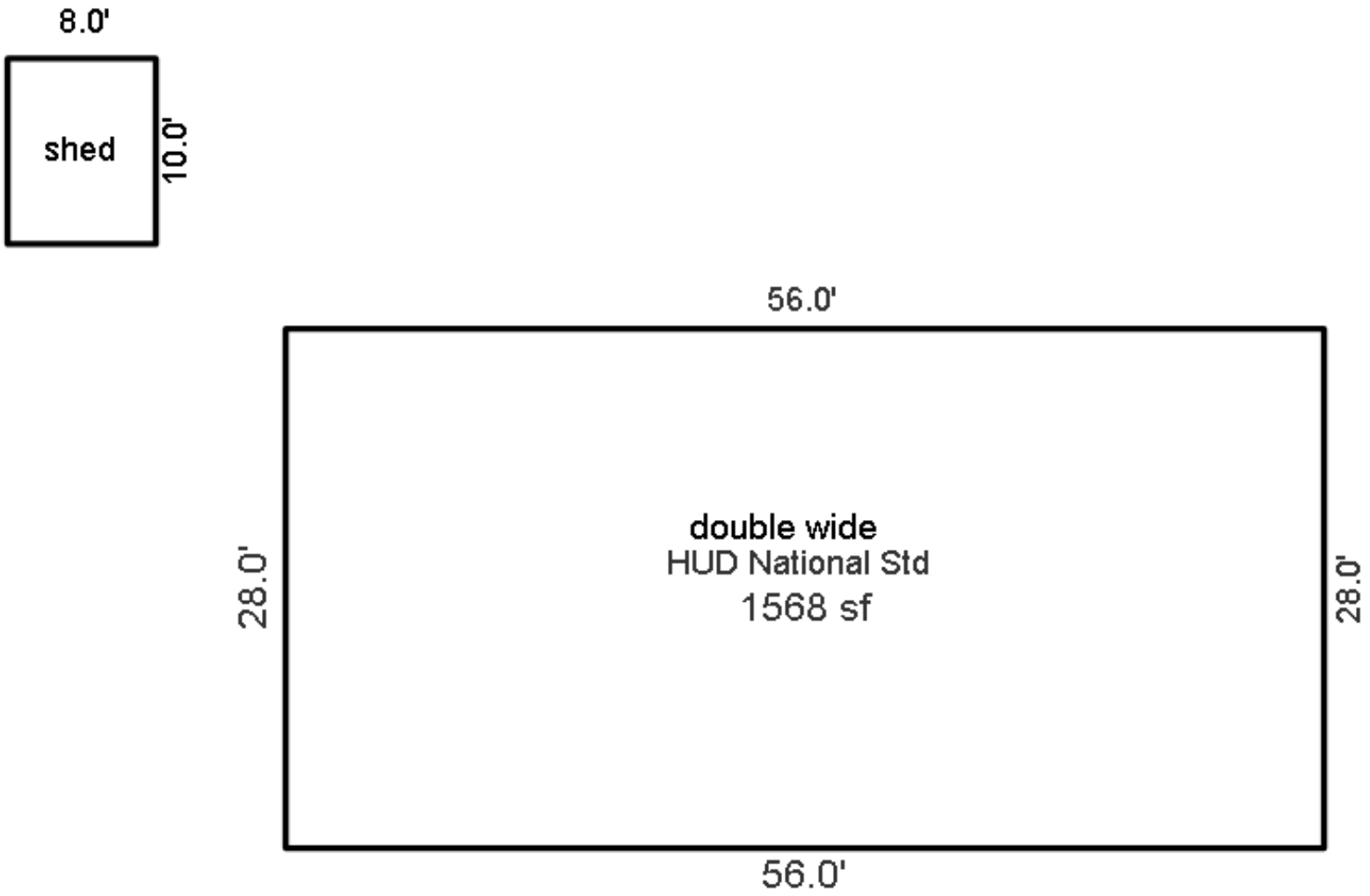
Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1996
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	173,795	130,345
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	922
3 Fixture Bath			1	3,860	2,895
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 100 Feet			1	5,640	4,230
Built-Ins					
Appliance Allow.			1	1,934	1,450
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	187,785	140,836

Notes: 1996 PATRIOT
2014 REROOF

ECF (430 LAKE ESTATES) 0.750 => TCV: 105,627

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-034-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		66,900	08/01/1999	WD	33-TO BE DETERMINED	330:94	DEED	0.0

Property Address
JAMES DR

Class: RESIDENTIAL-VACAN Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/30/2001
MAP #:
2024 Est TCV 11,084

Building Permit(s)	Date	Number	Status
Garage	06/17/2009	20090256	Complete

Owner's Name/Address
HEATER WARREN J & SHARON E
6110 JAMES DRIVE
LAKE CITY MI 49651

Taxpayer's Name/Address
HEATER WARREN J & SHARON E
6110 JAMES DRIVE
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 34 LAKE ESTATES.

Comments/Influences
2011 GARAGE MOVED TO 36-ON WRONG PARCEL

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	100	50	1,344
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements True Cash Value =				2,675

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	1,300	5,500			3,566C
2023	4,200	1,200	5,400			3,397C
2022	3,500	600	4,100			3,236C
2021	3,500	500	4,000			3,133C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-035-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

6110 JAMES DR

Owner's Name/Address

HEATER WARREN J & SHARON E
6110 JAMES DRIVE
LAKE CITY MI 49651

Taxpayer's Name/Address

HEATER WARREN J & SHARON E
6110 JAMES DRIVE
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 35 LAKE ESTATES.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/30/2001

MAP #:

2024 Est TCV 115,575 TCV/TFA: 103.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	980	0	0
Wood Frame	21.71	224	71	3,453

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 =				4,403

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	53,600	57,800			41,109C
2023	4,200	51,900	56,100			39,152C
2022	3,500	51,700	55,200			37,288C
2021	3,500	47,300	50,800			36,097C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	1984

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		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1120 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
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas	Wood		Oil	Coal	X	Elec. Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,120
Total Base New : 184,160 E.C.F.
Total Depr Cost: 110,497 X 0.930
Estimated T.C.V: 102,763

(16) Porches/Decks

Area	Type
16	CPP
144	Treated Wood

(17) Garage

Year Built: 1974
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: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

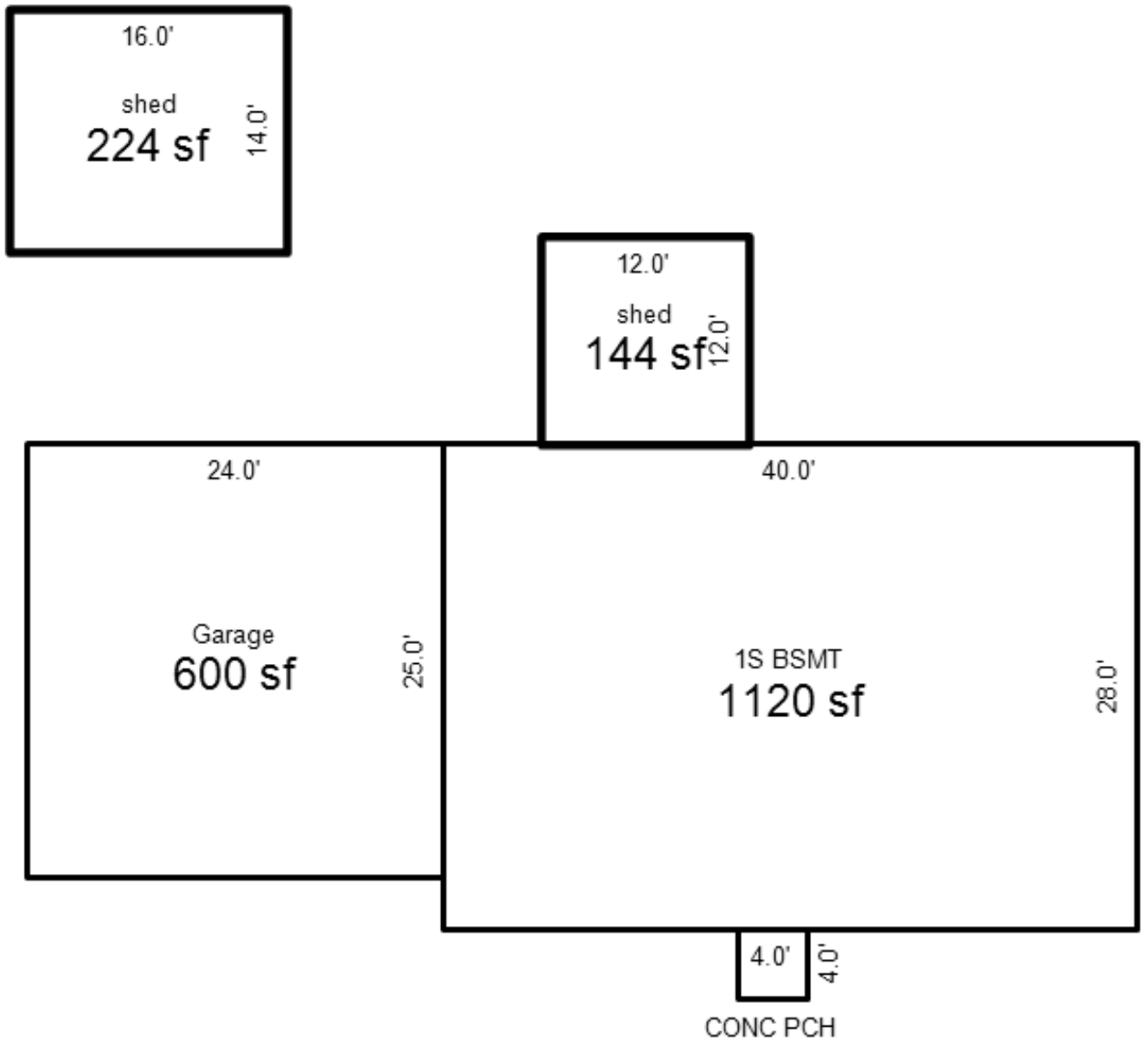
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974
(11) Heating System: Electric Baseboard
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,120			
			Total:	147,824	88,696	
Other Additions/Adjustments						
Basement, Outside Entrance, Below Grade			1	2,160	1,296	
Plumbing						
Average Fixture(s)			1	1,230	738	
Deck						
Treated Wood			144	3,264	1,958	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			600	22,872	13,723	
Common Wall: 1 Wall			1	-2,512	-1,507	
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	
Porches						
CPP			16	422	253	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	184,160	110,497	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 102,763

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-036-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/30/2001					
Owner's Name/Address	MAP #:					
HEATER WARREN J & SHARON E 6110 JAMES DRIVE LAKE CITY MI 49651	2024 Est TCV 40,734 TCV/TFA: 0.00					

Tax Description

. SEC 12 T22N R8W LOT 36 LAKE ESTATES.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	320	99	1,951
Total Estimated Land Improvements True Cash Value =				1,951

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	16,200	20,400			15,289C
2023	4,200	15,600	19,800			14,561C
2022	3,500	14,200	17,700			13,868C
2021	3,500	13,000	16,500			13,425C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2009	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 15
Floor Area: 0
Total Base New : 38,424 E.C.F.
Total Depr Cost: 32,660 X 0.930
Estimated T.C.V: 30,374

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2009
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: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

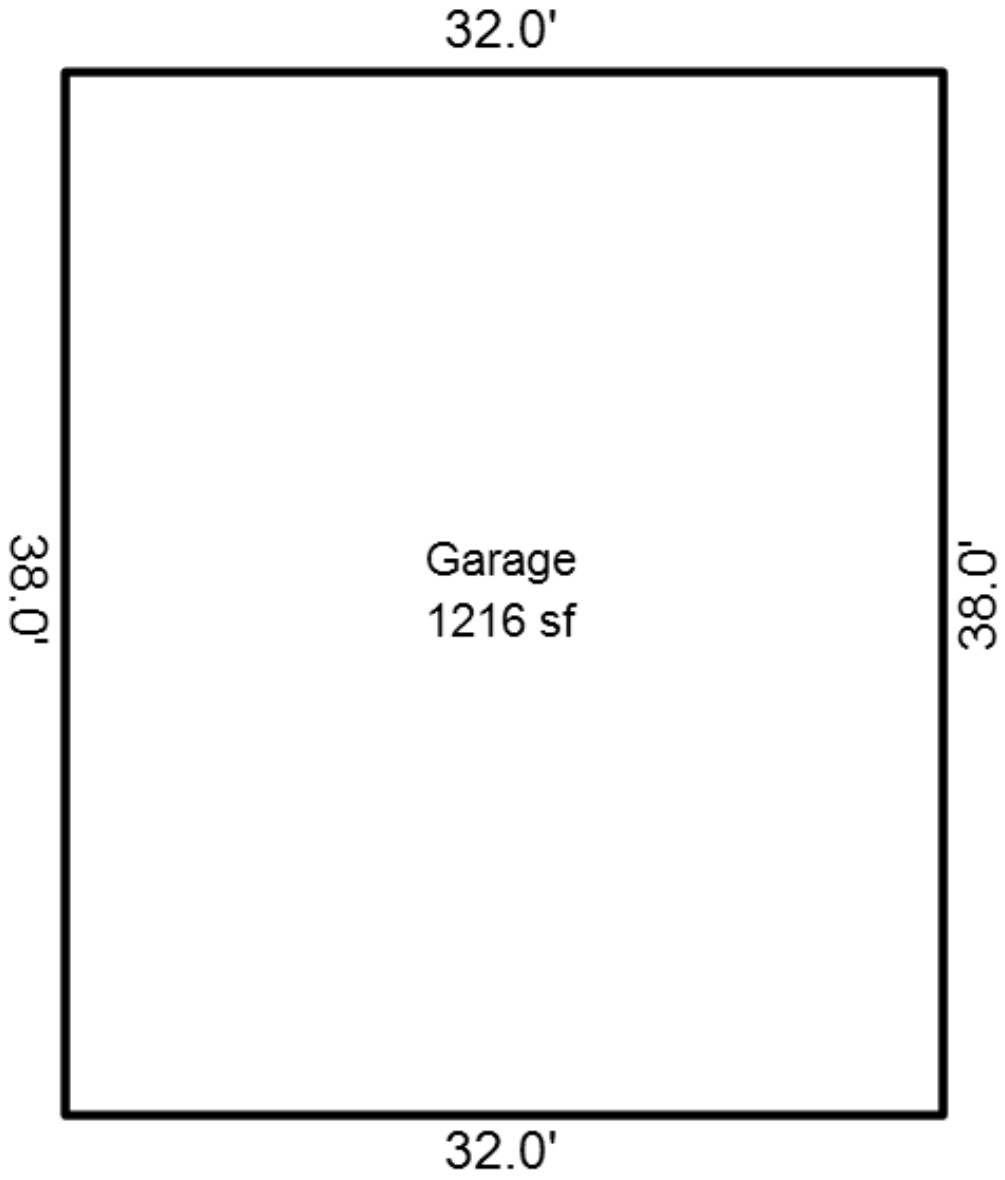
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1200	38,424	32,660
			Totals:	38,424	32,660

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 30,374

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-037-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6172 JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651	2024 Est TCV 120,344 TCV/TFA: 109.01					

X Improved | | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	94	463
Total Estimated Land Improvements True Cash Value =				463

Public Improvements

	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 37 LAKE ESTATES.

Comments/Influences

ADD SEWER FOR 05

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	56,000	60,200			42,023C
2023	4,200	54,200	58,400			40,022C
2022	3,500	57,300	60,800			38,117C
2021	3,500	52,300	55,800			36,900C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1104 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1,104
Total Base New : 171,230 E.C.F.
Total Depr Cost: 119,862 X 0.930
Estimated T.C.V: 111,472

(16) Porches/Decks

Area	Type

(17) Garage

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: 0
Mech. Doors: 1
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

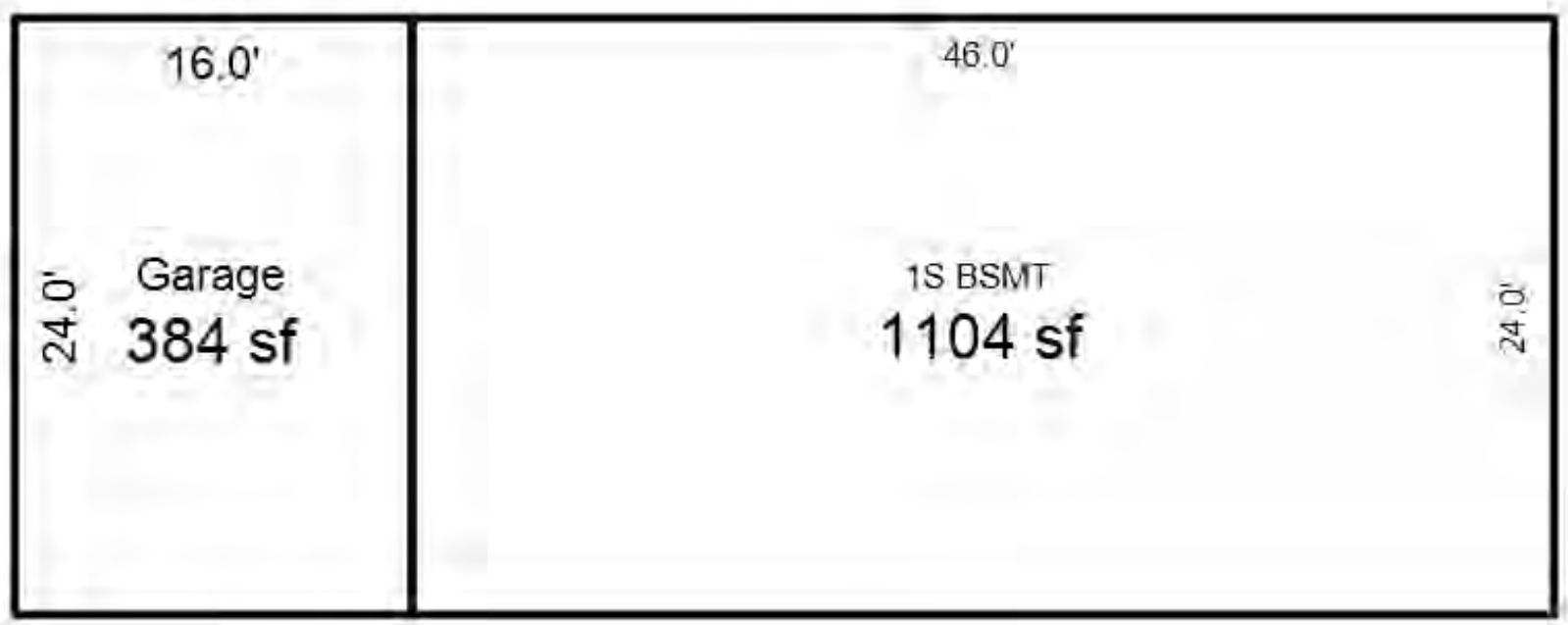
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,104			
			Total:	146,658	102,661	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	861	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			384	16,954	11,868	
Common Wall: 1 Wall			1	-2,512	-1,758	
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 100 Feet			1	5,640	3,948	
Built-Ins						
Appliance Allow.			1	1,934	1,354	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	171,230	119,862	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 111,472

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-038-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/09/1998					
Owner's Name/Address	MAP #:					
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651	2024 Est TCV 15,442 TCV/TFA: 0.00					

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Taxpayer's Name/Address

SHEIDLER DONALD B & JUNE A
6172 JAMES DRIVE
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 38 LAKE ESTATES.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
RJG	12/15/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	3,500	7,700			5,915C
2023	4,200	3,400	7,600			5,634C
2022	3,500	3,500	7,000			5,366C
2021	3,500	3,200	6,700			5,195C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 15
Floor Area: 0
Total Base New : 8,898 E.C.F.
Total Depr Cost: 7,563 X 0.930
Estimated T.C.V: 7,033

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1998
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: 384

Bsmnt Garage:

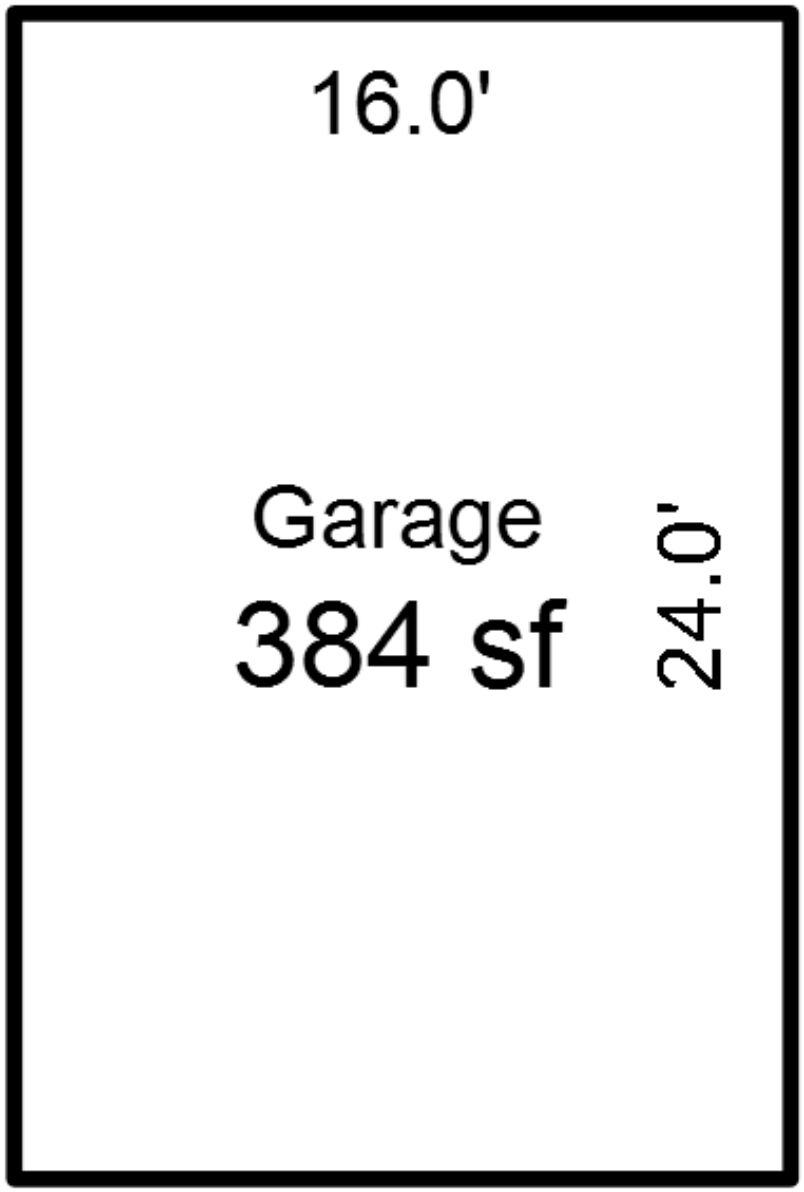
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1998
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			384	11,244	9,557
No Concrete Floor			384	-2,346	-1,994
			Totals:	8,898	7,563

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 7,033

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-039-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEATHERBY ROBERT L & JOAN	WEATHERBY JOAN L	0	10/14/2022	QC	09-FAMILY	2922093255	DEED	0.0

Property Address
1795 S BARBARA DR

Owner's Name/Address
WEATHERBY JOAN L
1795 S BARBARA DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 39 LAKE ESTATES.

Comments/Influences
ADD SEWER FOR 05

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 119,361 TCV/TFA: 106.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/04/2016	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	60	0	0
D/W/P: 4in Concrete	6.06	240	0	0
Wood Frame	19.54	200	50	1,954
Wood Frame	22.86	100	50	1,143
Total Estimated Land Improvements True Cash Value =				3,097

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	55,500	59,700			28,020C
2023	4,200	51,200	55,400			26,686C
2022	3,500	44,100	47,600			25,416C
2021	3,500	41,600	45,100			24,605C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1989	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 25
Floor Area: 1,120
Total Base New : 154,633 E.C.F.
Total Depr Cost: 115,973 X 0.930
Estimated T.C.V: 107,855

(16) Porches/Decks

Area	Type
24	CPP
288	Treated Wood
57	Roof Cover Onl

(17) Garage

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

Bsmnt Garage:

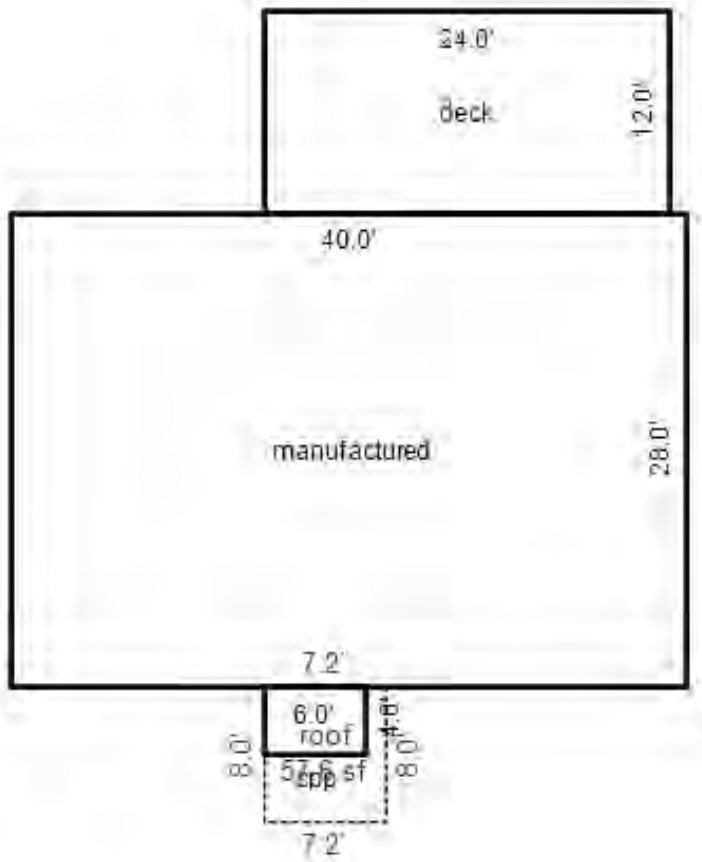
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	119,506	89,629
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,025	769
2 Fixture Bath			1	2,152	1,614
Deck					
Treated Wood			288	5,028	3,771
w/Roof (Roof portion)			57	931	698
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	17,073	12,805
Water/Sewer					
Public Sewer			1	1,175	881
Water Well, 100 Feet			1	5,506	4,129
Built-Ins					
Appliance Allow.			1	1,638	1,228
Porches					
CPP			24	599	449
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	154,633	115,973

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 107,855

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-040-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

S BARBARA DR

Owner's Name/Address

WEATHERBY ROBERT L & JOAN L
1795 S BARBARA DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 40 LAKE ESTATES.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/25/1994

MAP #:

2024 Est TCV 33,894 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/12/2012	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			8,409

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	12,700	16,900			13,245C
2023	4,200	12,400	16,600			12,615C
2022	3,500	10,500	14,000			12,015C
2021	3,500	9,600	13,100			11,632C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 34,253 E.C.F.
Total Depr Cost: 27,403 X 0.930
Estimated T.C.V: 25,485

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1994
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

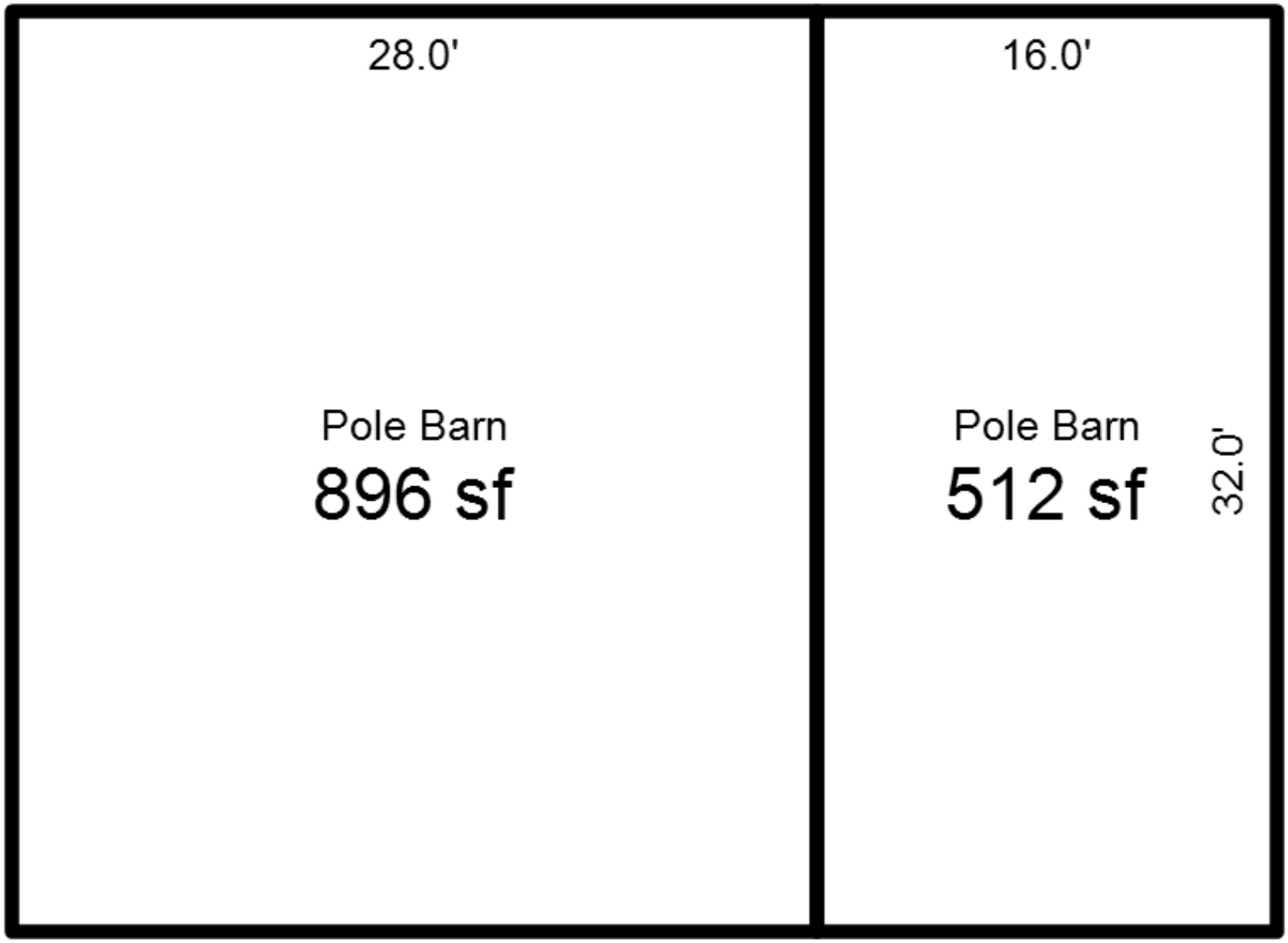
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1994
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			896	20,572	16,458
Class: CD Exterior: Pole (Unfinished)					
Base Cost			512	13,681	10,945
			Totals:	34,253	27,403

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 25,485

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-041-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOON COREY & JUSTICE C	KENYON TRAVIS L	63,000	11/04/2017	WD	03-ARM'S LENGTH	2017-0559	PROPERTY TRANSFER	100.0
BEECRAFT WILLIAM & NANCY	KOON COREY & JUSTICE C	39,538	11/03/2017	WD	16-LC PAYOFF	2017-03558	DEED	100.0
WM SPECIALTY MORTGAGE LLC	BEECRAFT WILLIAM & NANCY	37,000	09/24/2007	WD	21-NOT USED/OTHER	2007/3471	DEED	100.0
HARDEN DENNIS & BEVERLY (	WM SPECIALTY MORTGAGE LLC	63,349	02/25/2007	SD	21-NOT USED/OTHER	2006/3207	DEED	0.0

Property Address
6145 DONALD DR

Owner's Name/Address
KENYON TRAVIS L
PO BOX 163
LAKE CITY MI 49651

Tax Description
SEC 12 T22N R8W LOT 41 & W 20 FT OF LOT 42 LAKE ESTATES.

Comments/Influences
20807174 $39,900
NEW HOUSE FOR 96
96 HS @ 12-96 BOR
04 Combo w/042-00 for 05

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 11/06/2017
MAP #:
2024 Est TCV 102,528 TCV/TFA: 83.22

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/18/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.08	64	85	1,908
Total Estimated Land Improvements True Cash Value =				1,908

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	46,500	51,300			31,299C
2023	4,800	43,200	48,000			29,809C
2022	3,500	37,800	41,300			28,390C
2021	3,500	33,700	37,200			27,484C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1995	0

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 30
Floor Area: 1,232
Total Base New : 173,305 E.C.F.
Total Depr Cost: 121,305 X 0.750
Estimated T.C.V: 90,979

(16) Porches/Decks

Area	Type
224	Treated Wood

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

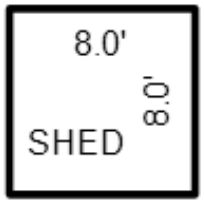
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	152,648	106,845

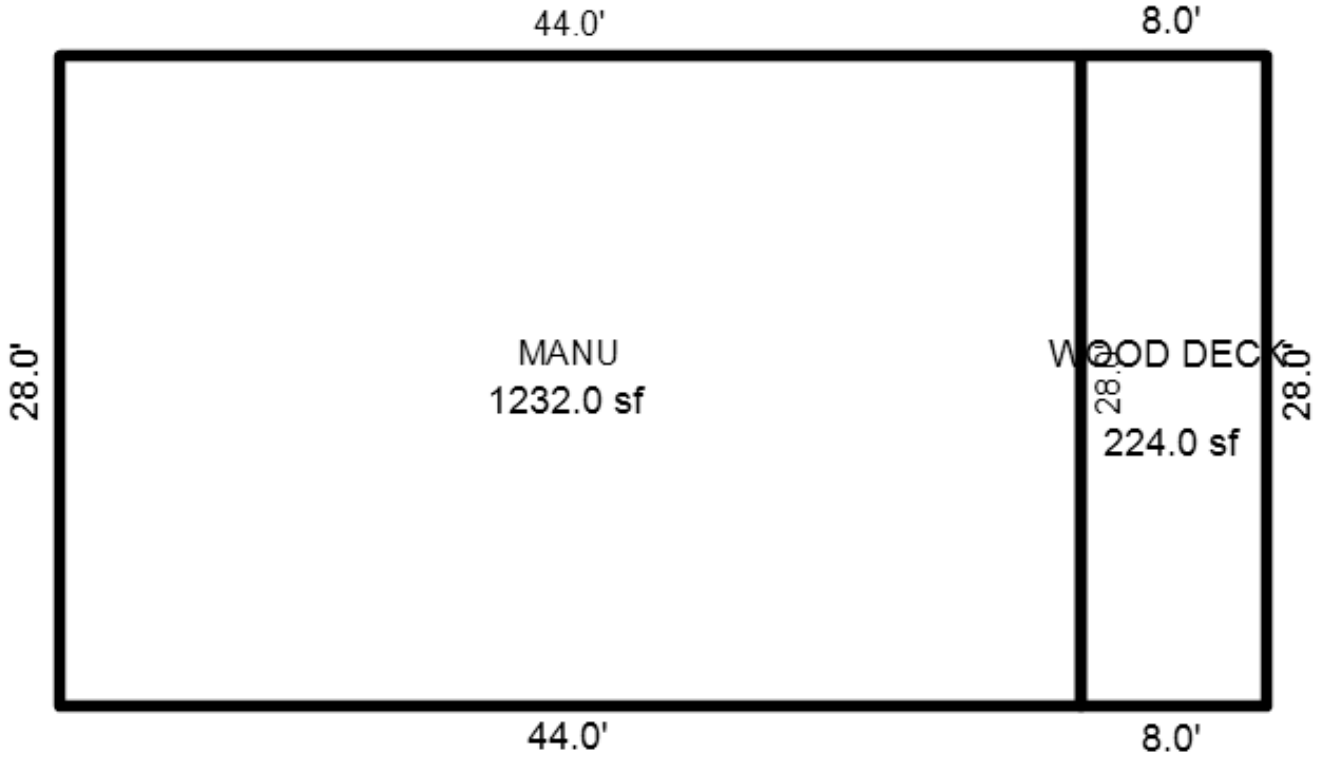
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
Deck			
Treated Wood	224	4,467	3,127
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
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	173,305	121,305

Notes: MODULAR-Fleetwood 112B452648J
ECF (430 LAKE ESTATES) 0.750 => TCV: 90,979

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-042-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
ROOT DEAN	ROOT DEAN & SHERYL	1	05/18/2018	QC	09-FAMILY	2018-01627	PROPERTY TRANSFER	0.0
HUTCHINSON CARL & HUTCHIN	ROOT DEAN & SHERYL	1	05/14/2018	QC	32-SPLIT VACANT	2018-01586	PROPERTY TRANSFER	100.0

Property Address

6111 W DONALD DR

Owner's Name/Address

ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description

SEC 12 T22N R8W LOTS 42 & 43 & THE W 14 FT OF 44 & EXC W 20 FT OF LOT 42. LAKE ESTATES.
5/18/2018 COMBINE A SPLIT FROM 430-044-00 FORMERLY SEC 12 T22N R8W LOTS 42 & 43 EXC W 20 FT OF LOT 42. LAKE ESTATES.

Comments/Influences

COMBINE ON 5/18/2018 A SPLIT FROM 430-044-00

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 136,539 TCV/TFA: 81.27

Building Permit(s)	Date	Number	Status
Garage	07/28/2022	2022-0521	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/23/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOTS 42 & 43 Value
A 50' @ 100/	194.00	150.00	0.7125	1.0000	100	100		13,823
194 Actual Front Feet, 0.67 Total Acres							Total Est. Land Value =	13,823

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	500	50	1,622
Wood Frame	23.78	150	50	1,783
Total Estimated Land Improvements True Cash Value =				3,405

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,900	61,400	68,300			34,641C
2023	6,900	53,300	60,200			32,992C
2022	5,300	36,600	41,900			26,469C
2021	5,300	32,700	38,000			25,624C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1988 202	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1,680
Total Base New : 227,260 E.C.F.
Total Depr Cost: 159,081 X 0.750
Estimated T.C.V: 119,311

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2021
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: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988
(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
Building Areas

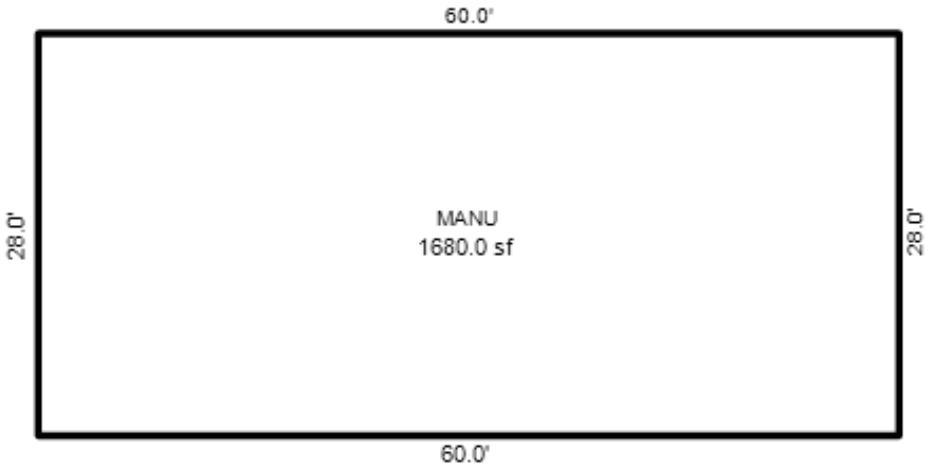
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	184,370	129,059

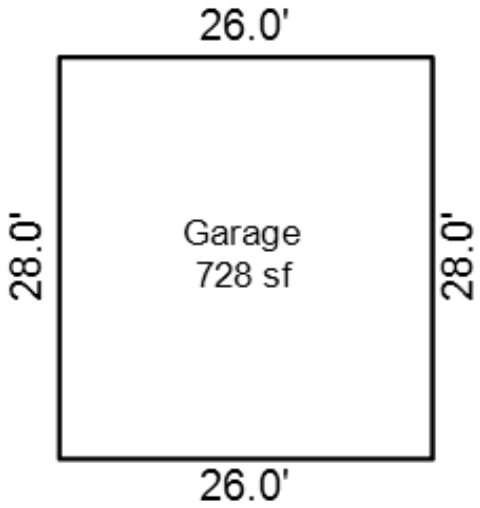
Other Additions/Adjustments

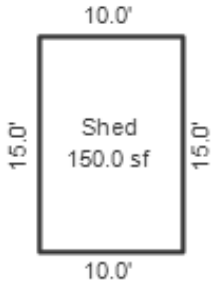
Plumbing			
Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	26,266	18,386
Door Opener	1	485	339
Water/Sewer			
Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948
Built-Ins			
Appliance Allow.	1	1,934	1,354
Fireplaces			
Wood Stove	1	2,149	1,504
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	227,260	159,081

Notes: HUD
ECF (430 LAKE ESTATES) 0.750 => TCV: 119,311

*** Information herein deemed reliable but not guaranteed***







*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-044-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON CARL & TERESA	ROOT RENTALS LLC	14,000	12/30/2022	WD	03-ARM'S LENGTH	2023-00258	DEED	100.0
BALDWIN RICHARD L	HUTCHINSON CARL & TERESA	3,000	10/28/2013	WD	09-FAMILY	2013-03694	DEED	100.0
VINCENT TABITHA FKA BALDW	BALDWIN RICHARD L	1	10/25/2013	QC	21-NOT USED/OTHER	2013-03585 QD	DEED	0.0
BALDWIN CHERYL	BALDWIN RICHARD L	1	01/06/2010	QC	21-NOT USED/OTHER	2011-01805	DEED	100.0

Property Address
6077 W DONALD DR

Owner's Name/Address
ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

Tax Description
SEC 12 T22N R8W LOT 44 EXC THE W 14' LAKE ESTATES
5/2018 SPLIT PART TO 430-044-10 FORMERLY. SEC 12 T22N R8W LOT 44 LAKE ESTATES.

Comments/Influences
11/2016 HOLE FILLED.
NEEDS FILL - DEEP HOLE
SPLIT ON 05/18/2018 COMPLETED 05/18/2018 TIM ;
PARENT PARCEL(S): 009-430-044-00;
CHILD PARCEL(S): 009-430-044-10;

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	04/10/2023	2023-0155	100%
P.R.E. 0%					
MAP #:					
2024 Est TCV 185,790 TCV/TFA: 132.33					

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	08/03/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	150.00	226.00	0.7598	1.1079	100	100		12,627
150 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	12,627

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	450	50	1,840
Total Estimated Land Improvements True Cash Value =				1,840

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,300	86,600	92,900			92,900S
2023	6,300	0	6,300			6,300S
2022	4,500	0	4,500			1,397C
2021	4,500	0	4,500			1,353C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1404 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 1,404
Total Base New : 230,738 E.C.F.
Total Depr Cost: 228,431 X 0.750
Estimated T.C.V: 171,323

(16) Porches/Decks

Area	Type
48	WPP
192	CPP

(17) Garage

Year Built: 2023
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

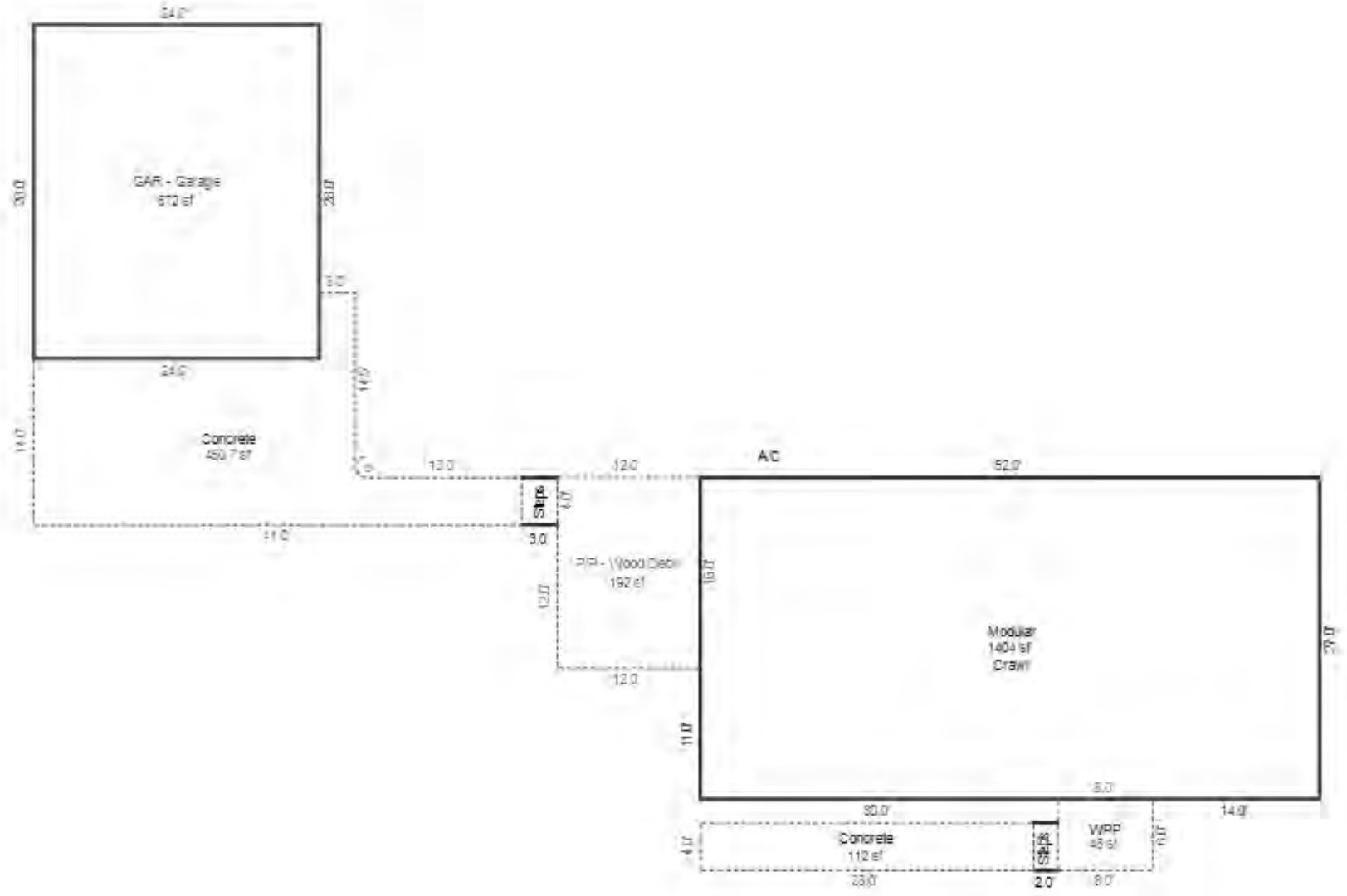
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	180,271	178,469

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	1	4,646	4,600
Porches			
WPP	48	2,028	2,008
CPP	192	3,496	3,461
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	27,660	27,383
Door Opener	2	1,093	1,082
Water/Sewer			
Public Sewer	1	1,494	1,479
Water Well, 100 Feet	1	5,808	5,750
Built-Ins			
Appliance Allow.	1	2,766	2,738
Totals:		230,738	228,431

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 171,323

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-045-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
		17,000	12/01/1997	WD	33-TO BE DETERMINED	315:602	DEED	0.0

Property Address
6066 W DONALD DR

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 45,056 TCV/TFA: 48.55

Building Permit(s)	Date	Number	Status

Owner's Name/Address
ROOT RENTALS LLC
2750 N HILBRAND RD
MANTON MI 49663

X Improved [ ] Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	768	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

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 12 T22N R8W LOT 45 LAKE ESTATES.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	17,700	22,500			14,001C
2023	4,800	19,300	24,100			13,335C
2022	3,500	15,500	19,000			12,700C
2021	3,500	14,200	17,700			12,295C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/08/2012	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 256 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 35
Floor Area:
Total Base New : 123,096 E.C.F.
Total Depr Cost: 43,081 X 0.800
Estimated T.C.V: 34,465

(16) Porches/Decks

Area	Type
112	WSEP (1 Story)

(17) Garage

Year Built: 1984
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: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

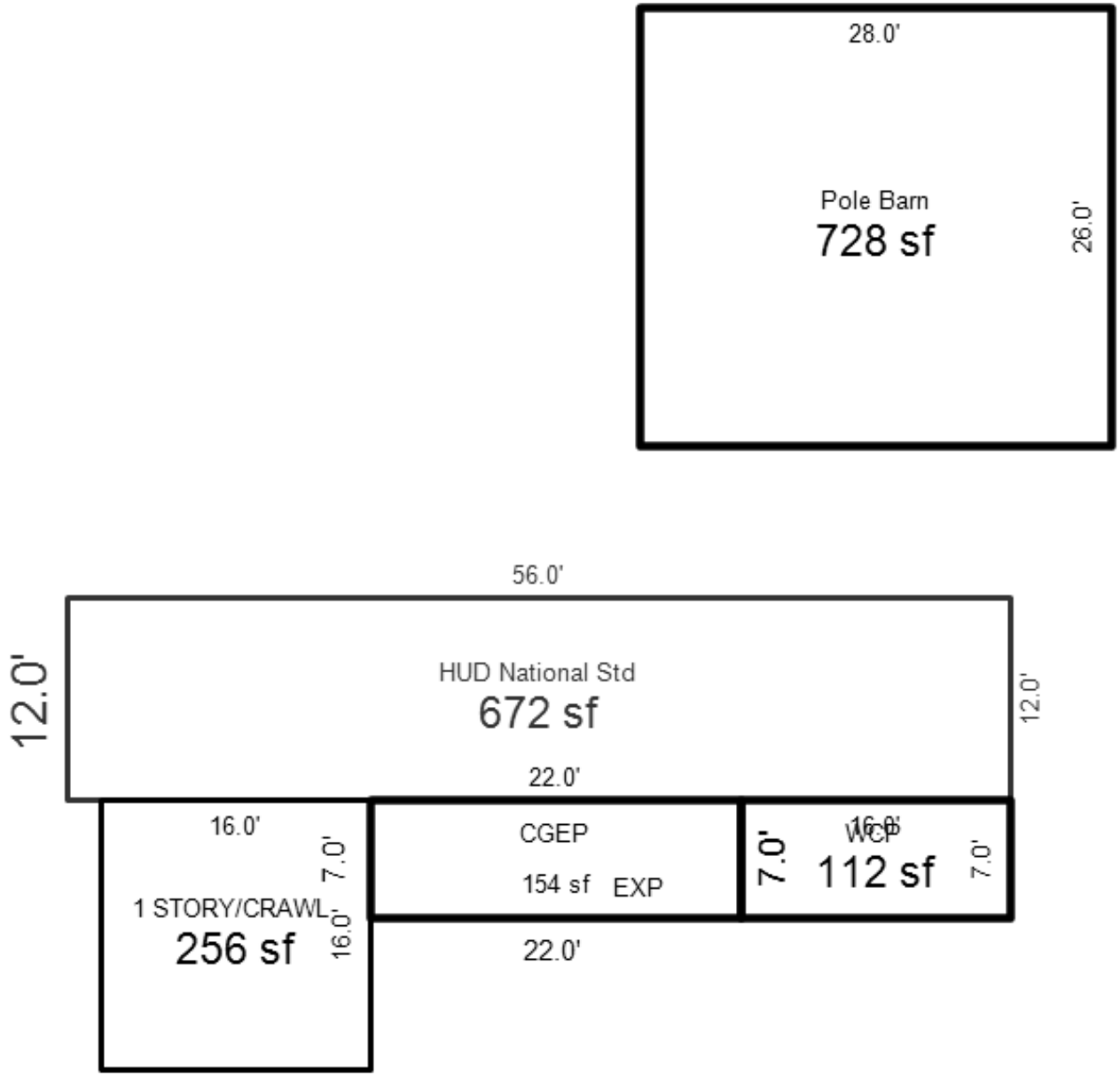
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1970
(11) Heating System: Forced Warm Air
Ground Area = 928 SF Floor Area = 928 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	672			
Addition	Siding	Crawl	256			
Expando			154			
		Total:		90,713	31,748	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			136	1,624	568	
Plumbing						
Average Fixture(s)			1	1,237	433	
Porches						
WSEP (1 Story)			112	5,329	1,865	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			728	15,383	5,384	
Water/Sewer						
Public Sewer			1	1,914	670	
Water Well, 50 Feet			1	2,921	1,022	
Built-Ins						
Appliance Allow.			1	3,975	1,391	
Local Cost Items						
SANITARY SEWER			1	0	0	*
		Totals:		123,096	43,081	

Notes:

ECF (430 LAKE ESTATES) 0.800 => TCV: 34,465

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-046-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HART KATHERINE M	HART KATHERINE M	0	08/17/2023	QC	15-LADY BIRD	2023-02193	DEED	0.0
HART KATHERINE M	HART KATHERINE M	1	09/25/2019	QC	09-FAMILY	2019-02985	DEED	0.0
PETERSON DAWN L	HART KATHERINE M	95,000	08/21/2019	WD	03-ARM'S LENGTH	2019-02617	PROPERTY TRANSFER	100.0
PETERSON DAWN L	PETERSON DAWN L	1	01/09/2017	QC	09-FAMILY	23017-00076	PROPERTY TRANSFER	0.0

Property Address

6094 DONALD DR

Owner's Name/Address

HART KATHERINE M
6094 DONALD DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 46 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 08/22/2019

MAP #:

2024 Est TCV 122,825 TCV/TFA: 91.93

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	07/26/2019	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	840	71	3,447
Total Estimated Land Improvements True Cash Value =				3,447

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	56,600	61,400			54,505C
2023	4,800	54,800	59,600			51,910C
2022	3,500	50,300	53,800			49,439C
2021	3,500	46,000	49,500			47,860C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	2006

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1032 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 41
Floor Area: 1,336
Total Base New : 199,996 E.C.F.
Total Depr Cost: 117,996 X 0.930
Estimated T.C.V: 109,737

(16) Porches/Decks

Area	Type
304	WGEP (1 Story)
144	Treated Wood

(17) Garage

Year Built: 1972
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

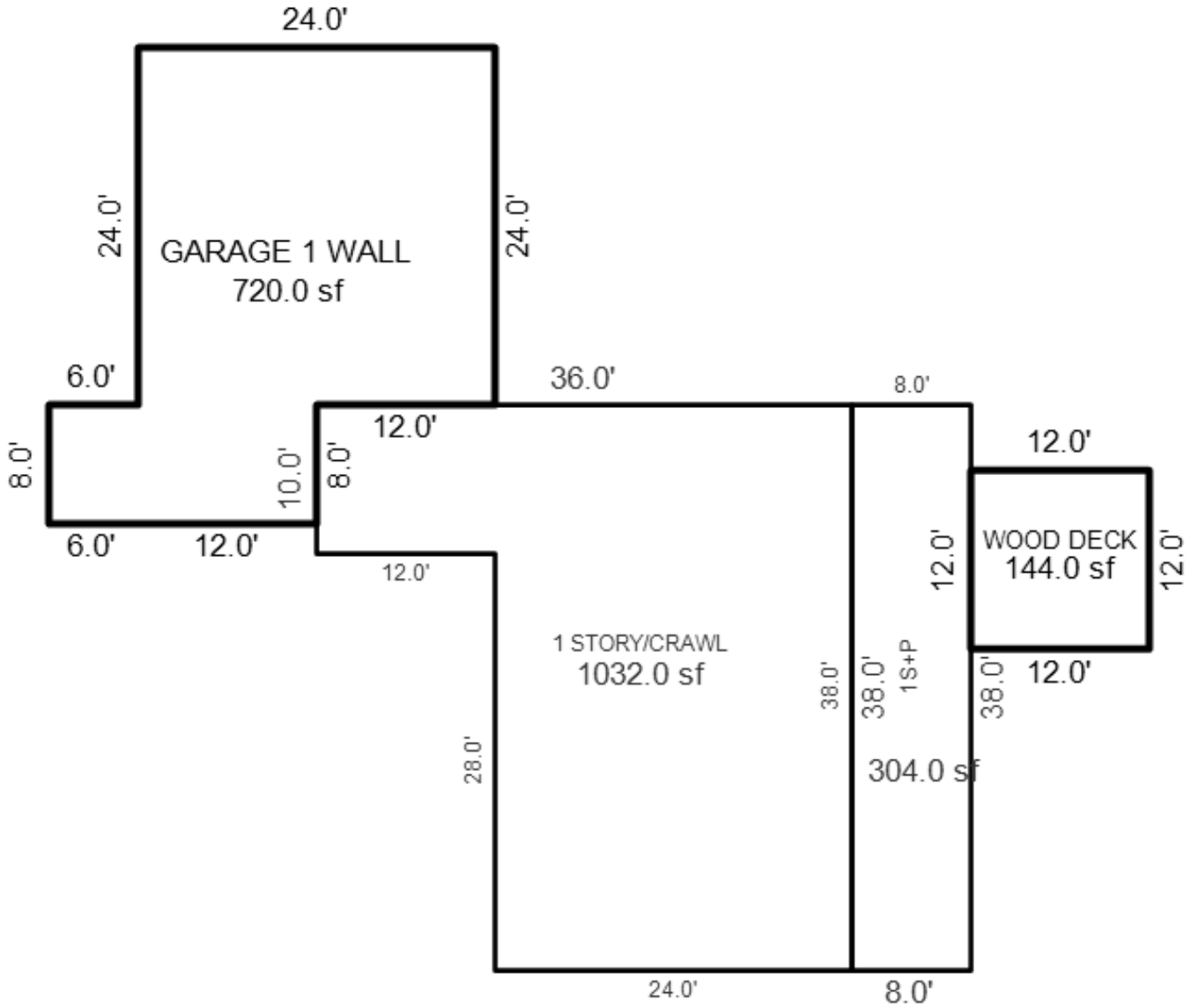
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,032			
1 Story	Siding	Piers	304			
			Total:	139,769	82,462	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	605	
Porches						
WGEP (1 Story)			304	16,656	9,827	
Deck						
Treated Wood			144	3,194	1,884	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			720	26,064	15,378	
Water/Sewer						
Public Sewer			1	1,175	693	
Water Well, 100 Feet			1	5,506	3,249	
Built-Ins						
Appliance Allow.			1	1,638	966	
Fireplaces						
Exterior 1 Story			1	4,969	2,932	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	199,996	117,996	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 109,737

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-047-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LERG DONALD R & KATHI	LERG DONALD R & KATHI	1	06/12/2018	QC	09-FAMILY	2018-01904	PROPERTY TRANSFER	0.0

Property Address
6112 W DONALD DR

Owner's Name/Address
LERG DONALD R & KATHI
6112 W DONALD DR
LAKE CITY MI 49651

Taxpayer's Name/Address
LERG DONALD R
6112 W DONALD DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 47 LAKE ESTATES.

Comments/Influences
ADD FINISHED GRG FOR 98 (HEATED)

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/25/1994
MAP #:
2024 Est TCV 147,392 TCV/TFA: 120.42

Building Permit(s)	Date	Number	Status
ALTERATION	08/07/2012	2012-0365	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/08/2012	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	286	50	941
D/W/P: 4in Concrete	6.97	100	50	348
Wood Frame	32.30	80	94	2,429
Total Estimated Land Improvements True Cash Value =				3,718

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	69,500	73,700			44,396C
2023	4,200	67,300	71,500			42,282C
2022	3,500	61,700	65,200			40,269C
2021	3,500	56,500	60,000			38,983C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,224
Total Base New : 221,360 E.C.F.
Total Depr Cost: 145,446 X 0.930
Estimated T.C.V: 135,265

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
120	Treated Wood
168	Treated Wood

(17) Garage

Year Built: 1981
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: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

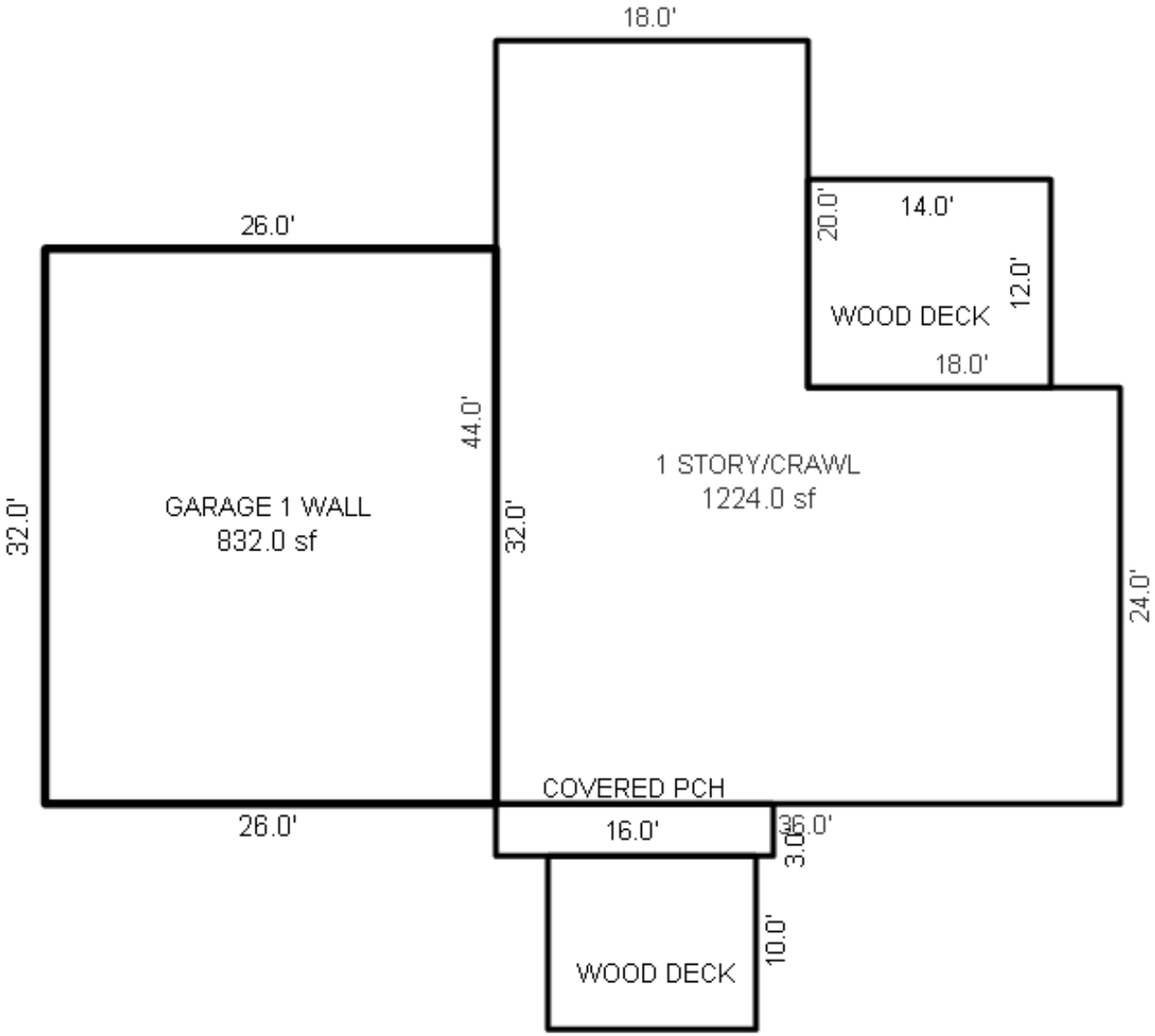
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 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	1,224			
			Total:	159,752	103,839	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
2 Fixture Bath			1	3,108	2,020	
Porches						
WCP (1 Story)			48	3,013	1,958	
Deck						
Treated Wood			120	2,947	2,593	*
Treated Wood			168	3,693	3,287	*
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			832	38,896	25,282	
Common Wall: 1 Wall			1	-2,686	-1,746	
Door Opener			2	1,093	710	
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	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	221,360	145,446	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-048-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		79,900	10/01/2002	WD	33-TO BE DETERMINED	02-0:4844	DEED	0.0

Property Address

6132 W DONALD DR

Owner's Name/Address

BELL MICHAEL G & BRENDA K
6132 W DONALD DRIVE
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/25/1994

MAP #:

2024 Est TCV 133,772 TCV/TFA: 126.68

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 48 LAKE ESTATES & THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES TOWSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN

Comments/Influences

COMBINE 009-430-049-50 FROM 2014-03113 SECTION12 T22N R8W TOWSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES
9/11/2014 SPLIT FROM 009-430-049-00

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

LOT 48 & 1/2 LOT 49

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	150.00	150.00	0.7598	1.0000	100	100		11,398
150 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	11,398

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	950	74	4,626
Total Estimated Land Improvements True Cash Value =				4,626

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,700	61,200	66,900			48,260C
2023	5,700	59,200	64,900			45,962C
2022	5,300	58,400	63,700			43,774C
2021	5,300	53,300	58,600			42,376C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1977	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1056 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,056
Total Base New : 194,785 E.C.F.
Total Depr Cost: 126,611 X 0.930
Estimated T.C.V: 117,748

(16) Porches/Decks

Area	Type
80	WPP
96	WPP

(17) Garage

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: 1
Area: 358
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

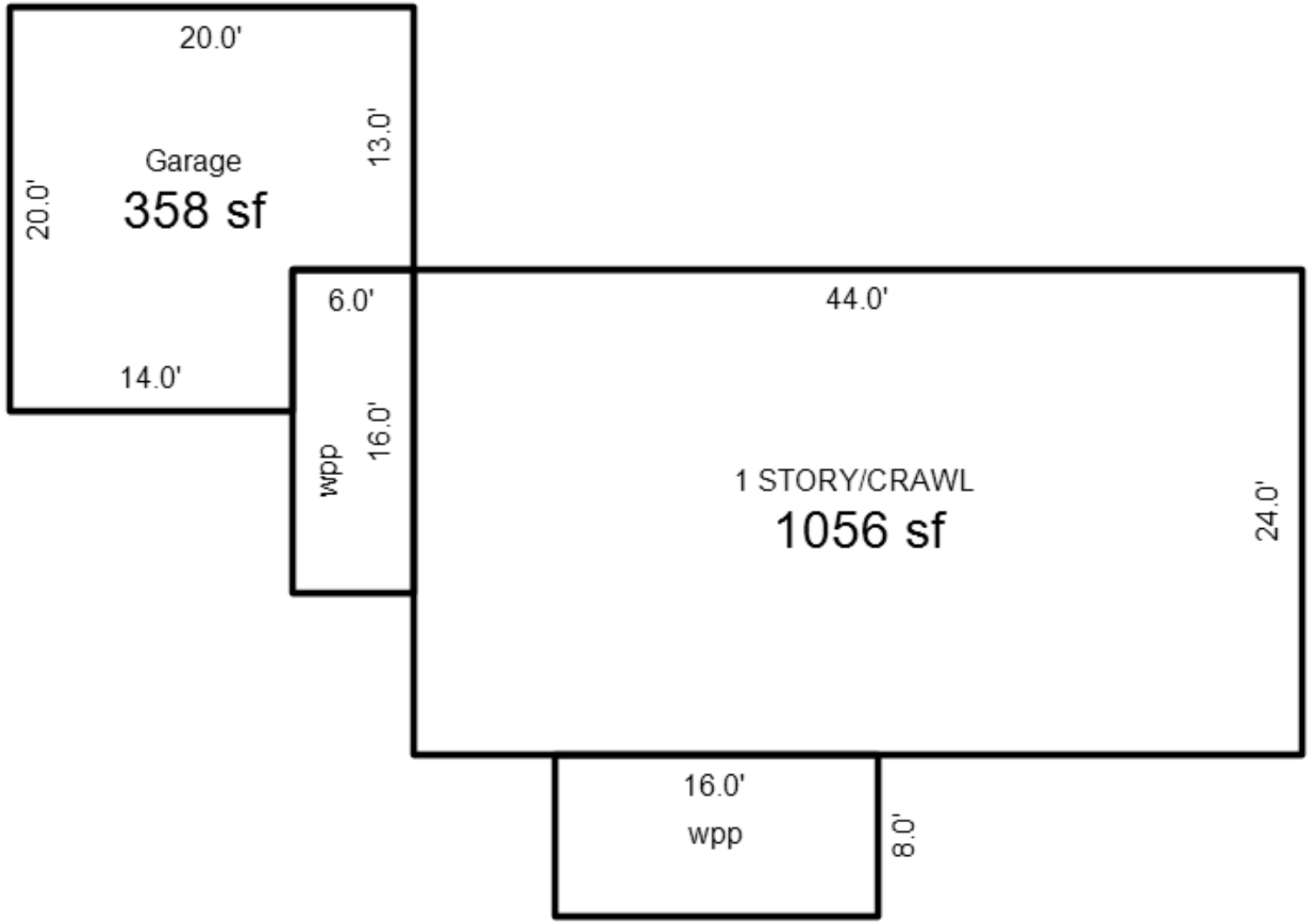
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977
(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
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,056			
			Total:	159,604	103,744	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
Porches						
WPP			80	2,692	1,750	
WPP			96	2,845	1,849	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			358	18,100	11,765	
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	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	194,785	126,611	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 117,748

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-049-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON BILLY D & DONNA M	BELL MICHAEL G & BRENDA K	3,000	09/11/2014	WD	32-SPLIT VACANT	2014-03113	PROPERTY TRANSFER	0.0
	WILSON BILLY D & DONNA	52,000	08/01/1996	WD	33-TO BE DETERMINED	306:556	DEED	100.0

Property Address

6170 W DONALD DR

Owner's Name/Address

WILSON BILLY D & DONNA M
36162 CAPPER ST
CLINTON TOWNSHIP MI 48035

Tax Description

2014-03113 SEC 12 T22N R82 W 1/2 LOT 49 LAKE ESTATES
EXEMPT SPLIT ON 10/7/2014 INTO 009-439-049-50
FORMERLY. SEC 12 T22N R8W LOT 49 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 23,690 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	50.00	150.00	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	80	296
Total Estimated Land Improvements True Cash Value =				296

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,500	9,300	11,800			5,626C
2023	2,500	9,100	11,600			5,359C
2022	1,800	8,300	10,100			5,104C
2021	1,800	7,600	9,400			4,941C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1990	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 15
Floor Area: 0
Total Base New : 23,270 E.C.F.
Total Depr Cost: 19,779 X 0.930
Estimated T.C.V: 18,394

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1990
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

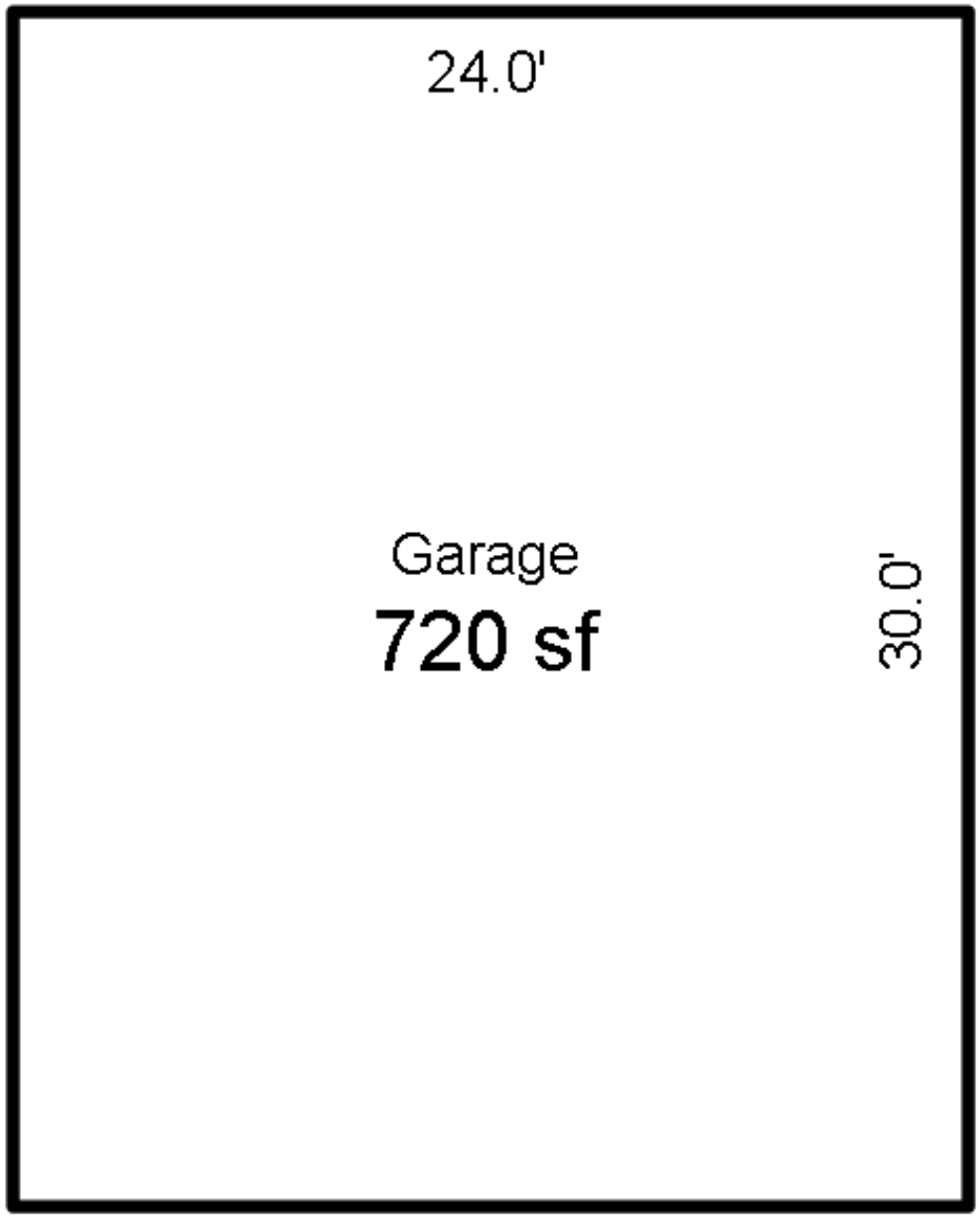
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	23,270	19,779
Totals:		23,270	19,779

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 18,394

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-050-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6170 W DONALD DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WILSON BILLY D & DONNA M 36162 CAPPER ST CLINTON TOWNSHIP MI 48035	2024 Est TCV 85,223 TCV/TFA: 73.98					

Tax Description

. SEC 12 T22N R8W LOT 50 LAKE ESTATES.

Comments/Influences

97 TV UNCAPPED 12-97 BOR TO 15900
ADD SEWER FOR 05

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	372	50	1,146
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				2,406

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	38,400	42,600			25,184C
2023	4,200	33,400	37,600			23,985C
2022	3,500	33,400	36,900			22,843C
2021	3,500	36,100	39,600			22,114C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1974 'YR	0

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		Large 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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,152
Total Base New : 165,349 E.C.F.
Total Depr Cost: 99,210 X 0.750
Estimated T.C.V: 74,408

(16) Porches/Decks

Area	Type
288	CSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

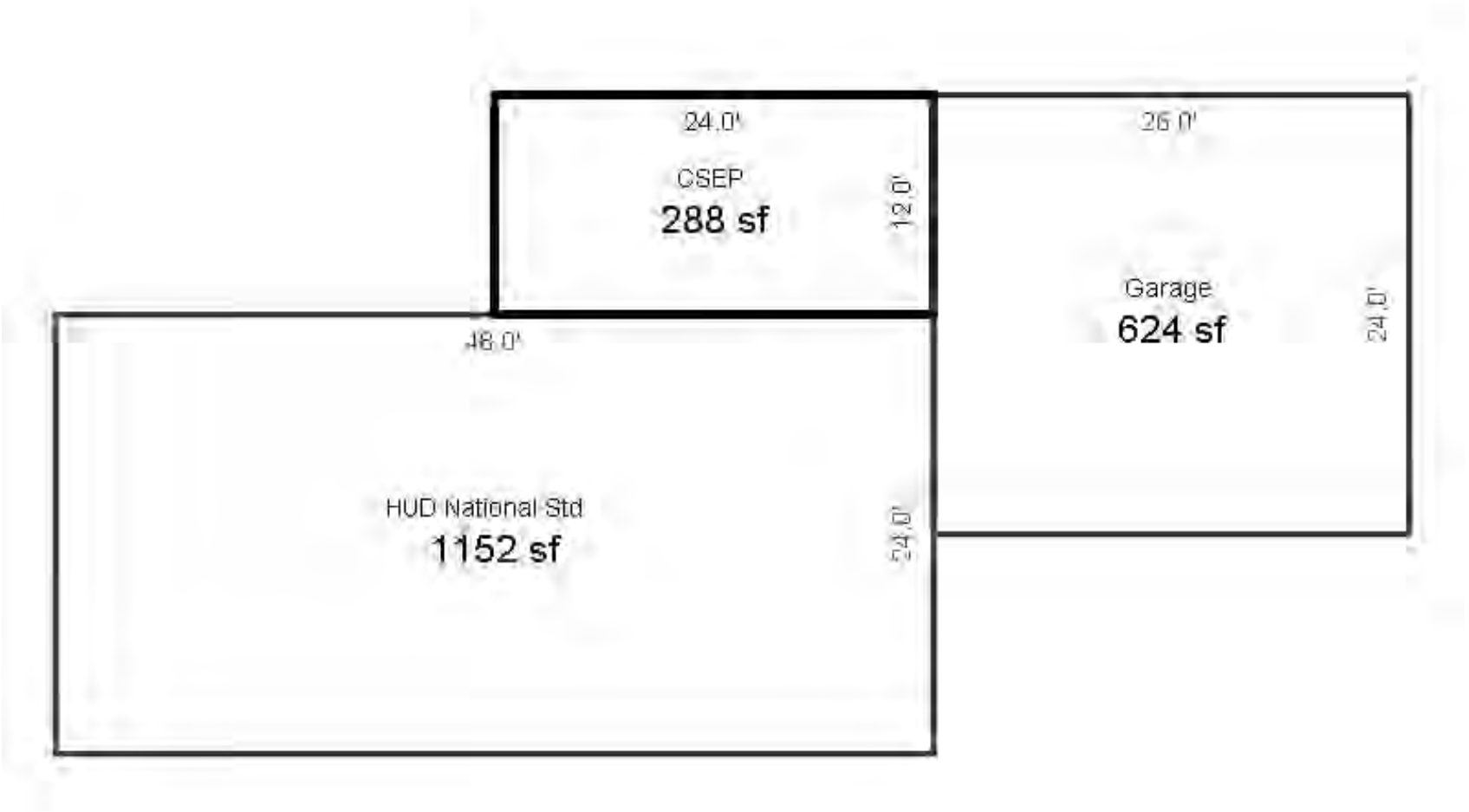
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Piers	1,152			
			Total:	123,008	73,805	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
Porches						
CSEP (1 Story)			288	9,982	5,989	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			624	23,481	14,089	
Common Wall: 1/2 Wall			1	-1,252	-751	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 100 Feet			1	5,640	3,384	
Built-Ins						
Appliance Allow.			1	1,934	1,160	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	165,349	99,210	

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 74,408

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-051-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOLTOW JACK D	SOLTOW JACK D TRUST	0	07/13/2015	WD	09-FAMILY	2015-02442	PROPERTY TRANSFER	0.0
SOLTOW DANIEL & MILDRED T	SOLTOW JACK D	45,000	06/02/2005	WD	21-NOT USED/OTHER	05-0/2180	DEED	100.0

Property Address
6188 DONALD DR

Owner's Name/Address
SOLTOW JACK D TRUST
PO BOX 27
MC BAIN MI 49657

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 48,689 TCV/TFA: 33.81

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1240	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

Public Improvements

	Dirt Road
	Gravel Road
X	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 12 T22N R8W LOT 51 LAKE ESTATES.

Comments/Influences
ADD SEWER FOR 05

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	20,100	24,300			15,648C
2023	4,200	21,900	26,100			14,903C
2022	3,500	18,200	21,700			14,194C
2021	3,500	16,600	20,100			13,741C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	09/18/2018	INSPECTED
TPC	11/01/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1971	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 140,464 E.C.F.
Total Depr Cost: 49,163 X 0.800
Estimated T.C.V: 39,330

(16) Porches/Decks

Area	Type
60	WCP (1 Story)
1440	Roof Cover Onl

(17) Garage

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

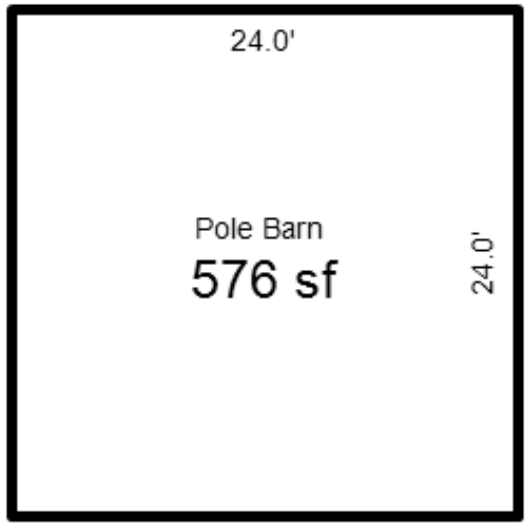
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1971
(11) Heating System: Wall Furnace
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

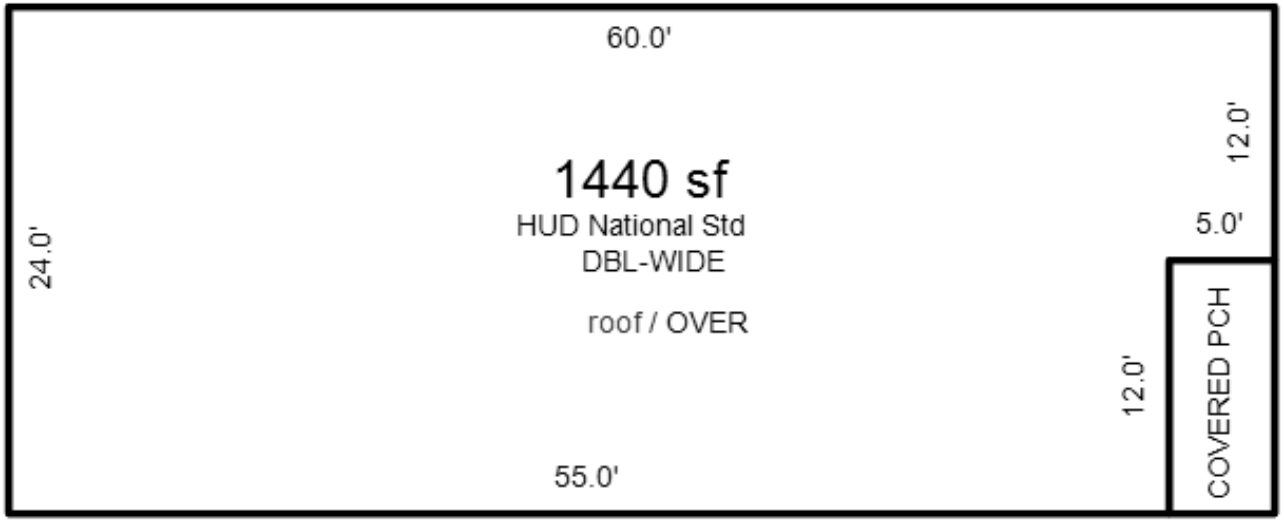
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	1440			
			Total:	89,466	31,313	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			168	1,908	668	
Porches						
WCP (1 Story)			60	3,227	1,129	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			576	16,716	5,851	
Water/Sewer						
Public Sewer			1	1,494	523	
Water Well, 100 Feet			1	5,808	2,033	
Deck						
w/Roof (Roof portion)			1440	21,845	7,646	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	140,464	49,163	

Notes: 1971 GLEN ARVIN MHD
2014 REROOF

ECF (430 LAKE ESTATES) 0.800 => TCV: 39,330

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-053-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON BILLY D & DONNA M	WHITAKER KEVIN & JENNI	10,000	09/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03594	PROPERTY TRANSFER	100.0
		3,750	07/01/1998	WD	33-TO BE DETERMINED	321:517	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
CHARLES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WHITAKER KEVIN & JENNI 306 S PINE ST TOMBALL TX 77375	2024 Est TCV 5,000					

Improved | X | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	50.00	150.00	1.0000	1.0000	100	100	1/2 OF LOT 53	5,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

E 1/2 OF LOT 53. LAKE ESTATES.

Comments/Influences

98 SPLIT 1/2 LOT TO 053-50 FOR 99

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,500	0	2,500			1,984C
2023	2,500	0	2,500			1,890C
2022	1,800	0	1,800			1,800S
2021	1,800	0	1,800			979C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-053-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS REBA M TRUST	BIGHAM JANE M	60,000	10/02/2020	WD	09-FAMILY	2020-02911	PROPERTY TRANSFER	0.0

Property Address
1695 S BARBARA DR

Owner's Name/Address
BIGHAM JANE M
1695 BARBARA DR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 10/02/2020
MAP #:
2024 Est TCV 152,139 TCV/TFA: 104.49

Building Permit(s)	Date	Number	Status

Tax Description
LOT 52 & W 1/2 LOT 53. LAKE ESTATES.

Comments/Influences
98 SPLIT 1/2 LOT FOR 053-00 FOR 99
99 COMBO W/052-00 FOR 00

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/01/2011	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 52 * 1/2 OF 53 Value
A 50' @ 100/	150.00	150.00	0.7598	1.0000	100	100		11,398
150 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	11,398

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1000	0	0
Wood Frame	29.53	96	95	2,693

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,643

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,700	70,400	76,100			45,940C
2023	5,700	64,600	70,300			43,753C
2022	4,500	56,700	61,200			41,670C
2021	4,500	50,600	55,100			40,339C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,456
Total Base New : 242,948 E.C.F.
Total Depr Cost: 182,797 X 0.750
Estimated T.C.V: 137,098

(16) Porches/Decks

Area	Type
80	Treated Wood
150	Treated Wood
80	Brzwy, FW

(17) Garage

Year Built: 1998
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 77
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

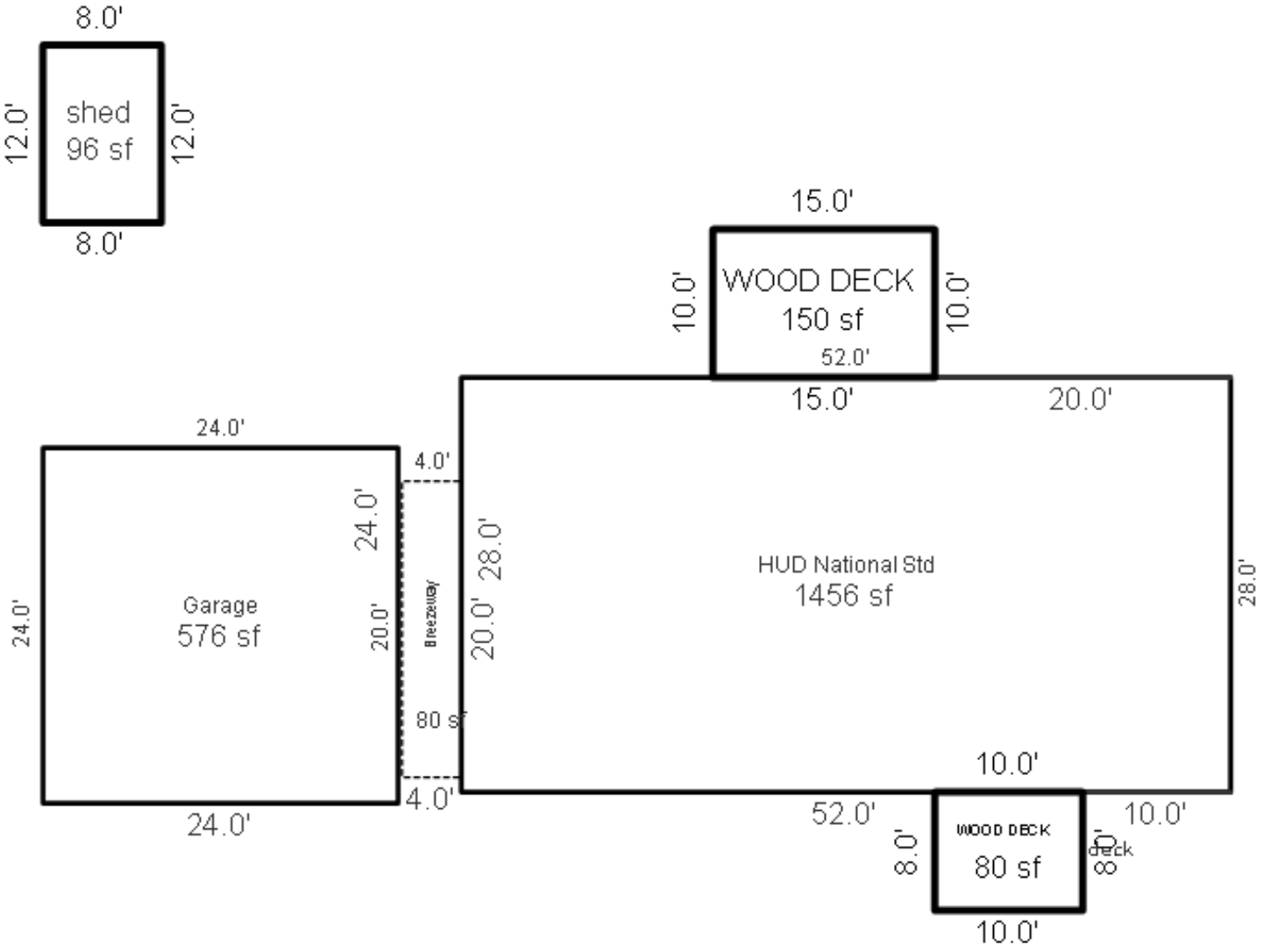
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,456			
			Total:	186,106	139,578	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,107	
3 Fixture Bath			1	4,646	3,484	
Deck						
Treated Wood			80	2,264	1,698	
Treated Wood			150	3,425	2,569	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	29,457	22,682	*
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	
Breezeways						
Frame Wall			80	5,506	4,129	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	242,948	182,797	

Notes:
ECF (430 LAKE ESTATES) 0.750 => TCV: 137,098

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-054-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON BILLY D & DONNA M	WHITAKER KEVIN & JENNI	10,000	09/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03594	PROPERTY TRANSFER	100.0

Property Address
6201 W CHARLES DR

Owner's Name/Address
WHITAKER KEVIN & JENNI
306 S PINE ST
TOMBALL TX 77375

Tax Description
. SEC 12 T22N R8W LOT 54 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 40,455 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Garage	05/25/2023	2023-0280	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/18/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	794	50	3,247
Total Estimated Land Improvements True Cash Value =				3,247

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	16,000	20,200			19,858C
2023	4,200	0	4,200			3,675C
2022	3,500	0	3,500			3,500S
2021	3,500	0	3,500			1,973C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2024	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 0
Total Base New : 31,279 E.C.F.
Total Depr Cost: 30,967 X 0.930
Estimated T.C.V: 28,799

(16) Porches/Decks

Area	Type
120	Treated Wood

(17) Garage

Year Built: 2024
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: 1344
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

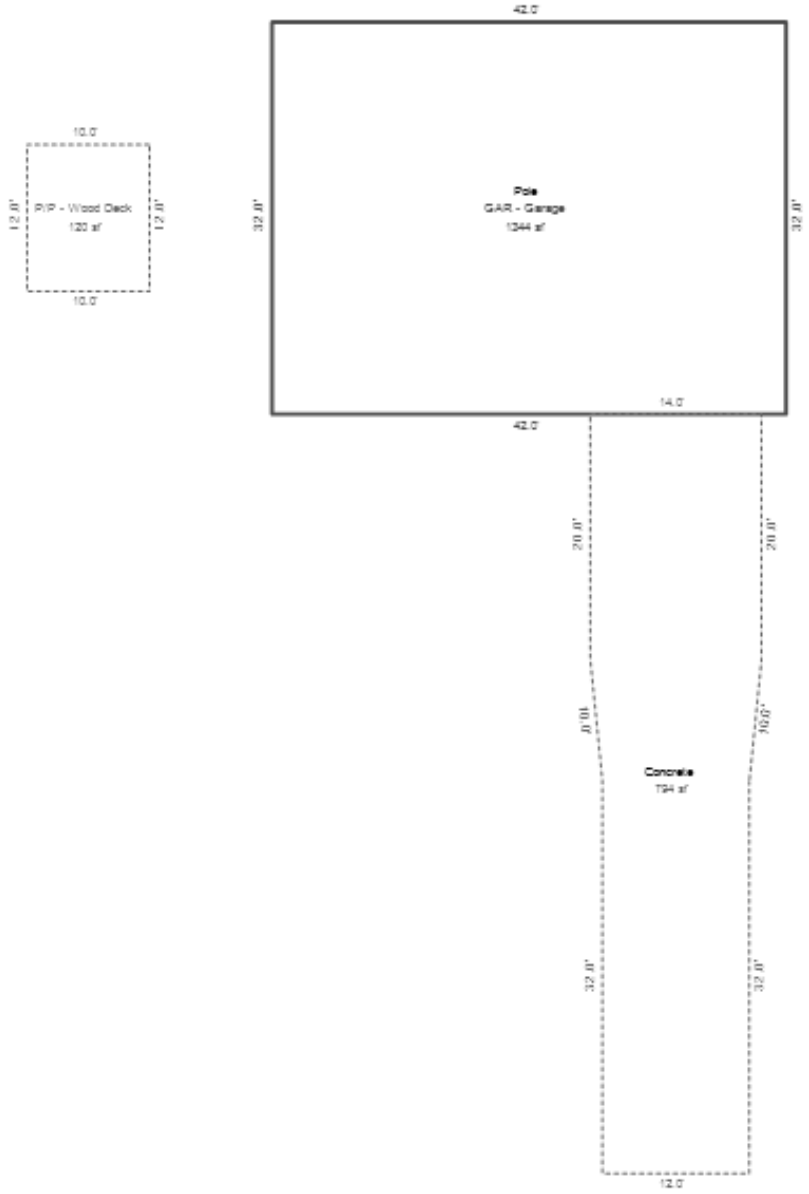
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,646	-4,600
Deck					
Treated Wood			120	2,947	2,918
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	547	542
Base Cost			1344	32,431	32,107
			Totals:	31,279	30,967

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 28,799

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-055-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORLAND JOHN H & MARILYN	GUNNERSON MATTHEW A	140,000	04/18/2023	WD	03-ARM'S LENGTH	2023-01086	PROPERTY TRANSFER	100.0
		81,300	12/01/2001	WD	33-TO BE DETERMINED	01-0:5121	DEED	0.0

Property Address
6133 CHARLES DR

Owner's Name/Address
GUNNERSON MATTHEW A
6400 WEST JENNINGS RD
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 55 LAKE ESTATES.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 150,506 TCV/TFA: 137.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	1800	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

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	71,100	75,300			75,300S
2023	4,200	77,800	82,000			45,028C
2022	3,500	71,600	75,100			42,884C
2021	3,500	65,400	68,900			41,515C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1092 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1,092
Total Base New : 166,365 E.C.F.
Total Depr Cost: 150,104 X 0.930
Estimated T.C.V: 139,597

(16) Porches/Decks

Area	Type
30	CPP
80	Brzwy, FW

(17) Garage

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: 2
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

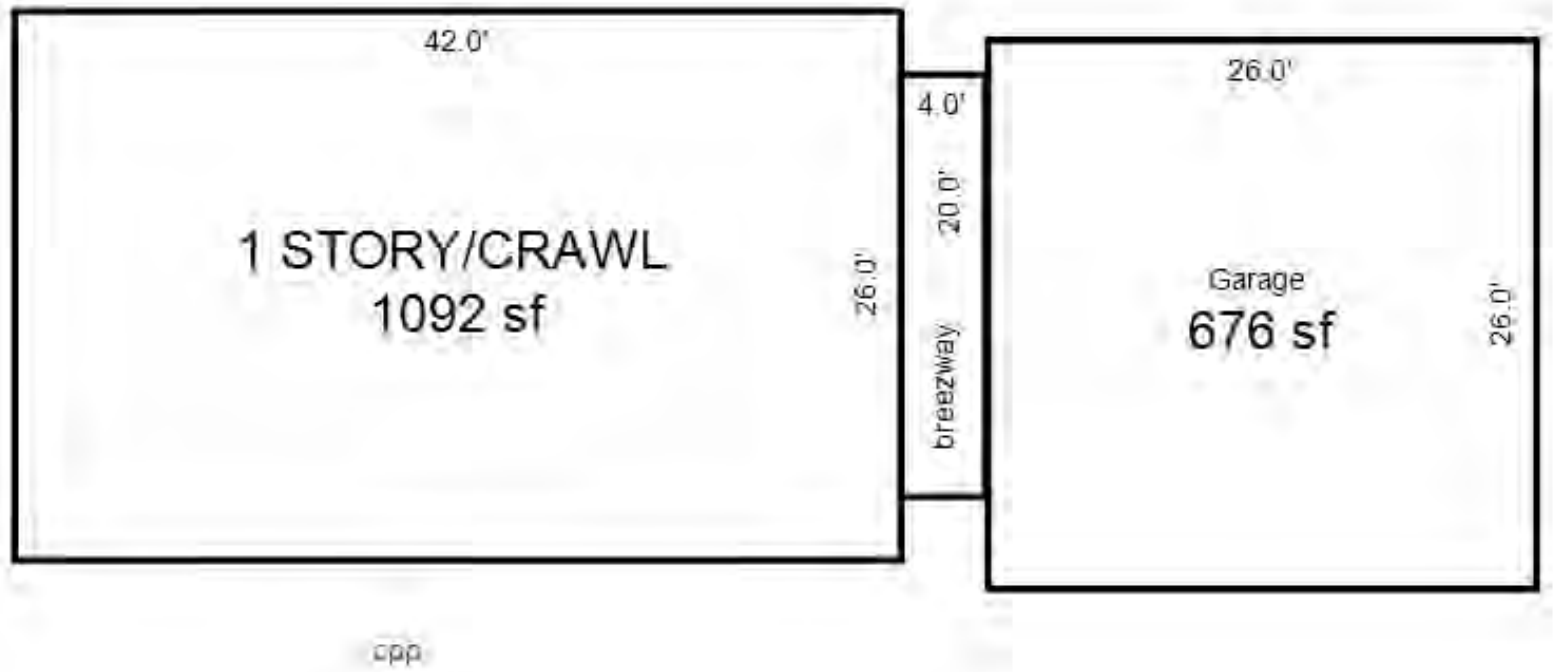
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,092			*
			Total:	127,277	114,549	

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	1,107
Porches			
CPP	30	787	708
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	24,917	22,425
Common Wall: 1 Wall	1	-2,512	-1,884
Door Opener	2	970	873
Water/Sewer			
Public Sewer	1	1,326	1,193
Water Well, 100 Feet	1	5,640	5,076
Built-Ins			
Appliance Allow.	1	1,934	1,741
Breezeways			
Frame Wall	80	4,796	4,316
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	166,365	150,104

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 139,597

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-056-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENGLER WILLIAM J	RISTOW ISSIAH & HISLIP SA	141,000	08/22/2022	WD	03-ARM'S LENGTH	2022-02714	PROPERTY TRANSFER	100.0
SAMUELSON JOANNA M	ENGLER WILLIAM J	68,500	09/17/2015	WD	09-FAMILY	2015-03147	PROPERTY TRANSFER	100.0
LARSON KRISTEEN K REP OF	SAMUELSON JOANNA M	82,000	03/18/2011	WD	03-ARM'S LENGTH	2011-00853	DEED	0.0
HALL S EUGENE	SAMUELSON JOAANA M	82,000	03/01/2001	LC	16-LC PAYOFF	01-0:0951	DEED	0.0

Property Address

6111 W CHARLES DR

Owner's Name/Address

RISTOW ISSIAH & HISLIP SAVANA R
6111 CHARLES DR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/01/2022

MAP #:

2024 Est TCV 138,430 TCV/TFA: 131.09

Building Permit(s)	Date	Number	Status
Deck/Porch	03/03/2017	2017-0068	100%

X Improved Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

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	50	500
Total Estimated Land Improvements True Cash Value =				500

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 56 LAKE ESTATES.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	65,000	69,200			69,200S
2023	4,200	64,800	69,000			69,000S
2022	3,500	59,600	63,100			51,882C
2021	3,500	54,500	58,000			50,225C

Who	When	What
TPC	07/27/2022	INSPECTED
TPC	04/30/2021	INSPECTED
JWV	09/22/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1990	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(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

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 30
Floor Area: 1,056
Total Base New : 198,979 E.C.F.
Total Depr Cost: 139,270 X 0.930
Estimated T.C.V: 129,521

(16) Porches/Decks

Area	Type
144	WSEP (1 Story)
612	Treated Wood

(17) Garage

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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

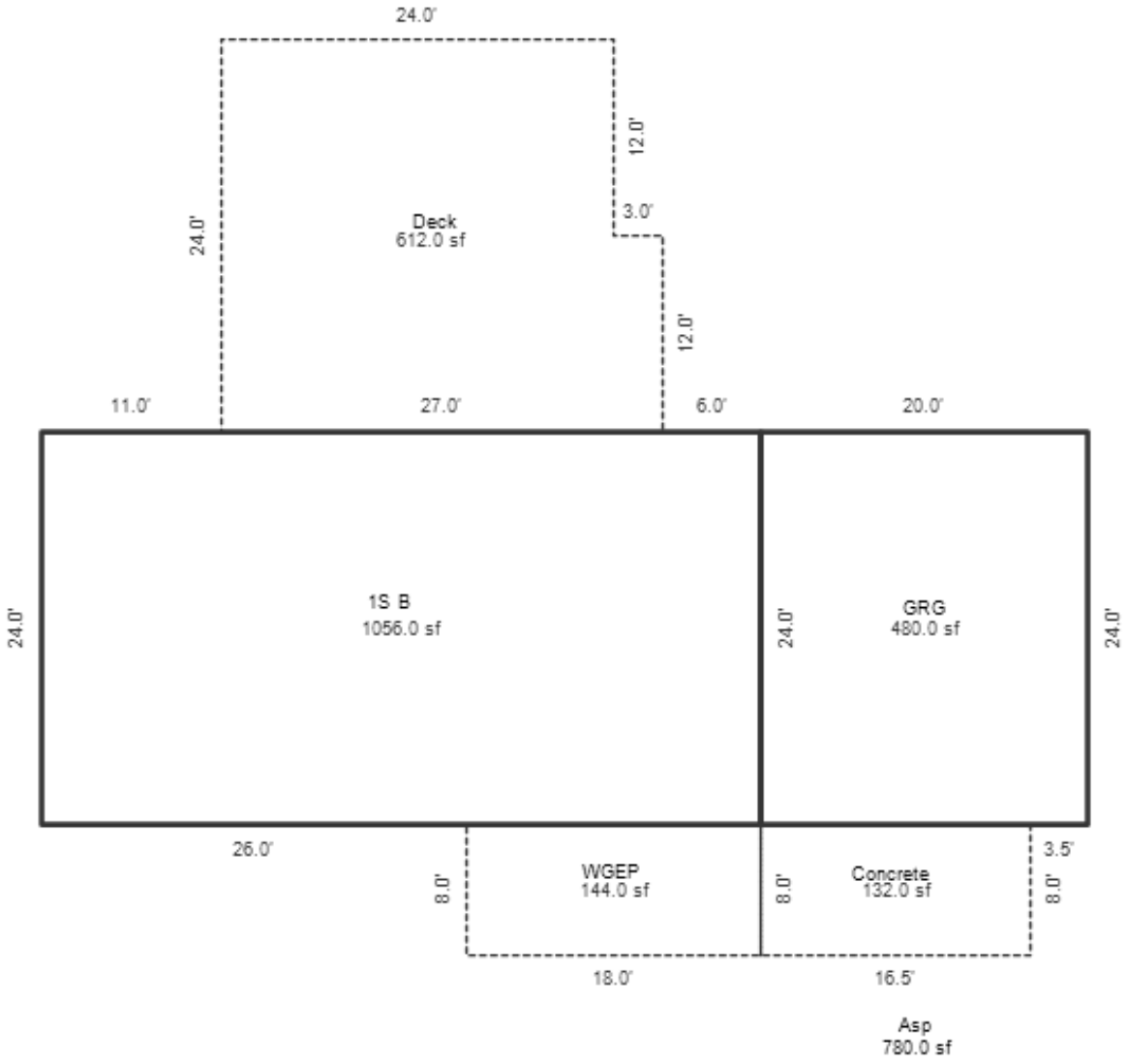
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 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	1,056		
			Total:	151,630	106,126
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,033
Porches					
WSEP (1 Story)			144	7,932	5,552
Deck					
Treated Wood			612	8,623	6,036
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,936	15,355
Common Wall: 1 Wall			1	-2,686	-1,880
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
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	198,979	139,270

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 129,521

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-057-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR CLIFFORD W & DAWN	TAYLOR CLIFFORD W & DAWN	0	07/18/2018	WD	09-FAMILY	2018-02315	PROPERTY TRANSFER	0.0
		65,000	08/01/1999	WD	33-TO BE DETERMINED	330:643	DEED	0.0

Property Address

6089 W CHARLES DR

Owner's Name/Address

TAYLOR CLIFFORD W & DAWN A
6089 W CHARLES DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 57 LAKE ESTATES.

Comments/Influences

NEW HOME FOR 97 NEW GRG FOR 00
CHG TO MHD CHG AV PER TRIB AS LOSS FOR
01

Class: RESIDENTIAL-IMPRO | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/01/1997

MAP #:

2024 Est TCV 169,099 TCV/TFA: 93.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/08/2012	INSPECTED

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	79,700	84,500			41,955C
2023	4,800	76,800	81,600			39,958C
2022	3,500	67,200	70,700			38,056C
2021	3,500	63,400	66,900			36,841C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1996	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1809 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1,809
Total Base New : 244,941 E.C.F.
Total Depr Cost: 171,460 X 0.930
Estimated T.C.V: 159,458

(16) Porches/Decks

Area	Type
264	Treated Wood

(17) Garage

Year Built: 1999
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: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

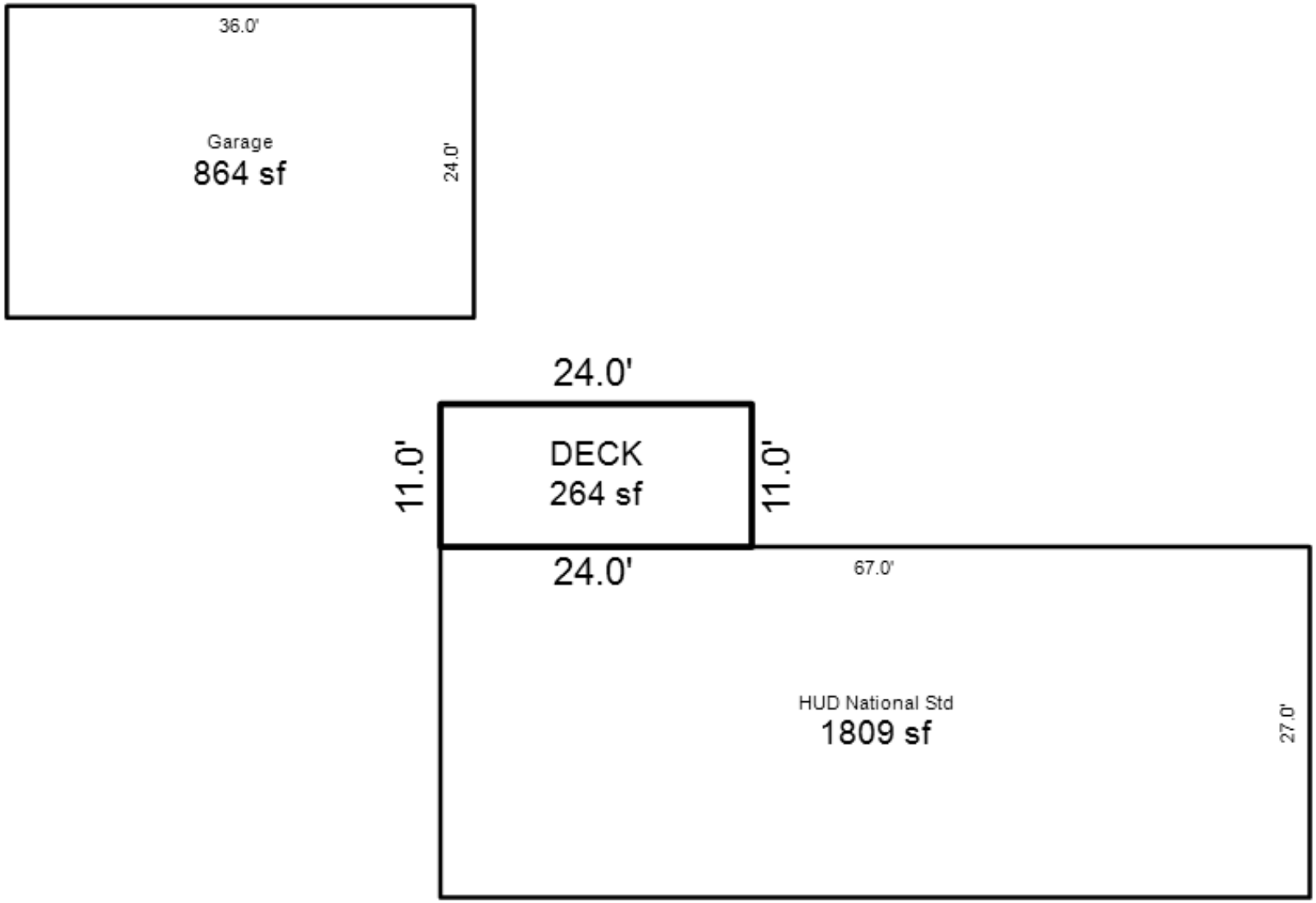
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1996
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1809 SF Floor Area = 1809 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,809		
			Total:	196,404	137,484
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	861
3 Fixture Bath			1	3,860	2,702
Deck					
Treated Wood			264	4,860	3,402
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	29,687	20,781
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 100 Feet			1	5,640	3,948
Built-Ins					
Appliance Allow.			1	1,934	1,354
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	244,941	171,460

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 159,458

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-430-058-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN KRISTY L	BRUCE & PATRICIA CHAMPLIN	64,000	05/05/2017	WD	03-ARM'S LENGTH	2017-01545	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL H&W	BROWN KRISTY L	0	08/15/2012	WD	16-LC PAYOFF	2012-02834 WD	DEED	0.0
KOBISKA BASIL & ETHEL	BROWN KRISTY L	35,000	04/13/2012	LC	09-FAMILY		DEED	100.0
CHEMICAL BANK	KOBISKA BASIL & ETHEL (H/	35,000	04/29/2009	WD	21-NOT USED/OTHER	2009/1817	DEED	100.0

Property Address
1696 S KATHLEEN DR

Owner's Name/Address
CHAMPLIN BRUCE & PATRICIA
1696 S KATHLEEN DR
Lake City MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/08/2017
MAP #:
2024 Est TCV 164,210 TCV/TFA: 162.91

Building Permit(s)	Date	Number	Status
Addition	07/30/2019	2019-0381	100%

X Improved | Vacant

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	228	50	794
Wood Frame	32.30	80	50	1,292
Wood Frame	39.24	36	50	706
Total Estimated Land Improvements True Cash Value =				2,792

Tax Description
. SEC 12 T22N R8W LOT 58 LAKE ESTATES.

Comments/Influences
ADD SEWER FOR 05

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/05/2022	INSPECTED
TPC	10/25/2021	INSPECTED
JWV	09/30/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,800	77,300	82,100			60,547C
2023	4,800	74,800	79,600			57,664C
2022	3,500	64,300	67,800			54,919C
2021	3,500	47,700	51,200			41,452C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1960 198	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,008
Total Base New : 217,603 E.C.F.
Total Depr Cost: 163,201 X 0.930
Estimated T.C.V: 151,777

(16) Porches/Decks

Area	Type
200	WCP (1 Story)

(17) Garage

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: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

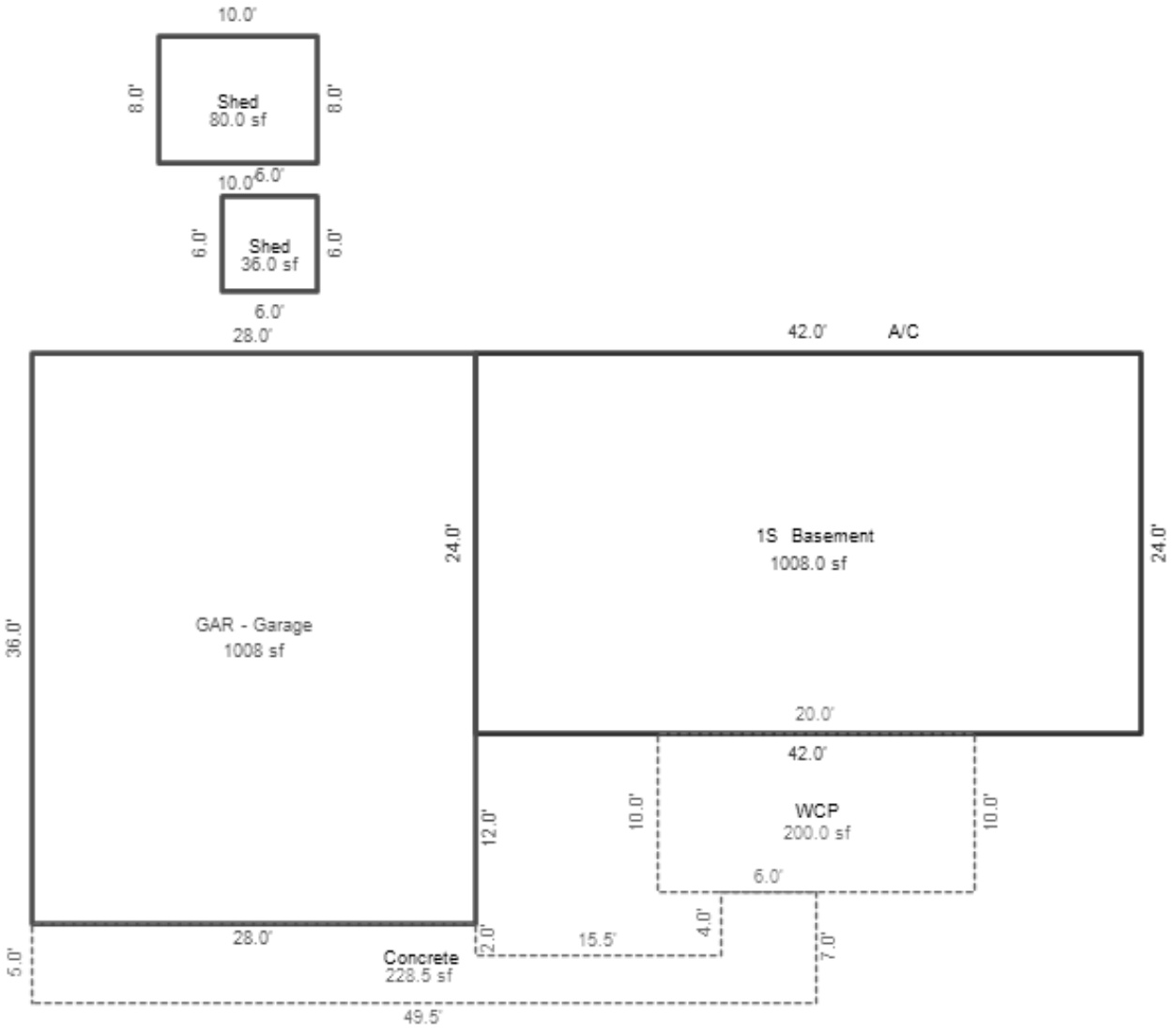
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,008			
			Total:	157,171	117,878	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,107	
2 Fixture Bath			1	3,108	2,331	
Porches						
WCP (1 Story)			200	8,028	6,021	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			1008	37,205	27,904	
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:	217,603	163,201	

Notes:
ECF (430 LAKE ESTATES) 0.930 => TCV: 151,777

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
7229 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/22/2013	2013-0399	100%
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
BUCKLEY LAURA 7229 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 481,448 TCV/TFA: 316.74					

Tax Description

. SEC 2 T22N R8W LOT 1 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/19/2014	INSPECTED
TPC	06/19/2011	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	170.00	1.0280	1.0756	3000	100		199,028
60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	199,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.83	100	45	1,297

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,237

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	99,500	141,200	240,700			111,382C
2023	50,800	134,800	185,600			106,079C
2022	45,000	121,500	166,500			101,028C
2021	42,000	109,500	151,500			97,801C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1975	1995

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1520 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1,520
Total Base New : 274,153 E.C.F.
Total Depr Cost: 191,906 X 1.460
Estimated T.C.V: 280,183

(16) Porches/Decks

Area	Type
488	WGEP (1 Story)
25	CCP (1 Story)

(17) Garage

Year Built: 1980
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 1195
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

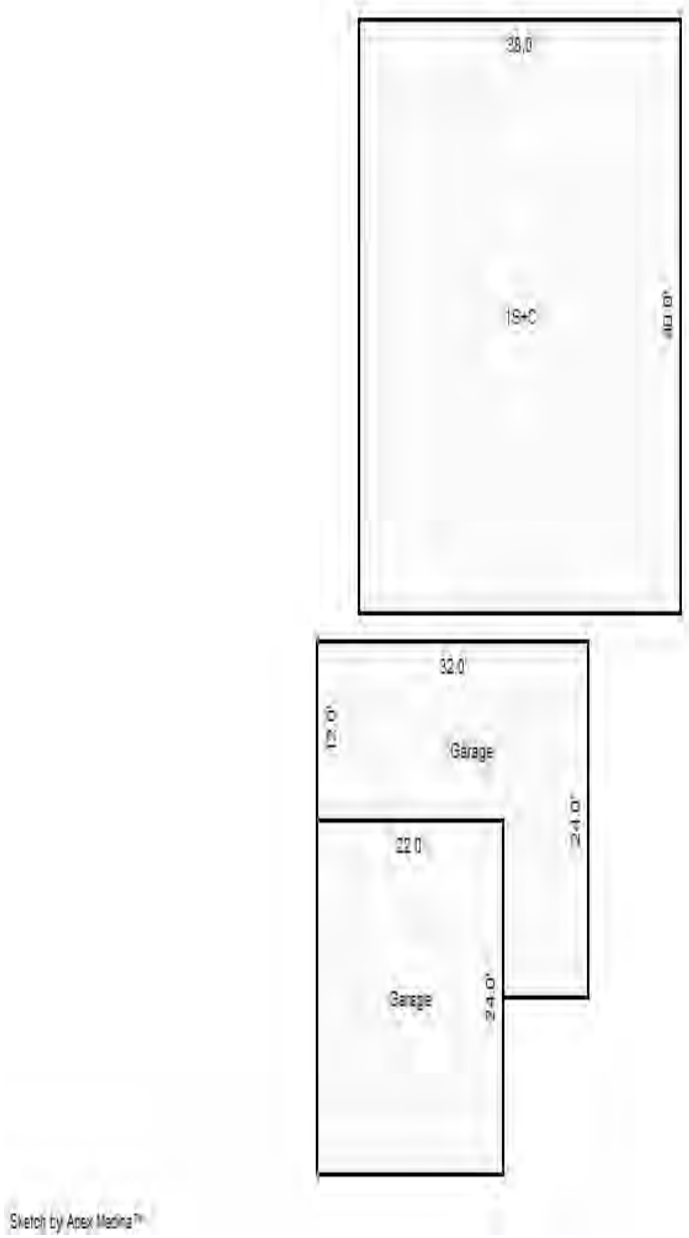
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1520 SF Floor Area = 1520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,520			
			Total:	193,242	135,269	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,033	
Porches						
WGEP (1 Story)			488	31,964	22,375	
CCP (1 Story)			25	845	591	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 50 Feet			1	2,686	1,880	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			1195	42,446	29,712	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	274,153	191,906	

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 280,183

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENEDICT ROSEMARY P TRUST	BENEDICT DAVID & BENEDICT	0	01/11/2018	QC	09-FAMILY	2018-00506	PROPERTY TRANSFER	0.0

Property Address

7219 W WHITE BIRCH AVE

Owner's Name/Address

BENEDICT DAVID & BENEDICT JAMES &
5656 STONEHAVEN BLVD
ROCHESTER MI 48306

Tax Description

. SEC 2 T22N R8W LOT 2 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 444,109 TCV/TFA: 285.42

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/20/2011	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	182.00	1.0280	1.0941	3000	100		202,451
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	202,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	101,200	120,900	222,100			117,245C
2023	51,800	115,400	167,200			111,662C
2022	45,000	103,900	148,900			106,345C
2021	42,000	93,700	135,700			102,948C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
1975	1997

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many	X	Large
	Avg.		Avg.
X	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1556 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,556
Total Base New : 253,653 E.C.F.
Total Depr Cost: 164,875 X 1.460
Estimated T.C.V: 240,718

(16) Porches/Decks

Area	Type
122	CCP (1 Story)
280	Treated Wood

(17) Garage

Year Built: 1975
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 463
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1556 SF Floor Area = 1556 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	1,556		
			Total:	206,425	134,177
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	959
Porches					
CCP (1 Story)			122	3,375	2,194
Deck					
Treated Wood			280	5,169	3,360
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			463	21,423	13,925
Common Wall: 1/2 Wall			1	-1,343	-873
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
Fireplaces					
Exterior 1 Story			1	6,513	4,233
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	253,653	164,875

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLINE ROBERT W & NANCY	CLINE ROBERT W & NANCY A	0	03/08/2007	QC	21-NOT USED/OTHER	2007/1735	DEED	0.0
MAATMAN RICHARD & DOUGLAS	CLINE ROBERT W & NANCY (H	310,000	10/27/2005	WD	08-ESTATE	05-0/4368	DEED	100.0
MAATMAN RICHARD E & MARJO	MAATMAN MARJORIE L (LE ET	0	09/10/2004	QC	21-NOT USED/OTHER	04-0/3925	DEED	0.0

Property Address

7207 W WHITE BIRCH AVE

Owner's Name/Address

CLINE ROBERT W & NANCY LIVING TRUST
7207 W WHITEBIRCH AVE
LAKE CITY MI 49651

Tax Description

. SEC 2 T22N R8W LOT 3 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/04/2005

MAP #:

2024 Est TCV 557,583 TCV/TFA: 275.49

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/31/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	62.00	221.00	1.0196	1.1485	3000	100		217,812
62 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	217,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: 4in Concrete	6.97	1200	0	0
Wood Frame	28.00	120	45	1,512

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 =				6,262

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	108,900	169,900	278,800			169,524C
2023	56,200	172,800	229,000			161,452C
2022	46,000	156,000	202,000			153,764C
2021	43,000	140,800	183,800			148,852C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2024 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 2,024
Total Base New : 304,579 E.C.F.
Total Depr Cost: 228,431 X 1.460
Estimated T.C.V: 333,509

(16) Porches/Decks

Area	Type
375	Treated Wood

(17) Garage

Year Built: 1994
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

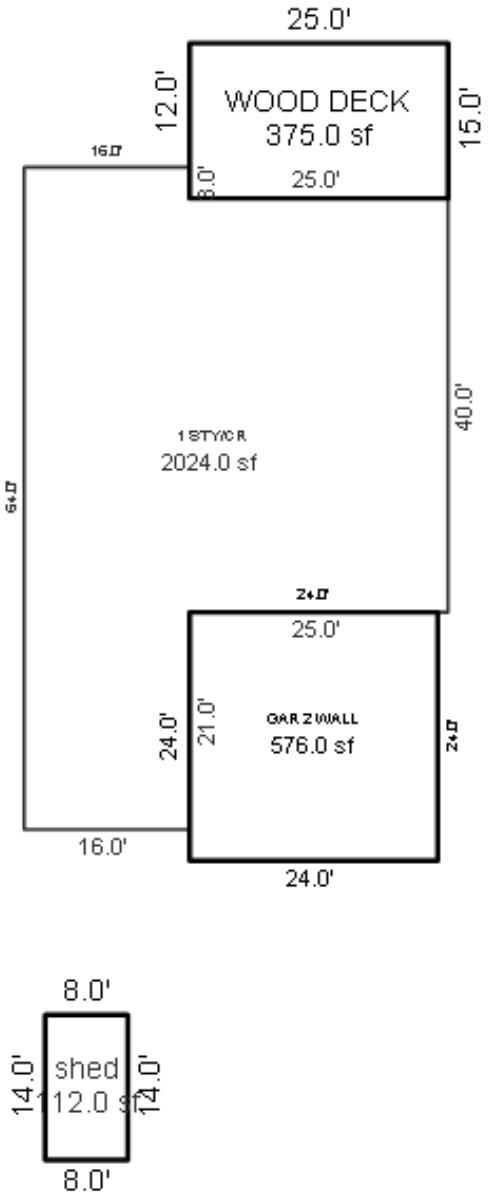
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 2024 SF Floor Area = 2024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,024		
			Total:	255,633	191,723
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,107
3 Fixture Bath			1	4,646	3,484
Deck					
Treated Wood			375	6,259	4,694
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	24,808	18,606
Common Wall: 2 Wall			1	-5,371	-4,028
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
Fireplaces					
Exterior 1 Story			1	6,513	4,885
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	304,579	228,431

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 333,509

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLEMENTS RALPH A & GAIL A	KLOOSTERMAN LON E & NANCY	300,000	02/08/2019	WD	03-ARM'S LENGTH	2019-00312	PROPERTY TRANSFER	100.0
		190,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:3964	DEED	0.0

Property Address

7199 W WHITE BIRCH AVE

Owner's Name/Address

KLOOSTERMAN LON E & NANCY J
12345 POLK ST
HOLLAND MI 49424

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 538,712 TCV/TFA: 334.60

Building Permit(s)	Date	Number	Status

Tax Description

. SEC 2 T22N R8W LOT 4 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

MOVED GRG NEXT TO HOUSE & ADD BWY FOR 04

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	269.00	0.9891	1.2064	3000	100		250,582
70 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	250,582

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1800	50	7,362
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				9,761

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	125,300	144,100	269,400			174,030C
2023	64,900	137,400	202,300			165,743C
2022	50,100	123,200	173,300			157,851C
2021	46,800	111,300	158,100			152,809C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1073 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 29
Floor Area: 1,610
Total Base New : 266,518 E.C.F.
Total Depr Cost: 190,664 X 1.460
Estimated T.C.V: 278,369

(16) Porches/Decks

Area	Type
24	WPP
24	WPP
60	Treated Wood
570	Treated Wood
240	Brzwy, FW

(17) Garage

Year Built: 1986
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 77
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

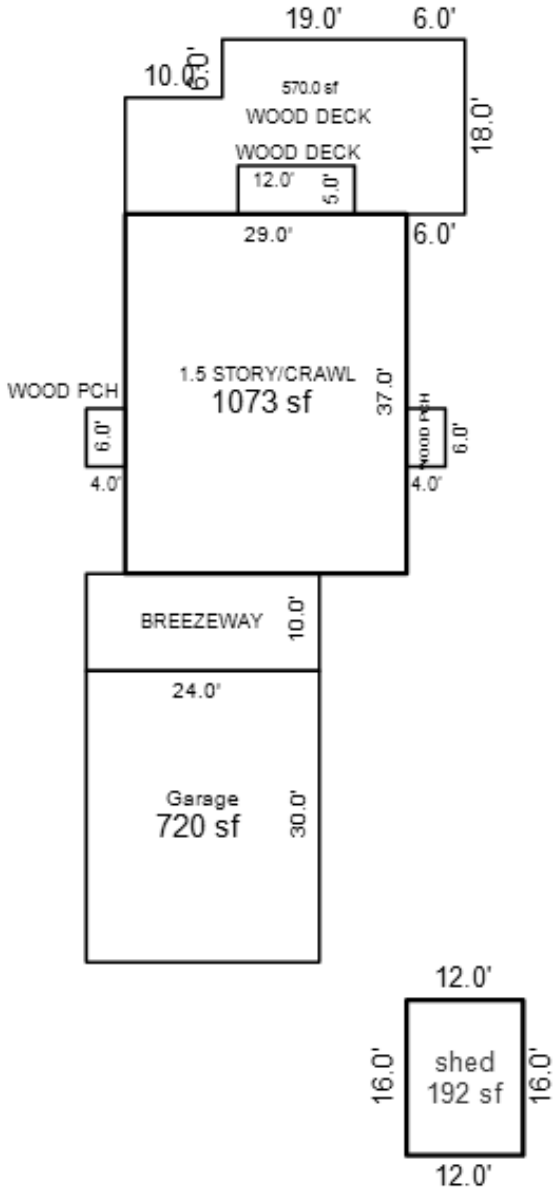
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976
(11) Heating System: Forced Hot Water
Ground Area = 1073 SF Floor Area = 1610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,073			
			Total:	191,876	136,232	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,048	
3 Fixture Bath			1	4,646	3,299	
Deck						
Treated Wood			60	1,958	1,390	
Treated Wood			570	8,231	5,844	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	20,147	*
Common Wall: 1 Wall			1	-2,219	-1,709	
Water/Sewer						
Public Sewer			1	1,494	1,061	
Water Well, 100 Feet			1	5,808	4,124	
Fireplaces						
Exterior 2 Story			1	8,024	5,697	
Porches						
WPP			24	1,271	902	
WPP			24	1,271	902	
Breezeways						
Frame Wall			240	16,517	11,727	
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***

Parcel Number: 009-440-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHEELER DAVID L & KATRINA	VANLAAN TAMMY S TRUST	315,000	05/18/2016	WD	03-ARM'S LENGTH	2016-01787	PROPERTY TRANSFER	100.0
		85,000	04/01/1995	WD	33-TO BE DETERMINED	301:418	DEED	0.0

Property Address

7189 W WHITE BIRCH AVE

Owner's Name/Address

VANLAAN TAMMY S TRUST
711 132ND ST
WAYLAND MI 49348

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 577,913 TCV/TFA: 322.14

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	73.00	262.00	0.9788	1.1985	3000	100		256,896
73 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	256,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

. SEC 2 T22N R8W LOT 5 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

ADD GRG FOR 96
CHG FROM 1S TO 2 STY FOR 01
TOTAL REMODEL FOR 02
4X6 CFP FOR 03

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/31/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	128,400	160,600	289,000			176,547C
2023	66,300	153,200	219,500			168,140C
2022	51,600	138,100	189,700			160,134C
2021	48,200	124,500	172,700			155,019C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1983	2000

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		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1196 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 1,794
Total Base New : 291,133 E.C.F.
Total Depr Cost: 218,573 X 1.460
Estimated T.C.V: 319,117

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
461	Treated Wood

(17) Garage

Year Built: 1995
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1983
(11) Heating System: Forced Heat & Cool
Ground Area = 1196 SF Floor Area = 1794 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,196		
			Total:	232,344	174,279

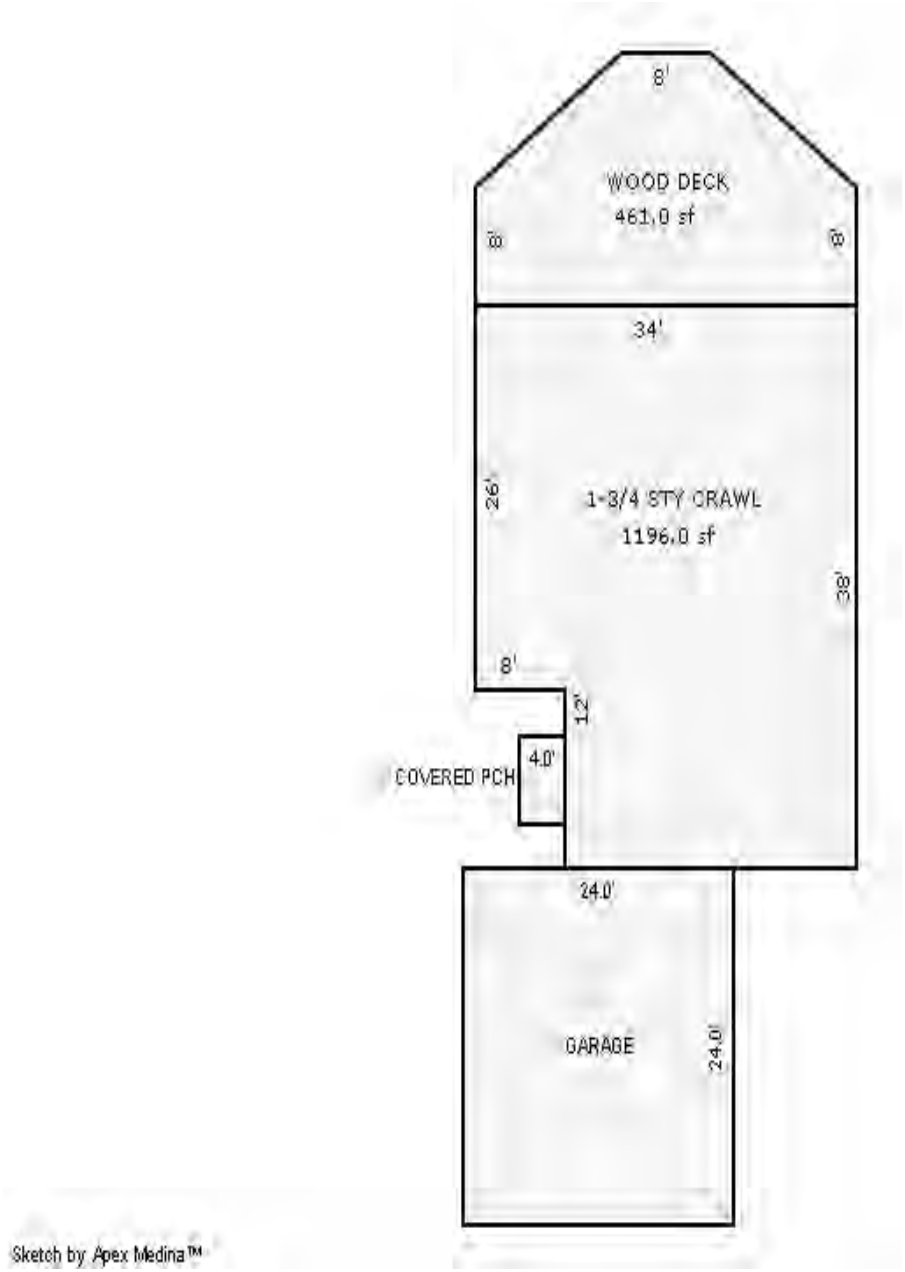
Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,476	1,107	
3 Fixture Bath	1	4,646	3,484	
2 Fixture Bath	1	3,108	2,331	
Separate Shower	1	1,360	1,020	
Deck				
Treated Wood	461	7,159	5,369	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	576	29,854	22,390	
Common Wall: 1.5 Wall	1	-4,028	-3,021	
Door Opener	1	547	410	
Water/Sewer				
Public Sewer	1	1,494	1,120	
Water Well, 50 Feet	1	2,686	2,014	
Built-Ins				
Appliance Allow.	1	2,766	2,074	
Fireplaces				
Exterior 1 Story	1	6,513	4,885	
Porches				
CCP (1 Story)	24	1,208	1,111	*

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-005-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
URBANSKI RONALD C ETAL	URBANSKI TODD D & JANE E	33,000	10/22/2010	WD	09-FAMILY	2010-4860WD	PROPERTY TRANSFER	100.0
		212,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:4229	DEED	0.0

Property Address

7179 W WHITE BIRCH AVE

Owner's Name/Address

URBANSKI TODD D & JANE E
201 ROLLINGBROOK DRIVE NE
Ada MI 49301

Tax Description

. SEC 2 T22N R8W LOT 6 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 488,496 TCV/TFA: 347.93

Building Permit(s)	Date	Number	Status
REPAIR	10/21/2021	2021-0734	100%
Addition	10/16/2014	2014-0454	100%
Reroof	10/12/2006	20060348	Complete

X Improved Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	64.00	227.00	1.0115	1.1563	3000	100		224,559
64 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	224,559

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	70	0	0
Fencing: Wd, Picket, 30-40	13.76	32	0	0
D/W/P: 4in Concrete	6.97	2159	50	7,524
D/W/P: Brick on Sand	18.02	83	50	748
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				9,952

Who	When	What
JWV	09/13/2022	INSPECTED
JWV	10/28/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	112,300	131,900	244,200			137,416C
2023	57,900	125,900	183,800			130,873C
2022	47,100	113,300	160,400			124,641C
2021	43,900	107,400	151,300			120,660C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1971	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1140 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 1,404
Total Base New : 231,949 E.C.F.
Total Depr Cost: 173,962 X 1.460
Estimated T.C.V: 253,985

(16) Porches/Decks

Area	Type
501	Treated Wood
60	Treated Wood
40	Wood Balcony

(17) Garage

Year Built: 1978
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1971
(11) Heating System: Forced Heat & Cool
Ground Area = 1140 SF Floor Area = 1404 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	1,056		
1 Story	Siding	Crawl Space	84		
			Total:	186,336	139,754

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,107
Deck			
Treated Wood	501	7,560	5,670
Treated Wood	60	1,958	1,468
Balcony			
Wood Balcony	40	1,630	1,222
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	484	19,752	14,814
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
Fireplaces			
Prefab 2 Story	1	3,169	2,377
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	231,949	173,962

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIERSMA CHAD & CYNTHIA R	WIERSMA CHAD M & CYNTHIA	0	03/24/2022	QC	09-FAMILY	2022-01026	PROPERTY TRANSFER	0.0
KLOOSTERMAN LON ERIC & NA	WIERSMA CHAD & CYNTHIA R	212,000	02/01/2019	WD	03-ARM'S LENGTH	2019-00239	PROPERTY TRANSFER	100.0
DENMAN MARCIA J	KLOOSTERMAN LON ERIC & NA	165,000	03/04/2005	WD	03-ARM'S LENGTH	05-0/819	DEED	100.0

Property Address
7169 W WHITE BIRCH AVE

Owner's Name/Address
WIERSMA CHAD M & CYNTHIA R TRUST
1570 SHENANDOAH DR
ZEELAND MI 49464

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 366,803 TCV/TFA: 327.21

Building Permit(s)	Date	Number	Status
Garage	08/23/2005	20050279	Complete

Tax Description
. SEC 2 T22N R8W LOT 7 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences
616-875-8445

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	205.00	1.0280	1.1272	3000	100		208,565
60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	208,565

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	624	0	0
Wood Frame	35.08	64	50	1,122

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,072

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	104,300	79,100	183,400			114,096C
2023	53,700	75,500	129,200			108,663C
2022	45,000	67,600	112,600			103,489C
2021	42,000	60,900	102,900			100,183C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
X	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
X	Few		Small

X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 897 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
X	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

	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 35
Floor Area: 1,121
Total Base New : 164,554 E.C.F.
Total Depr Cost: 106,963 X 1.460
Estimated T.C.V: 156,166

(16) Porches/Decks

Area	Type
57	CGEP (1 Story)
256	Treated Wood

(17) Garage

Year Built: 2005
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

Bsmnt Garage:

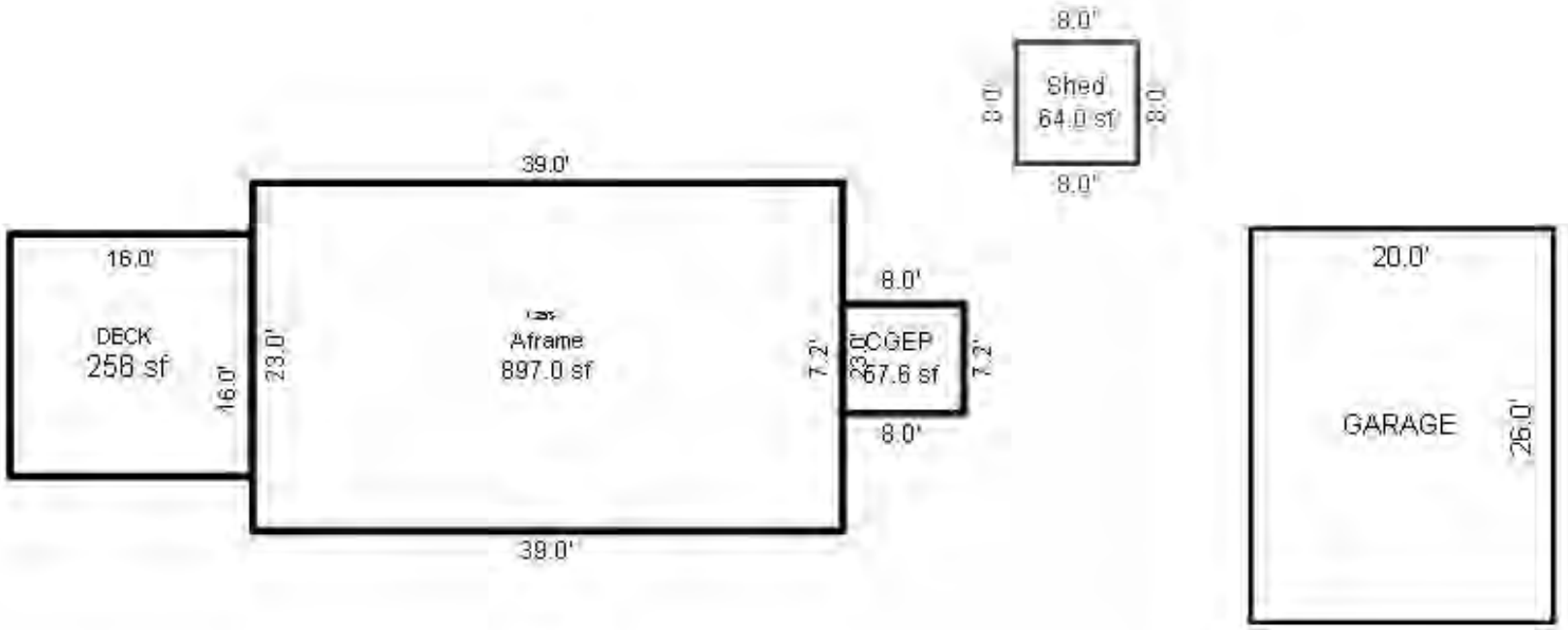
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1974
(11) Heating System: Electric Wall Heat
Ground Area = 897 SF Floor Area = 1121 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	897			
			Total:	125,978	81,889	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
Porches						
CGEP (1 Story)			57	5,159	3,353	
Deck						
Treated Wood			256	4,869	3,165	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			520	23,161	15,055	
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 50 Feet			1	2,585	1,680	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	164,554	106,963	

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 156,166

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAHAM IGAL ETAL	TOBE THOMAS J & JANET S	224,900	09/10/2004	WD	03-ARM'S LENGTH	04-0/3816	DEED	100.0
		155,000	01/01/2000	WD	33-TO BE DETERMINED	334:1467	DEED	0.0

Property Address
7159 W WHITE BIRCH AVE

Owner's Name/Address
TOBE THOMAS J & JANET S
28851 GLENCASTLE DR
FARMINGTON MI 48336

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 506,568 TCV/TFA: 272.06

Building Permit(s)	Date	Number	Status
Deck/Porch	10/19/2018	2018-0574	100%
Addition	10/10/2007	20070764	100%

X Improved Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	179.00	1.0280	1.0896	3000	100		201,612
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	201,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	700	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,792

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 2 T22N R8W LOT 8 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,800	152,500	253,300			151,578C
2023	51,600	145,500	197,100			144,360C
2022	45,000	131,300	176,300			137,486C
2021	42,000	118,400	160,400			133,094C

Who	When	What
TPC	10/08/2019	INSPECTED
JWV	10/31/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1975 201	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1,862
Total Base New : 317,341 E.C.F.
Total Depr Cost: 206,277 X 1.460
Estimated T.C.V: 301,164

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
180	WCP (1 Story)
288	CGEP (1 Story)
140	Roof Cover Onl
114	Treated Wood
84	Treated Wood
624	Treated Wood

(17) Garage

Year Built: 1975
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1975
(11) Heating System: Electric Baseboard
Ground Area = 1232 SF Floor Area = 1862 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

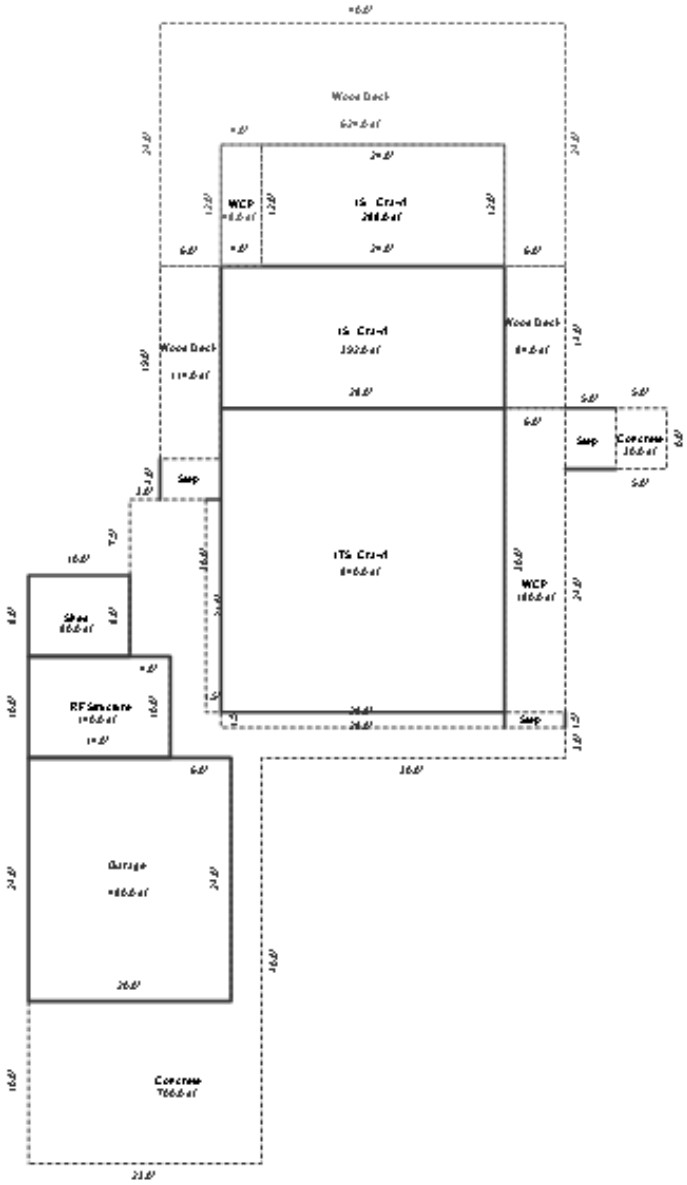
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
			Total:	234,682	152,551

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Porches			
WCP (1 Story)	48	3,013	1,958
WCP (1 Story)	180	7,490	4,868
CGEP (1 Story)	288	16,019	10,412
Deck			
Treated Wood	114	2,833	1,841
Treated Wood	84	2,331	1,515
Treated Wood	624	8,730	5,674
w/Roof (Roof portion)	140	2,478	1,611
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	19,637	12,764
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-008-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS GERALDINE M & EDWA	MORRIS GERALDINE M	0	11/04/2022	QC	09-FAMILY	2022-03566	PROPERTY TRANSFER	0.0

Property Address

7149 W WHITE BIRCH AVE

Owner's Name/Address

MORRIS GERALDINE M
7149 W WHITEBIRCH AVE
LAKE CITY MI 49651

Tax Description

. SEC 2 T22N R8W LOT 9 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/25/1994

MAP #:

2024 Est TCV 406,241 TCV/TFA: 302.26

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/05/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/30/2014	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	140.00	1.0280	1.0247	3000	100		189,598
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	189,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	716	0	0
D/W/P: Brick on Sand	18.02	262	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	94,800	108,300	203,100			92,618C
2023	47,900	103,500	151,400			88,208C
2022	45,000	93,500	138,500			84,008C
2021	42,000	84,500	126,500			81,325C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,344
Total Base New : 223,279 E.C.F.
Total Depr Cost: 145,132 X 1.460
Estimated T.C.V: 211,893

(16) Porches/Decks

Area	Type
240	WCP (1 Story)
144	WPP
112	WCP (1 Story)
140	Treated Wood
154	Roof Cover Onl

(17) Garage

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: 1
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

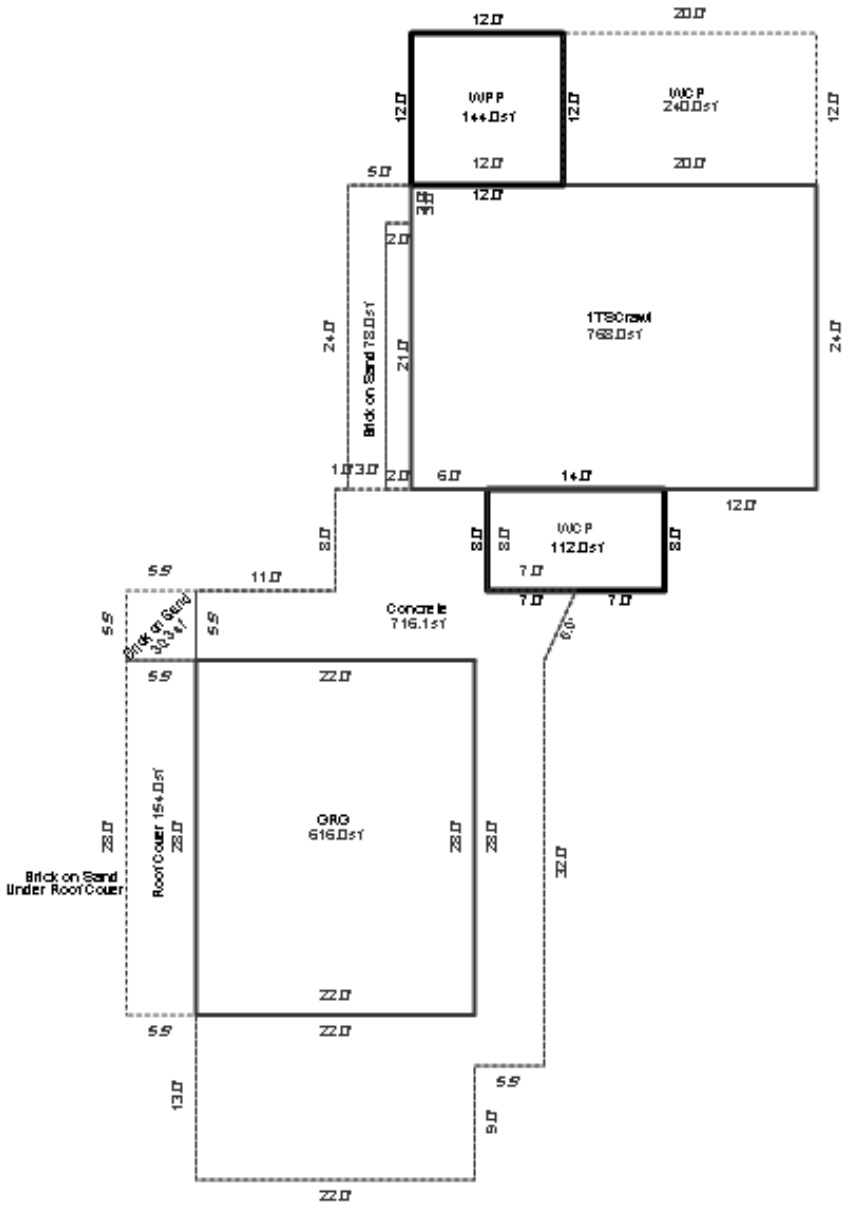
Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
			Total:	157,172	102,163

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Porches			
WCP (1 Story)	240	8,926	5,802
WPP	144	3,751	2,438
WCP (1 Story)	112	5,219	3,392
Deck			
Treated Wood	140	3,279	2,131
w/Roof (Roof portion)	154	2,700	1,755
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	616	23,359	15,183
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Fireplaces			
Exterior 2 Story	1	8,024	5,216
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***

Parcel Number: 009-440-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	AYOTTE TODD & LISA	390,000	10/19/2018	WD	03-ARM'S LENGTH	2018-03381	PROPERTY TRANSFER	100.0
		162,500	09/01/1998	WD	33-TO BE DETERMINED	322:757	DEED	0.0

Property Address
7139 W WHITE BIRCH AVE

Owner's Name/Address
AYOTTE TODD & LISA
340 DONNA DR
PORTLAND MI 48875

Tax Description
. SEC 2 T22N R8W LOT 10 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 520,913 TCV/TFA: 223.95

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/05/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/30/2014	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	118.00	1.0759	0.9818	3000	100		158,448
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	158,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	551	0	0
D/W/P: Brick on Sand	18.02	86	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	79,200	181,300	260,500			191,458C
2023	40,000	173,100	213,100			182,341C
2022	39,600	156,000	195,600			173,659C
2021	37,000	140,700	177,700			168,112C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1974	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1388 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 2,326
Total Base New : 352,349 E.C.F.
Total Depr Cost: 246,637 X 1.460
Estimated T.C.V: 360,090

(16) Porches/Decks

Area	Type
54	CCP (1 Story)
993	Treated Wood
18	Treated Wood
48	Wood Balcony

(17) Garage

Year Built: 1992
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 440
% Good: 0
Storage Area: 220
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

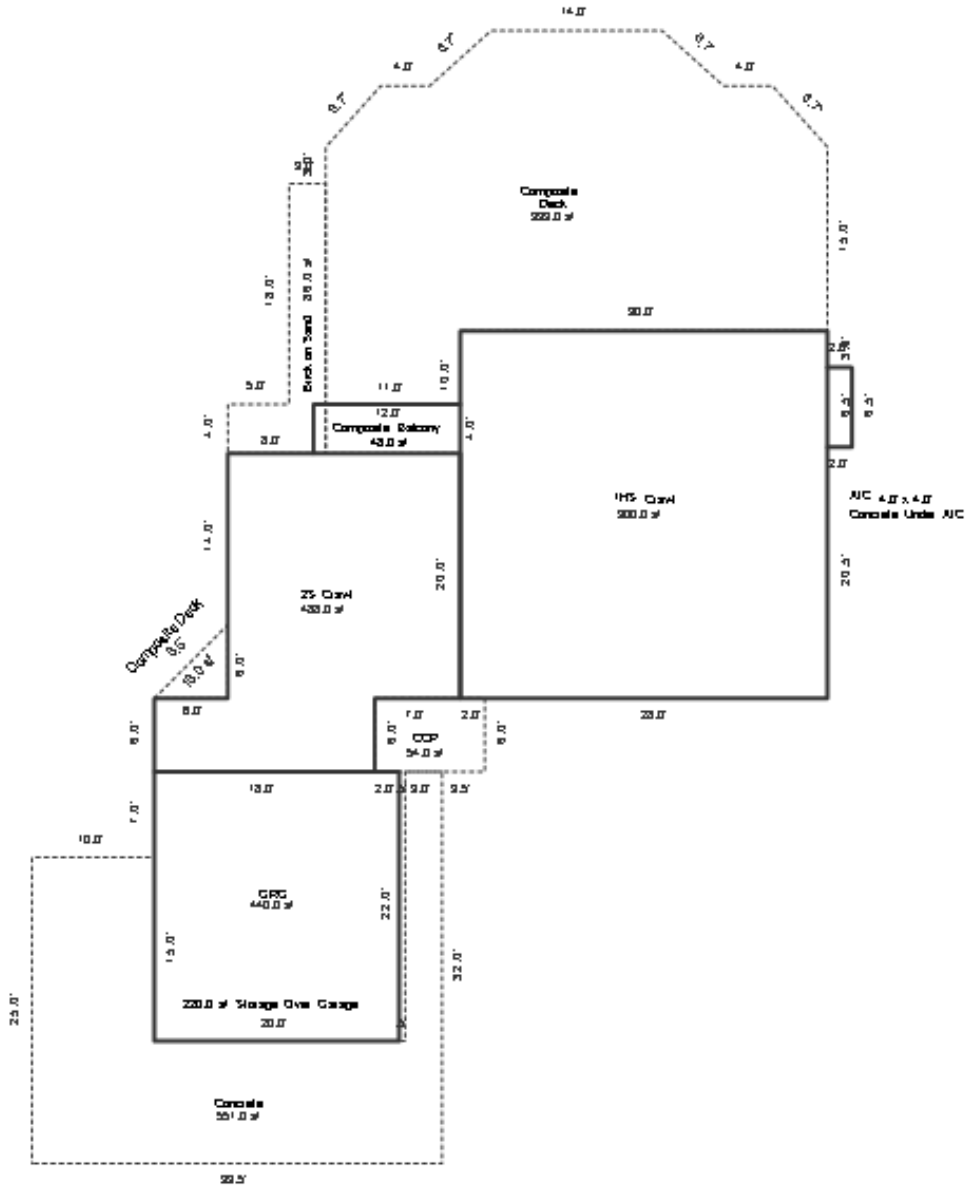
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1974
(11) Heating System: Forced Heat & Cool
Ground Area = 1388 SF Floor Area = 2326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
2 Story	Siding	Crawl Space	488		
			Total:	291,994	204,390

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
2 Fixture Bath	1	3,108	2,176
Porches			
CCP (1 Story)	54	1,612	1,128
Balcony			
Wood Balcony	48	1,956	1,369
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	20,698	14,489
Storage Over Garage	220	3,023	2,116
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			
Prefab 2 Story	1	3,169	2,218
Deck			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMAN GERALD R & DONNA J	LEE CARL	260,000	06/01/2016	WD	03-ARM'S LENGTH	2016-01968	PROPERTY TRANSFER	100.0
LEHMAN GERALD (DECEASED)	LEHMAN DONNA J (WIDOW)	0	01/04/2007	OTH	21-NOT USED/OTHER	2007/773	DEED	0.0
LEHMAN GERALD R & DONNA J	LEHMAN GERALD R & DONNA J	0	04/07/2006	QC	21-NOT USED/OTHER	06-0/2122	DEED	0.0
LEHMAN GERALD R & DONNA J		0	04/07/2006	OTH	21-NOT USED/OTHER	2007/774	DEED	0.0

Property Address
7129 W WHITE BIRCH AVE

Owner's Name/Address
LEE CARL
6731 S ELMAN ST
SAN DIEGO CA 92111

Tax Description
. SEC 2 T22N R8W LOT 11 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/30/2018
MAP #:
2024 Est TCV 467,629 TCV/TFA: 230.13

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/30/2014	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * 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

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	325	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,200	153,600	233,800			154,155C
2023	40,600	146,700	187,300	0M		0
2022	39,600	132,200	171,800	0M		0
2021	37,000	119,200	156,200	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1973	1996

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1616 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 30
Floor Area: 2,032
Total Base New : 298,250 E.C.F.
Total Depr Cost: 208,787 X 1.460
Estimated T.C.V: 304,829

(16) Porches/Decks

Area	Type
536	Treated Wood
60	Treated Wood

(17) Garage

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 2032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

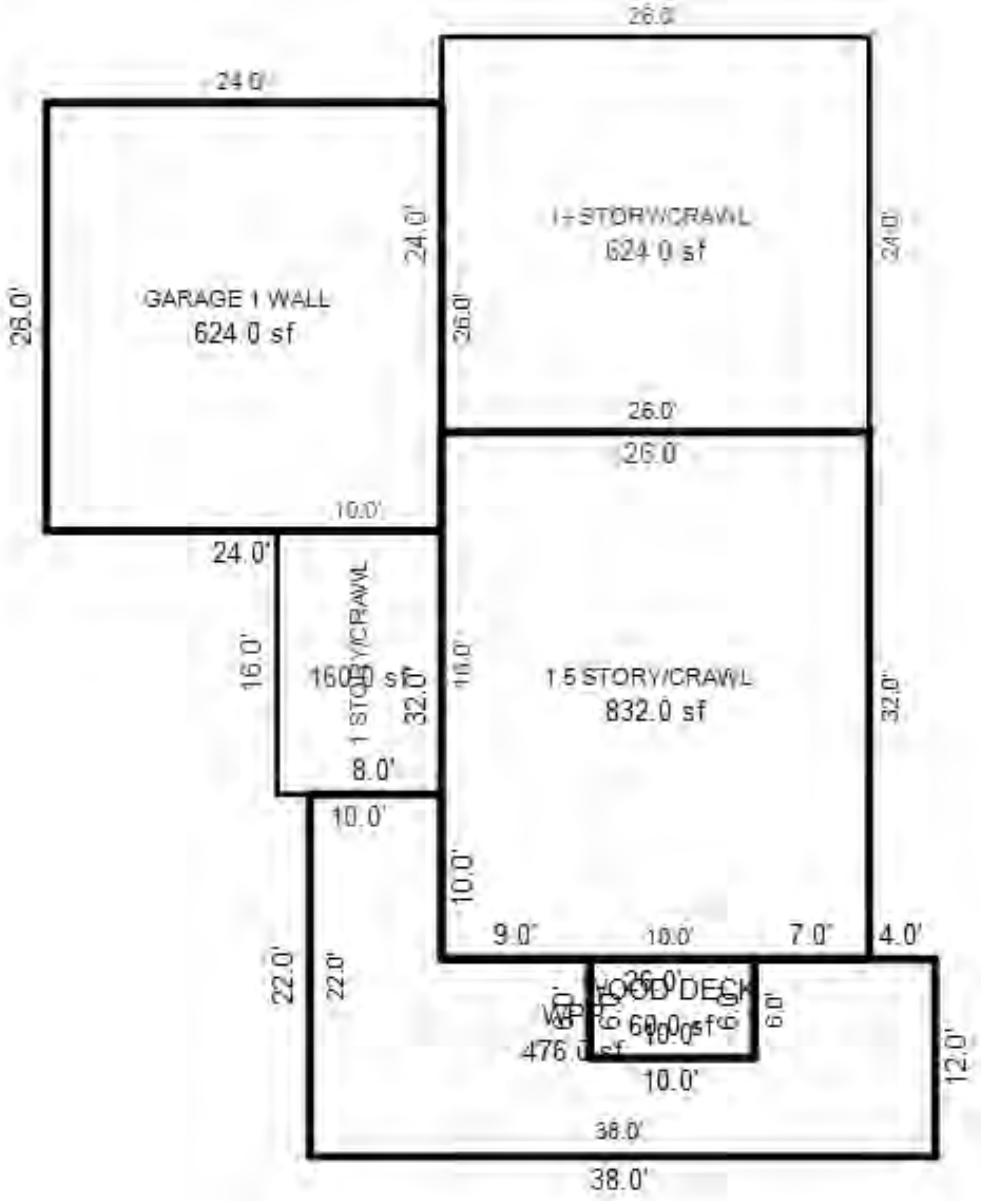
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
1+ Story	Siding	Crawl Space	624		
1 Story	Siding	Crawl Space	160		
			Total:	251,623	176,147

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176
Deck			
Treated Wood	536	7,906	5,534
Treated Wood	60	1,958	1,371
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	26,220	18,354
Common Wall: 1/2 Wall	1	-1,343	-940
Water/Sewer			
Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	298,250	208,787

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 304,829

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAATMAN & SCOGGINS & EASO	KOCH KIMBERLY & DAN	184,000	04/15/2015	WD	03-ARM'S LENGTH	2015-01432	PROPERTY TRANSFER	100.0
MAATMAN DONNA C ETAL		0	01/18/2011	OTH	09-FAMILY	2011-511	PROPERTY TRANSFER	0.0
EASON ELWOOD C & SHIRLEY	MAATMAN DONNA C ETAL *	0	12/23/2008	OTH	21-NOT USED/OTHER	2009/0062	DEED	100.0
EASON ELWOOD C & SHIRLEY	EASON ELWOOD C & SHIRLEY	0	01/23/2008	OTH	21-NOT USED/OTHER	2008/355	DEED	0.0

Property Address
7119 W WHITE BIRCH AVE

Owner's Name/Address
KOCH KIMBERLY & DAN
7119 W WHITE BIRCH AVE
LAKE CITY MI 49651

Tax Description
. SEC 2 T22N R8W LOT 12 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/04/2015
MAP #:
2024 Est TCV 402,793 TCV/TFA: 254.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/08/2014	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	125.00	1.0759	0.9960	3000	100		160,747
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	160,747

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	102	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,400	121,000	201,400			117,059C
2023	40,700	115,600	156,300			111,485C
2022	39,600	104,100	143,700			106,177C
2021	37,000	93,800	130,800			102,786C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 792 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,584
Total Base New : 254,050 E.C.F.
Total Depr Cost: 165,134 X 1.460
Estimated T.C.V: 241,096

(16) Porches/Decks

Area	Type
80	CGEP (1 Story)
96	Treated Wood
264	Treated Wood
112	Treated Wood
24	Wood Balcony

(17) Garage

Year Built: 1972
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: 528
% Good: 0
Storage Area: 528
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

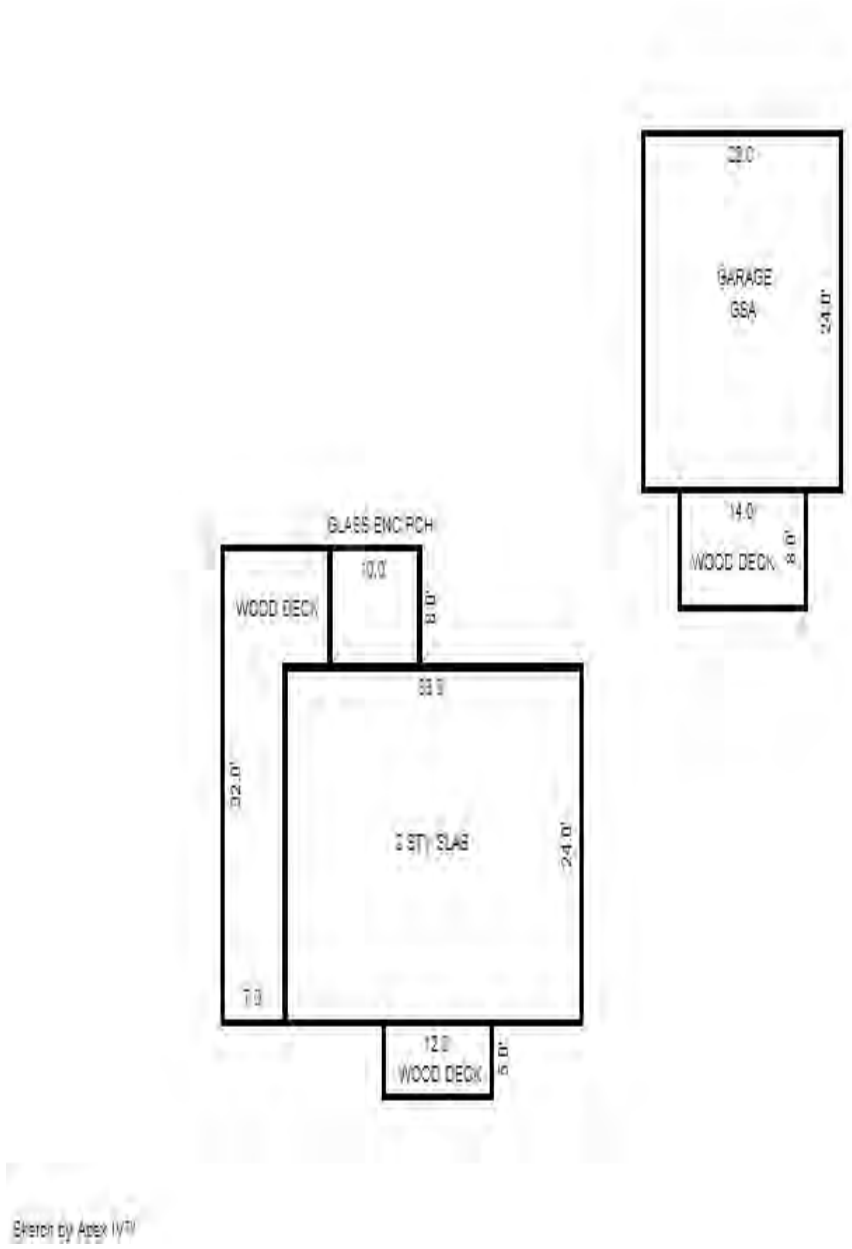
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	792		
			Total:	181,691	118,100

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Porches			
CGEP (1 Story)	80	6,540	4,251
Deck			
Treated Wood	96	2,505	1,628
Treated Wood	264	4,971	3,231
Treated Wood	112	2,794	1,816
Balcony			
Wood Balcony	24	978	636
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	528	25,677	16,690
Storage Over Garage	528	7,255	4,716
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Built-Ins			
Appliance Allow.	1	2,766	1,798

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHENS WILLIAM J & REGI	STEPHENS WILLIAM J & REGI	0	12/13/2023	QC	15-LADY BIRD	2023-03350	PROPERTY TRANSFER	0.0
TUCKER THOMAS N & SHIRLEY	STEPHENS WILLIAM J & REGI	328,000	08/28/2018	WD	03-ARM'S LENGTH	2018-02820	PROPERTY TRANSFER	100.0
RHODE ROY C SR & MARY ANN	TUCKER THOMAS N & SHIRLEY	0	07/22/2009	WD	16-LC PAYOFF	2009/2731	DEED	0.0
RHODE ROY C SR & MARY ANN	TUCKER THOMAS N & SHIRLEY	339,900	08/19/2005	LC	03-ARM'S LENGTH	05-0/3289	DEED	100.0

Property Address

7109 W WHITE BIRCH AVE

Owner's Name/Address

STEPHENS WILLIAM J & REGINA M
24849 HANOVER ST
DEARBORN HEIGHTS MI 48125

Tax Description

. SEC 2 T22N R8W LOT 13 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 512,793 TCV/TFA: 241.66

Building Permit(s)	Date	Number	Status
Deck/Porch	08/01/2023	2023-0473	100%
Addition	08/16/2022	2022-0555	100%

X Improved Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	125.00	1.0759	0.9960	3000	100		160,747
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	160,747

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	60	0	0
D/W/P: 4in Ren. Conc.	8.18	1013	50	4,143
Total Estimated Land Improvements True Cash Value =				4,143

Who	When	What
JWV	09/26/2023	INSPECTED
JWV	12/03/2022	INSPECTED
JWV	09/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,400	176,000	256,400			187,245C
2023	40,700	168,000	208,700			177,853C
2022	39,600	149,900	189,500			167,575C
2021	37,000	135,200	172,200			162,222C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 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

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 2,122
Total Base New : 317,710 E.C.F.
Total Depr Cost: 238,290 X 1.460
Estimated T.C.V: 347,903

(16) Porches/Decks

Area	Type
28	WPP
547	Treated Wood
196	Treated Wood

(17) Garage

Year Built: 1992
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: 626
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

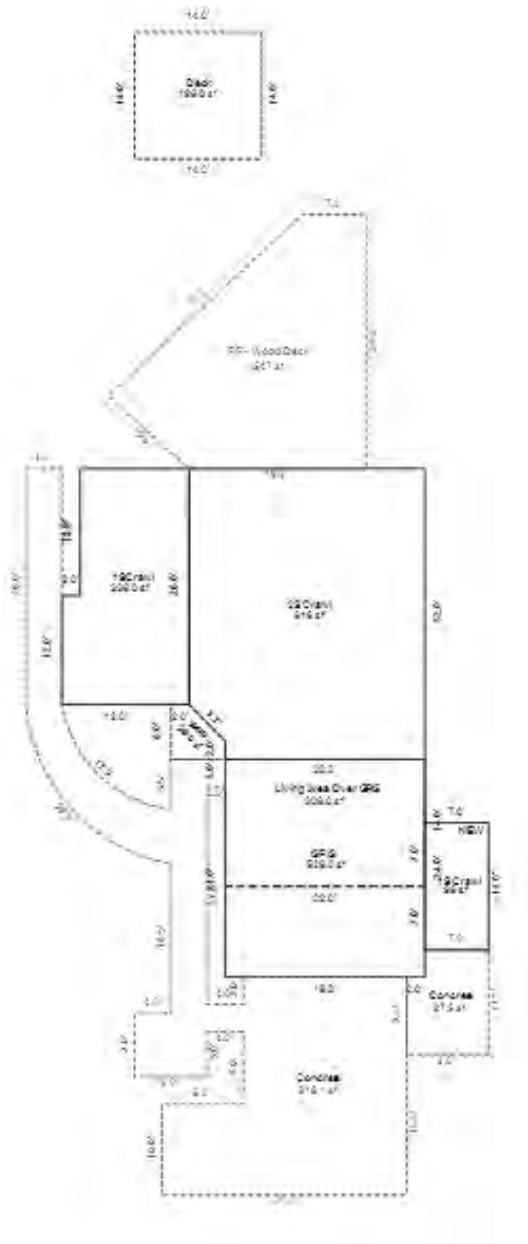
Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1992
(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 2122 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	336		
1 Story	Siding	Overhang	358		
			Total:	252,499	189,384

Other Additions/Adjustments			
Exterior			
Brick Veneer	160	2,750	2,062
Plumbing			
Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331
Porches			
WPP	28	1,484	1,113
Deck			
Treated Wood	547	8,008	6,006
Treated Wood	196	4,081	3,061
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	626	31,682	23,761
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410
Water/Sewer			
Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON DENNIS & JUDY T	JOHNSTON MICHAEL & CHRIST	230,000	02/16/2018	WD	09-FAMILY	2018-00521	PROPERTY TRANSFER	0.0

Property Address

7099 W WHITE BIRCH AVE

Owner's Name/Address

JOHNSTON MICHAEL & CHRISTINA
220 FOXDOWN RD
HOLLAND MI 49424

Tax Description

. SEC 2 T22N R8W LOT 14 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 324,091 TCV/TFA: 257.22

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/03/2018	INSPECTED
TPC	04/17/2015	INSPECTED
TPC	10/10/2011	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	122.00	1.0759	0.9900	3000	100		159,774
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	159,774

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	336	0	0
D/W/P: 3.5 Concrete	6.16	132	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	79,900	82,100	162,000			90,156C
2023	40,500	78,400	118,900			85,863C
2022	39,600	70,700	110,300			81,775C
2021	37,000	63,700	100,700			79,163C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1971	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 840 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: CD
Effec. Age: 35
Floor Area: 1,260
Total Base New : 172,148 E.C.F.
Total Depr Cost: 111,895 X 1.460
Estimated T.C.V: 163,367

(16) Porches/Decks

Area	Type
96	WPP
336	WPP

(17) Garage

Year Built: 1971
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1971
(11) Heating System: Electric Baseboard
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

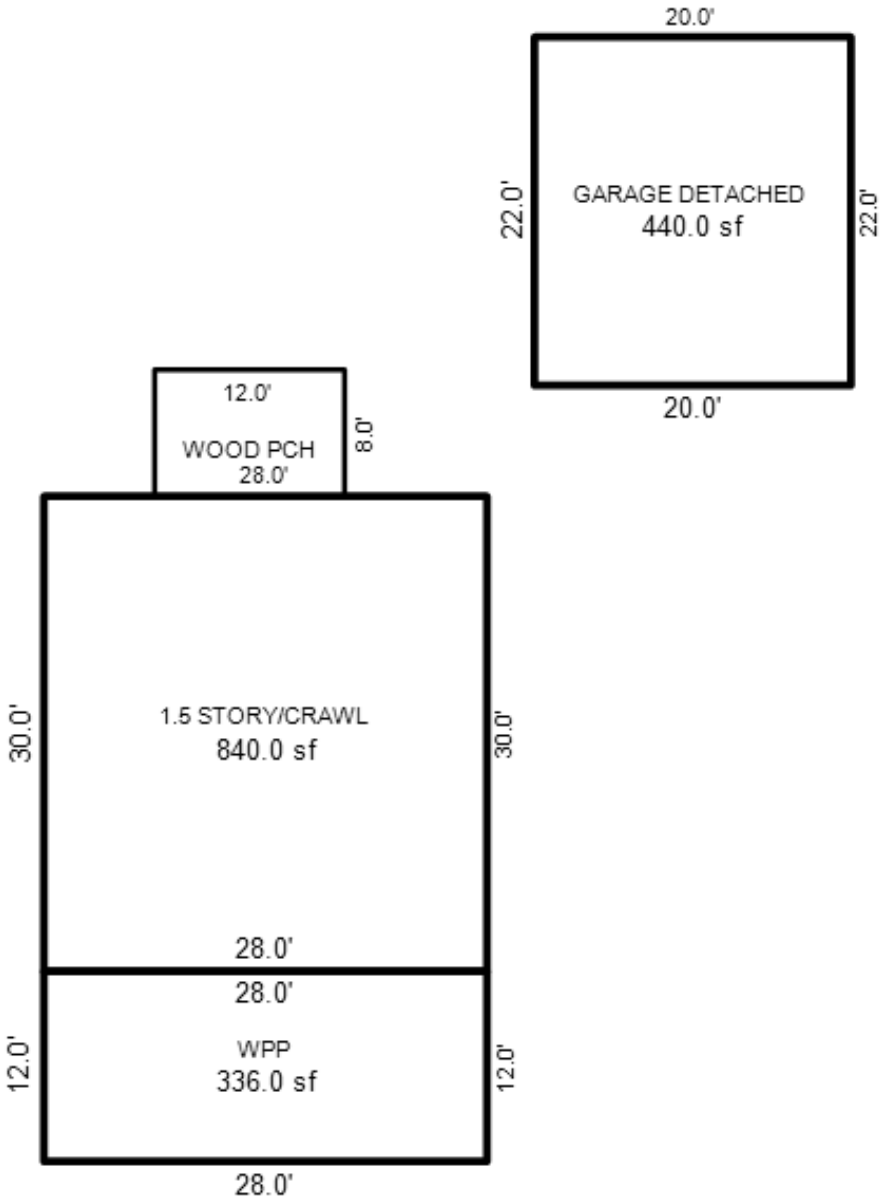
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
			Total:	130,772	85,002

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687
Porches			
WPP	96	2,549	1,657
WPP	336	4,993	3,245
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	16,408	10,665
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
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	172,148	111,895

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 163,367

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGLONE WILLIAM A & KATHL	MCINTOSH DAVID	290,000	09/17/2019	WD	03-ARM'S LENGTH	2019-02900	PROPERTY TRANSFER	100.0
MCGLONE WILLIAM A & KATHL	MCGLONE WILLIAM A & KATHL	1	04/27/2019	WD	09-FAMILY	2019-01510	PROPERTY TRANSFER	0.0
WHITBECK RODNEY G & AMEIL	MCGLONE WILLIAM A & KATHL	195,000	12/29/2009	WD	03-ARM'S LENGTH	2009/4397	DEED	100.0
		75,000	08/01/1999	WD	33-TO BE DETERMINED	330:857	DEED	0.0

Property Address
7087 W WHITE BIRCH AVE

Owner's Name/Address
MCINTOSH DAVID
7087 W WHITE BIRCH AVE
LAKE CITY MI 49651

Tax Description
. LOT 15 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 426,794 TCV/TFA: 381.07

Building Permit(s)	Date	Number	Status
Deck/Porch	03/29/2022	2022-0149	100%
Garage	05/19/2011	2010-206	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/13/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	07/29/2019	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	109.00	1.0759	0.9625	3000	100		155,336
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	155,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	128	0	0
D/W/P: 4in Ren. Conc.	8.18	356	50	1,456
D/W/P: Brick on Sand	18.02	242	50	2,180
Wood Frame	39.24	20	50	392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,403

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	77,700	135,700	213,400			155,553C
2023	39,100	130,200	169,300			148,146C
2022	39,600	109,000	148,600			138,997C
2021	37,000	107,600	144,600			134,557C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1999	2011

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		Large Avg. Small

X	Wood Sash
	Metal Sash
X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,120
Total Base New : 230,069 E.C.F.
Total Depr Cost: 184,066 X 1.440
Estimated T.C.V: 265,055

(16) Porches/Decks

Area	Type
90	WCP (1 Story)
102	WCP (1 Story)
104	CCP (1 Story)
217	Treated Wood
36	Treated Wood
36	Treated Wood

(17) Garage

Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1999
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

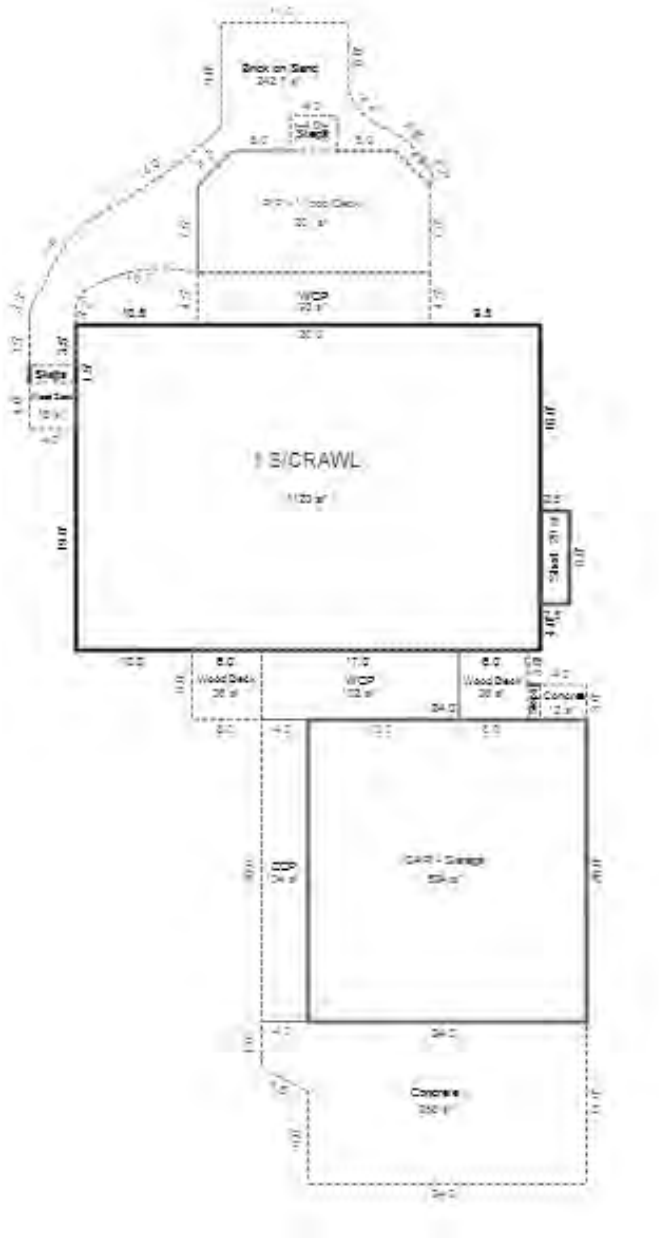
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	162,458	129,978

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
Porches			
WCP (1 Story)	90	4,524	3,619
WCP (1 Story)	102	4,828	3,862
CCP (1 Story)	104	2,910	2,328
Deck			
Treated Wood	217	4,373	3,498
Treated Wood	36	1,509	1,207
Treated Wood	36	1,509	1,207
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	26,220	20,976
Storage Over Garage	364	5,001	4,001
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***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		265,000	07/01/2000	WD	33-TO BE DETERMINED	338:596	DEED	0.0

Property Address
7079 W WHITE BIRCH AVE

Owner's Name/Address
FRAZIER MICHAEL S & DIANE L
4290 CAHOHIA RIDGE
LINDEN MI 48451

Tax Description
. SEC 2 T22N R8W LOT 16 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 499,164 TCV/TFA: 273.96

Building Permit(s)	Date	Number	Status
Deck/Porch	08/20/2021	2021-0564	100%

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/28/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/10/2011	INSPECTED

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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	104.00	1.0076	0.9513	3000	100		186,910
65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	186,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	24.94	40	0	0
D/W/P: 4in Ren. Conc.	8.18	740	50	3,026
D/W/P: Brick on Sand	18.02	128	50	1,153
Total Estimated Land Improvements True Cash Value =				4,179

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	93,500	156,100	249,600			163,613C
2023	46,300	170,000	216,300			155,822C
2022	47,600	153,100	200,700			148,402C
2021	44,400	144,700	189,100			140,951C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1049 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,822
Total Base New : 301,427 E.C.F.
Total Depr Cost: 211,010 X 1.460
Estimated T.C.V: 308,075

(16) Porches/Decks

Area	Type
38	CCP (1 Story)
287	Composite

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 696
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1049 SF Floor Area = 1822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

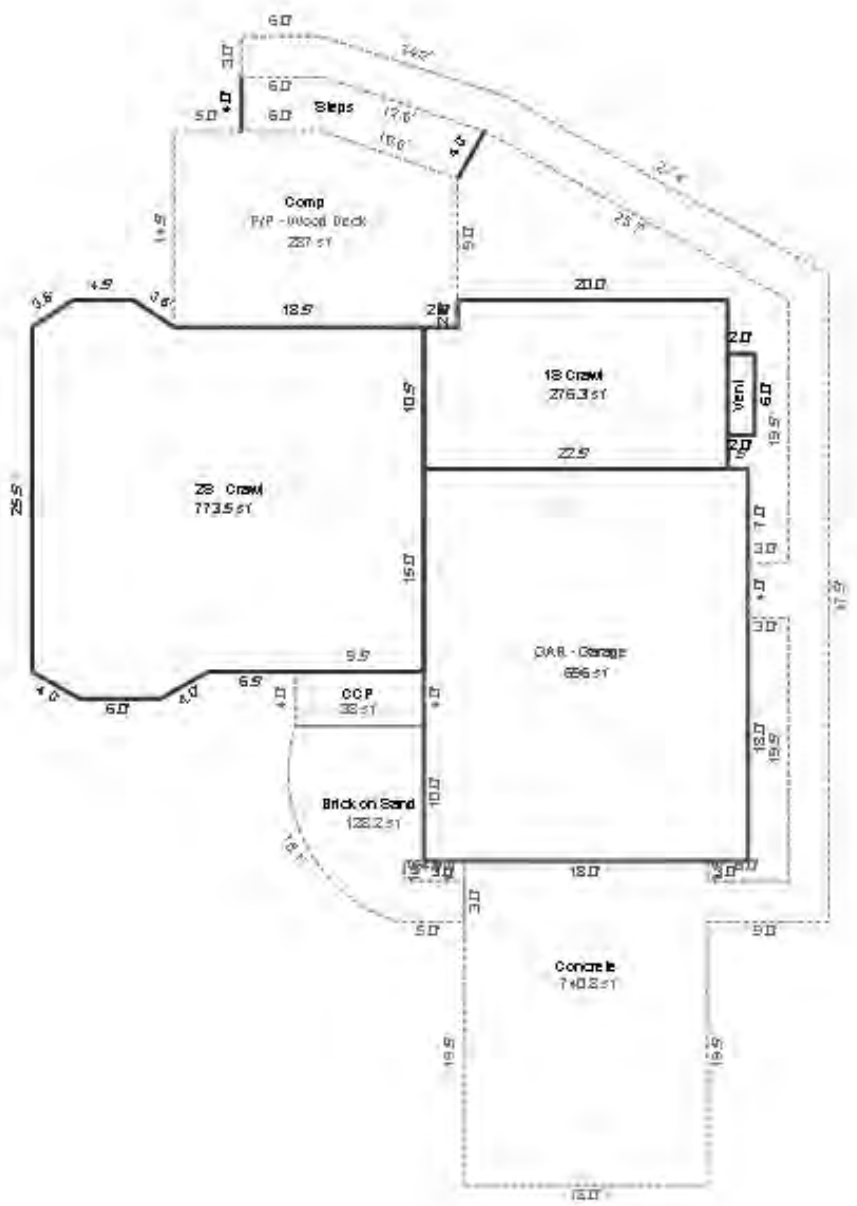
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	773		
1 Story	Siding	Crawl Space	276		
			Total:	239,737	167,827

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
Porches			
CCP (1 Story)	38	1,210	847
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	696	34,257	23,980
Common Wall: 1.5 Wall	1	-4,028	-2,820
Door Opener	1	547	383
Water/Sewer			
Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066
Built-Ins			
Appliance Allow.	1	2,766	1,936
Fireplaces			
Exterior 2 Story	1	8,024	5,617
Deck			
Composite	287	5,490	3,843
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***

Parcel Number: 009-440-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANNON EDNA M	VERTALKA STEVEN J & NANCY	142,400	12/15/2017	WD	09-FAMILY	2018-00340	PROPERTY TRANSFER	0.0

Property Address
7069 W WHITE BIRCH AVE

Owner's Name/Address
VERTALKA STEVEN J & NANCY J
6915 SPRINGTREE LANE
LANSING MI 48917

Tax Description
. SEC 2 T22N R8W LOT 17 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 376,979 TCV/TFA: 322.76

Building Permit(s)	Date	Number	Status
Addition	11/13/2018	2018-0632	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/14/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	130.68	1.0280	1.0072	3000	100		186,361
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	186,361

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	504	50	1,756
D/W/P: Brick on Sand	18.02	60	50	540
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				3,418

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	93,200	95,300	188,500			109,510C
2023	46,900	90,900	137,800			104,296C
2022	45,000	81,900	126,900			99,330C
2021	42,000	73,900	115,900			96,157C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1967	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many	X	Large
	Avg.		Avg.
X	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1024 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1,168
Total Base New : 197,257 E.C.F.
Total Depr Cost: 128,219 X 1.460
Estimated T.C.V: 187,200

(16) Porches/Decks

Area	Type
312	WCP (1 Story)
24	Roof Cover Onl

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1967
(11) Heating System: Forced Heat & Cool
Ground Area = 1024 SF Floor Area = 1168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

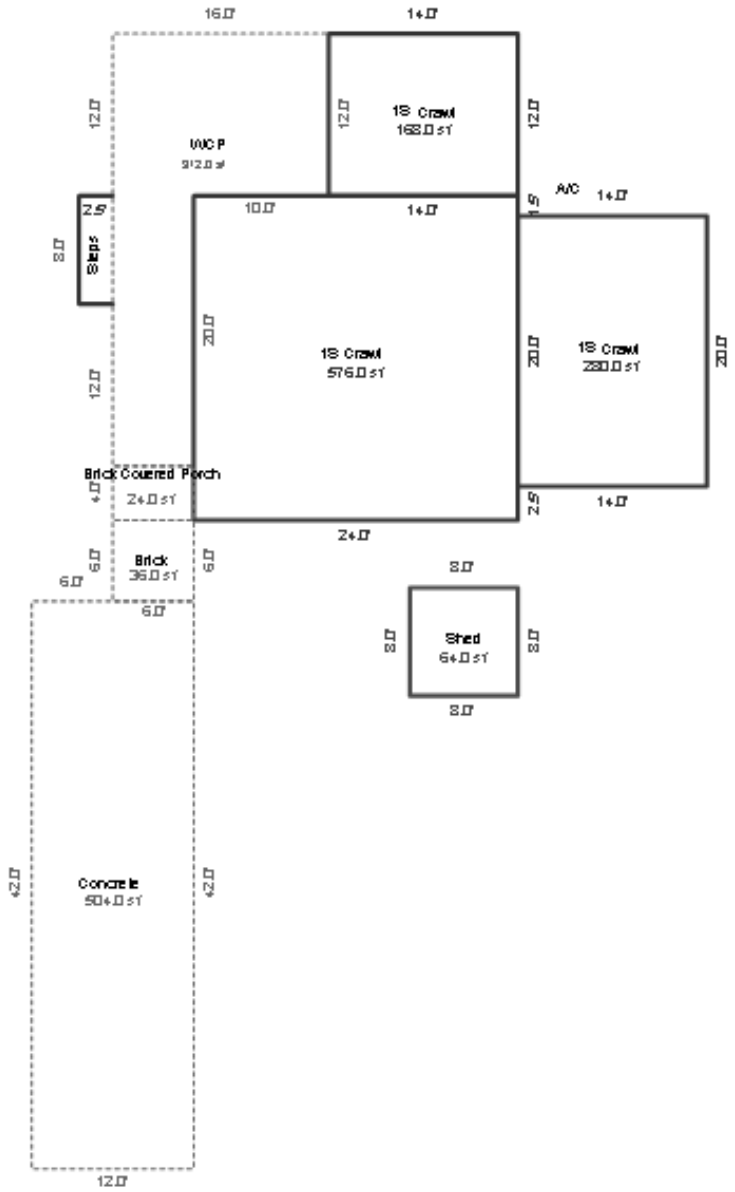
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	280		
1 Story	Siding	Crawl Space	168		
		Total:		168,436	109,486

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
Porches			
WCP (1 Story)	312	10,224	6,646
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
Deck			
w/Roof (Roof portion)	24	540	351
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	197,257	128,219

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 187,200

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH COLLEEN A TRUST	SMITH COLLEEN A	0	12/19/2022	QC	09-FAMILY	2022-04034	PROPERTY TRANSFER	0.0
SMITH COLLEEN A	SMITH COLLEEN A	0	12/19/2022	QC	09-FAMILY	2022-04036	PROPERTY TRANSFER	0.0

Property Address
7059 W WHITE BIRCH AVE

Owner's Name/Address
SMITH COLLEEN A
7059 W WHITE BIRCH AVE
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/12/2023
MAP #:
2024 Est TCV 345,108 TCV/TFA: 449.36

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	187.31	1.0280	1.1020	3000	100		203,911
60 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	203,911

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	64	94	370
Wood Frame	24.67	126	95	2,953
Total Estimated Land Improvements True Cash Value =				3,323

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 2 T22N R8W LOT 18 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/10/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	102,000	70,600	172,600			91,984C
2023	52,300	67,300	119,600			87,604C
2022	45,000	60,700	105,700			83,433C
2021	42,000	54,700	96,700			80,768C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 768
Total Base New : 134,905 E.C.F.
Total Depr Cost: 94,434 X 1.460
Estimated T.C.V: 137,874

(16) Porches/Decks

Area	Type
20	WPP
240	Treated Wood

(17) Garage

Year Built: 1990
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

Bsmnt Garage:

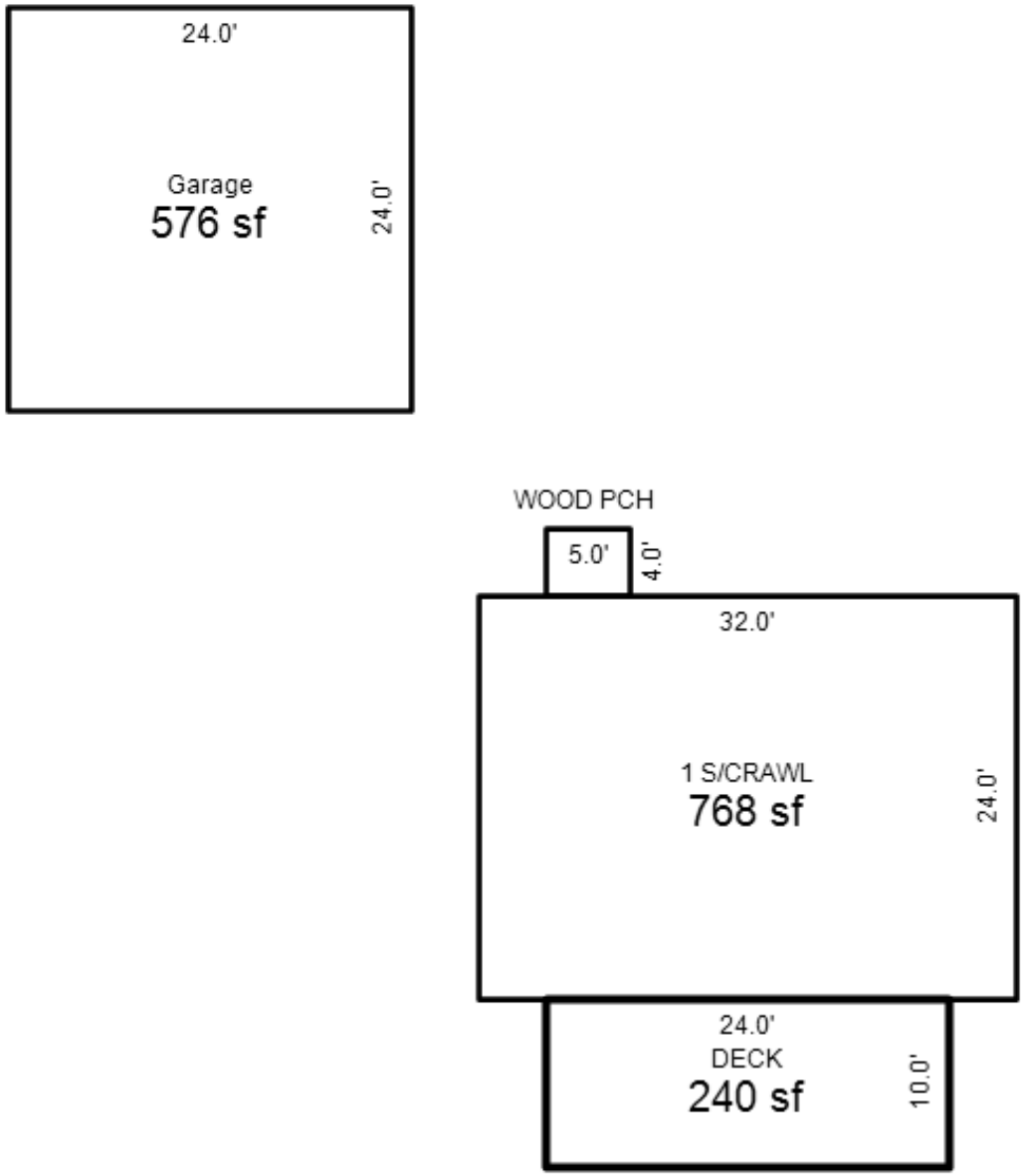
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 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	768			
			Total:	93,713	65,600	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	861	
Deck						
Treated Wood			240	4,565	3,195	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	13,854	
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 100 Feet			1	5,640	3,948	
Built-Ins						
Appliance Allow.			1	1,934	1,354	
Fireplaces						
Exterior 1 Story			1	5,707	3,995	
Porches						
WPP			20	999	699	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	134,905	94,434	

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 137,874

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORNE'S TRUST	OSBORNE JOYCE E	0	09/18/2017	QC	09-FAMILY	2017-02707	PROPERTY TRANSFER	0.0

Property Address
7049 W WHITE BIRCH AVE

Owner's Name/Address
OSBORNE JOYCE E
7049 W WHITE BIRCH AVENUE
LAKE CITY MI 49651

Tax Description
. SEC 2 T22N R8W LOT 19 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/11/1997
MAP #:
2024 Est TCV 421,232 TCV/TFA: 358.80

Building Permit(s)	Date	Number	Status
Reroof	05/23/2013	2013-0172	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	05/05/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/19/2014	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	72.00	206.91	0.9822	1.1298	3000	100		239,681
72 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	239,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	0	0
D/W/P: 4in Concrete	6.49	1051	0	0
D/W/P: 4in Concrete	6.49	132	0	0
D/W/P: Patio Blocks	14.27	54	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	33.66	48	50	808
Wood Frame	26.25	96	50	1,260

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,443

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	119,800	90,800	210,600			106,078C
2023	61,200	86,700	147,900			101,027C
2022	51,100	78,200	129,300			96,217C
2021	47,700	70,600	118,300			93,144C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 982 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,174
Total Base New : 186,628 E.C.F.
Total Depr Cost: 121,307 X 1.460
Estimated T.C.V: 177,108

(16) Porches/Decks

Area	Type
352	Treated Wood
248	Treated Wood
132	Roof Cover Onl
84	Treated Wood

(17) Garage

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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 982 SF Floor Area = 1174 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

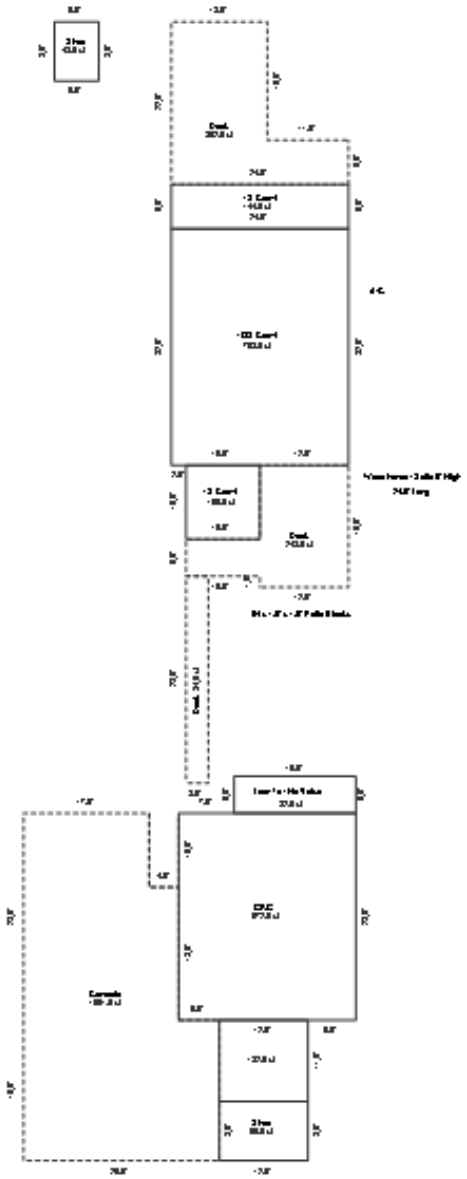
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	114		
1 Story	Siding	Crawl Space	100		
		Total:		138,949	90,316

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	799
Deck			
Treated Wood	352	5,864	3,812
Treated Wood	248	4,660	3,029
Treated Wood	84	2,277	1,480
w/Roof (Roof portion)	132	2,134	1,387
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	22,129	14,384
Door Opener	1	485	315
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
Local Cost Items			
SANITARY SEWER	1	0	0 *
Totals:		186,628	121,307

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART LAYNE & KATHLEEN	BEIG SALEEM & IRENE L	180,000	07/02/2004	WD	03-ARM'S LENGTH	04-0/2971	DEED	100.0
		139,000	05/01/2000	WD	33-TO BE DETERMINED	337:582	DEED	0.0

Property Address
7039 W WHITE BIRCH AVE

Owner's Name/Address
BEIG SALEEM & IRENE L
7039 W WHITE BIRCH AVE
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/25/2004
MAP #:
2024 Est TCV 671,909 TCV/TFA: 301.03

Building Permit(s)	Date	Number	Status
Deck/Porch	09/03/2008	20080520	Complete
Deck/Porch	06/20/2007	20070372	Complete
New House	07/12/2004	20040245	Complete

Tax Description
. SEC 2 T22N R8W LOT 20 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
RJG	12/01/2008	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	66.00	214.50	1.0038	1.1400	3000	100		226,571
66 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	226,571

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1104	78	5,666
Total Estimated Land Improvements True Cash Value =				5,666

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	113,300	222,700	336,000			187,260C
2023	58,200	220,500	278,700			178,343C
2022	48,100	198,600	246,700			169,851C
2021	44,900	179,100	224,000			164,425C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2S

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 2,232
Total Base New : 366,164 E.C.F.
Total Depr Cost: 301,145 X 1.460
Estimated T.C.V: 439,672

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
340	WGEP (1 Story)
300	Composite

(17) Garage

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: 576
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 2232 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	Crawl Space	936			
1 Story	Siding	Overhang	360			
			Total:	265,718	212,583	
Other Additions/Adjustments						
Exterior						
Brick Veneer			384	6,601	5,281	
Plumbing						
Average Fixture(s)			1	1,476	1,181	
3 Fixture Bath			1	4,646	3,717	
Porches						
CCP (1 Story)			48	1,455	1,368	*
WGEP (1 Story)			340	22,396	21,724	*
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			576	29,854	28,063	*
Common Wall: 1 Wall			1	-2,686	-2,525	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	16,148	*
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	
Deck						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
7029 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
LINDWALL LANCE R & MARY K LE 7029 W WHITEBIRCH AVE LAKE CITY MI 49651	2024 Est TCV 542,630 TCV/TFA: 269.16					

Tax Description

. SEC 2 T22N R8W LOT 21 LETTICH COVE.
2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

STORAGE BLDG PRICED AS GRG @ 50%

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	06/11/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	03/11/2012	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	66.00	209.88	1.0038	1.1338	3000	100		225,341
66 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value =		225,341

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1190	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	112,700	158,600	271,300			128,938C
2023	57,800	151,500	209,300			122,799C
2022	48,100	136,700	184,800			116,952C
2021	44,900	123,500	168,400			113,216C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 2,016
Total Base New : 329,334 E.C.F.
Total Depr Cost: 214,068 X 1.460
Estimated T.C.V: 312,539

(16) Porches/Decks

Area	Type
168	WGEP (1 Story)
387	Composite
551	Treated Wood
48	Wood Balcony

(17) Garage

Year Built: 1981
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: 192
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	864		
			Total:	235,533	153,098

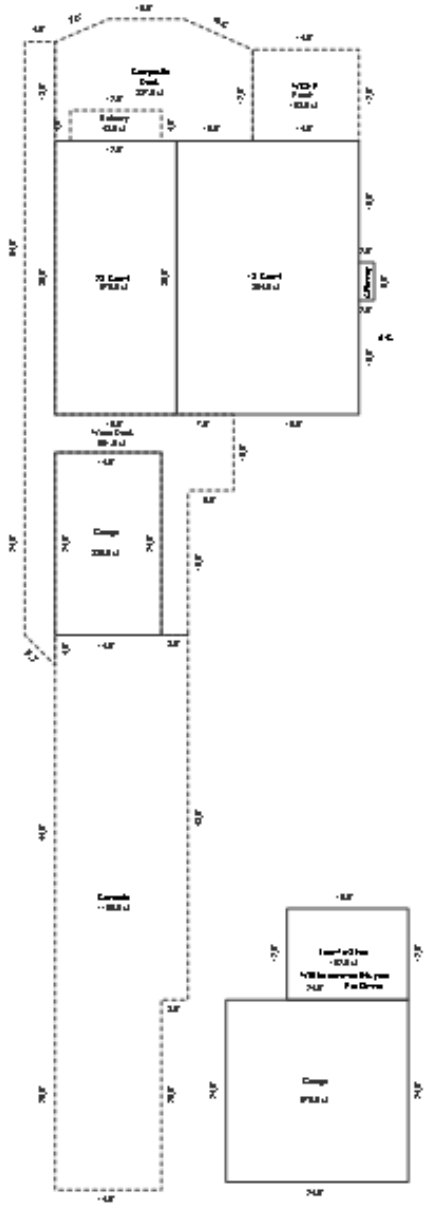
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Porches			
WGEP (1 Story)	168	13,506	8,779
Deck			
Treated Wood	551	8,045	5,229
Composite	387	6,683	4,344
Balcony			
Wood Balcony	48	1,956	1,271
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	16,125
Storage Over Garage	192	2,638	1,715
Door Opener	1	547	356
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	336	15,490	10,068
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-021-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		57,500	06/01/2000	WD	33-TO BE DETERMINED	02-0:4786	DEED	0.0

Property Address
7017 W WHITE BIRCH AVE

Owner's Name/Address
ADKINS MARK J
7017 W WHITE BIRCH AVE
Lake City MI 49651

Taxpayer's Name/Address
ADKINS MARK J
7017 W WHITE BIRCH AVE
Lake City MI 49651

Tax Description
SEC 2 T22N R8W LOT 22 & NW'LY 4 FT OF LOT 23. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences
517-285-2578 (Cell)
01 COMBO 4 FT FROM 023 FOR 02

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/26/2007
MAP #:
2024 Est TCV 541,998 TCV/TFA: 299.45

Building Permit(s)	Date	Number	Status
New House	06/04/2001	20000190	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/10/2011	INSPECTED

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	55.00	191.66	1.0506	1.1084	3000	100		192,130
55 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	192,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	96,100	174,900	271,000			140,990C
2023	49,500	167,100	216,600			134,277C
2022	42,300	150,800	193,100			127,883C
2021	39,500	136,100	175,600			123,798C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1448 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 18
Floor Area: 1,810
Total Base New : 288,271 E.C.F.
Total Depr Cost: 236,382 X 1.460
Estimated T.C.V: 345,118

(16) Porches/Decks

Area	Type
84	CCP (1 Story)

(17) Garage

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1448 SF Floor Area = 1810 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

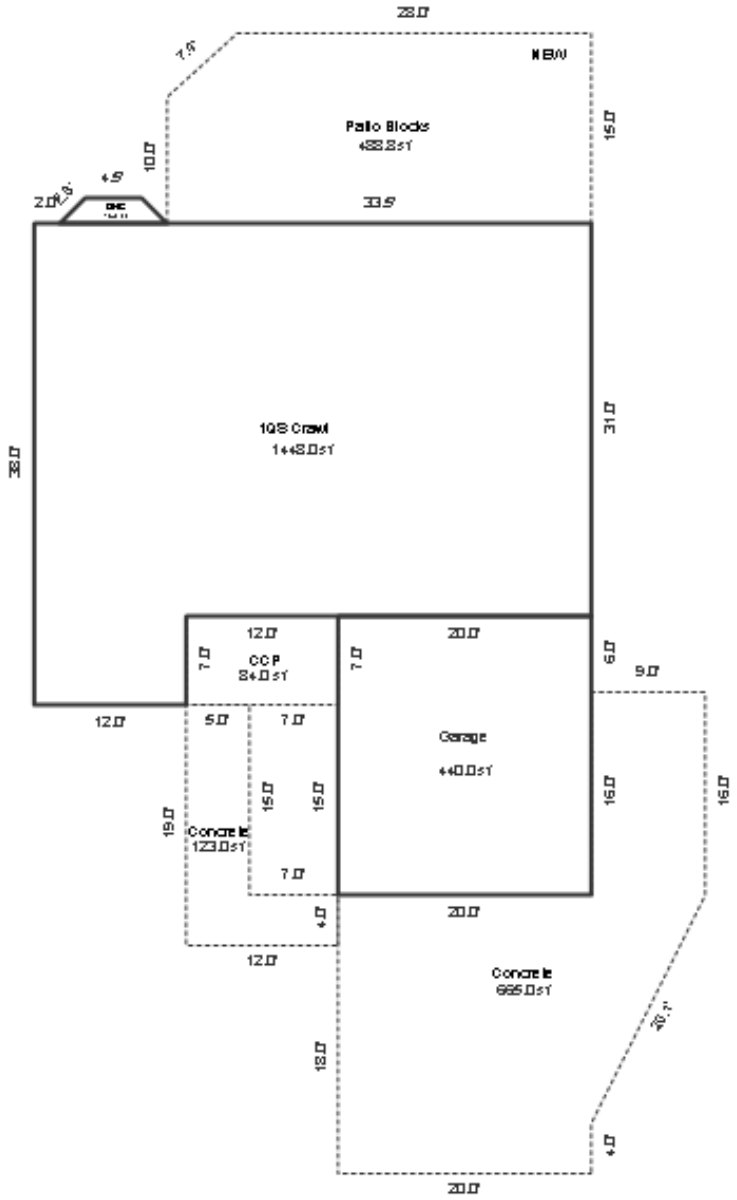
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
			Total:	243,400	199,587

Other Additions/Adjustments				
Exterior				
Stone Veneer	96	3,644	2,988	
Plumbing				
Average Fixture(s)	1	1,476	1,210	
3 Fixture Bath	1	4,646	3,810	
Porches				
CCP (1 Story)	84	2,408	1,975	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	440	24,768	20,310	
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, 100 Feet	1	5,808	4,763	
Built-Ins				
Appliance Allow.	1	2,766	2,268	
Local Cost Items				
SANITARY SEWER	1	0	0	*
	Totals:	288,271	236,382	

Notes:
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 345,118

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-022-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-440-023-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS RONALD M & NADINE M	DAVIS NADINE M TRUSTEE OF	0	06/24/2011	WD	03-ARM'S LENGTH	2011-02351	PROPERTY TRANSFER	0.0
		153,000	05/01/1999	WD	33-TO BE DETERMINED	328:610	DEED	0.0

Property Address

7009 W WHITE BIRCH AVE

Owner's Name/Address

DAVIS NADINE M TRUSTEE OF THE
DAVIS NADINE M TRUST
2495 BARNSBURY ROAD
EAST LANSING MI 48823

Tax Description

SEC 2 T22N R8W LOT 23 EXC NW'LY 4 FT THOF. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Comments/Influences

01 SPLIT 4 FT TO 022 FOR 02

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 485,498 TCV/TFA: 317.73

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	83.64	100.00	0.9461	0.9420	3000	100		223,604
84 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	223,604

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	60	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	111,800	130,900	242,700			136,175C
2023	58,700	134,600	193,300			129,691C
2022	36,200	121,300	157,500			123,516C
2021	32,600	109,400	142,000			119,571C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/11/2012	INSPECTED
TPC	10/10/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1528 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 35
Floor Area: 1,528
Total Base New : 274,996 E.C.F.
Total Depr Cost: 178,729 X 1.460
Estimated T.C.V: 260,944

(16) Porches/Decks

Area	Type
32	WCP (1 Story)
96	WGEP (1 Story)
120	Treated Wood
168	Treated Wood
128	Treated Wood

(17) Garage

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: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1984
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1528 SF Floor Area = 1528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

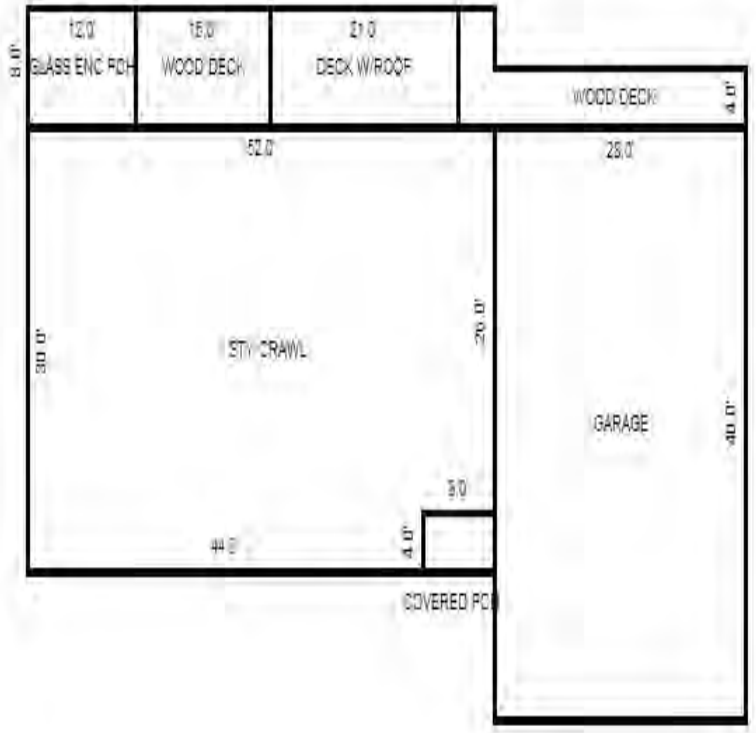
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,528		
			Total:	203,822	132,465

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Porches			
WCP (1 Story)	32	2,343	1,523
WGEP (1 Story)	96	9,421	6,124
Deck			
Treated Wood	120	2,947	1,916
Treated Wood w/Roof (Deck Portion)	168	3,693	2,400
Treated Wood w/Roof (Roof portion)	168	2,906	1,889
Treated Wood	128	3,089	2,008
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	960	35,846	23,300
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Built-Ins			
Appliance Allow.	1	2,766	1,798

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE DEREK & ASHLEY	BROWN SHARON	139,200	10/28/2016	WD	25-PARTIAL CONSTRUCTION	2016-03671	PROPERTY TRANSFER	100.0
CHEMICAL BANK	DORE DEREK	74,000	04/21/2011	WD	03-ARM'S LENGTH	2011-01437	PROPERTY TRANSFER	100.0
CHEMICAL BANK	CHEMICAL BANK	0	10/08/2009	OTH	21-NOT USED/OTHER		DEED	100.0
KAMINSKI JAMES & DIANA	CHEMICAL BANK	0	10/08/2008	QC	21-NOT USED/OTHER	2008/3959	DEED	0.0

Property Address
1859 S GREEN RD

Owner's Name/Address
BROWN SHARON
1859 S GREEN RD
LAKE CITY MI 49651

Tax Description
SEC 12 T22N R8W LOTS 1 & 2 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
20828915, $84900 DOM 783

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 12/05/2016
MAP #:
2024 Est TCV 271,794 TCV/TFA: 126.53

Building Permit(s)	Date	Number	Status
Addition	10/08/2015	2015-0507	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	11/18/2016	INSPECTED

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 50' @$800/	98.12	100.00	0.8449	0.9554	800	100		63,366
98 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	63,366

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	70	50	1,081
D/W/P: Asphalt Paving	3.10	900	0	0
D/W/P: 3.5 Concrete	6.58	205	0	0
Wood Frame	39.24	36	50	706

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				3,727

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	31,700	104,200	135,900			78,244C
2023	15,800	90,900	106,700			74,519C
2022	15,000	81,200	96,200			70,971C
2021	12,500	73,300	85,800			68,704C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1970	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 192 S.F.
Slab: 1956 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 2,148
Total Base New : 286,331 E.C.F.
Total Depr Cost: 186,092 X 1.100
Estimated T.C.V: 204,701

(16) Porches/Decks

Area	Type
80	Treated Wood

(17) Garage

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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1970
(11) Heating System: Forced Heat & Cool
Ground Area = 2148 SF Floor Area = 2148 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	1,956		
1 Story	Siding	Crawl Space	192		
			Total:	248,181	161,294

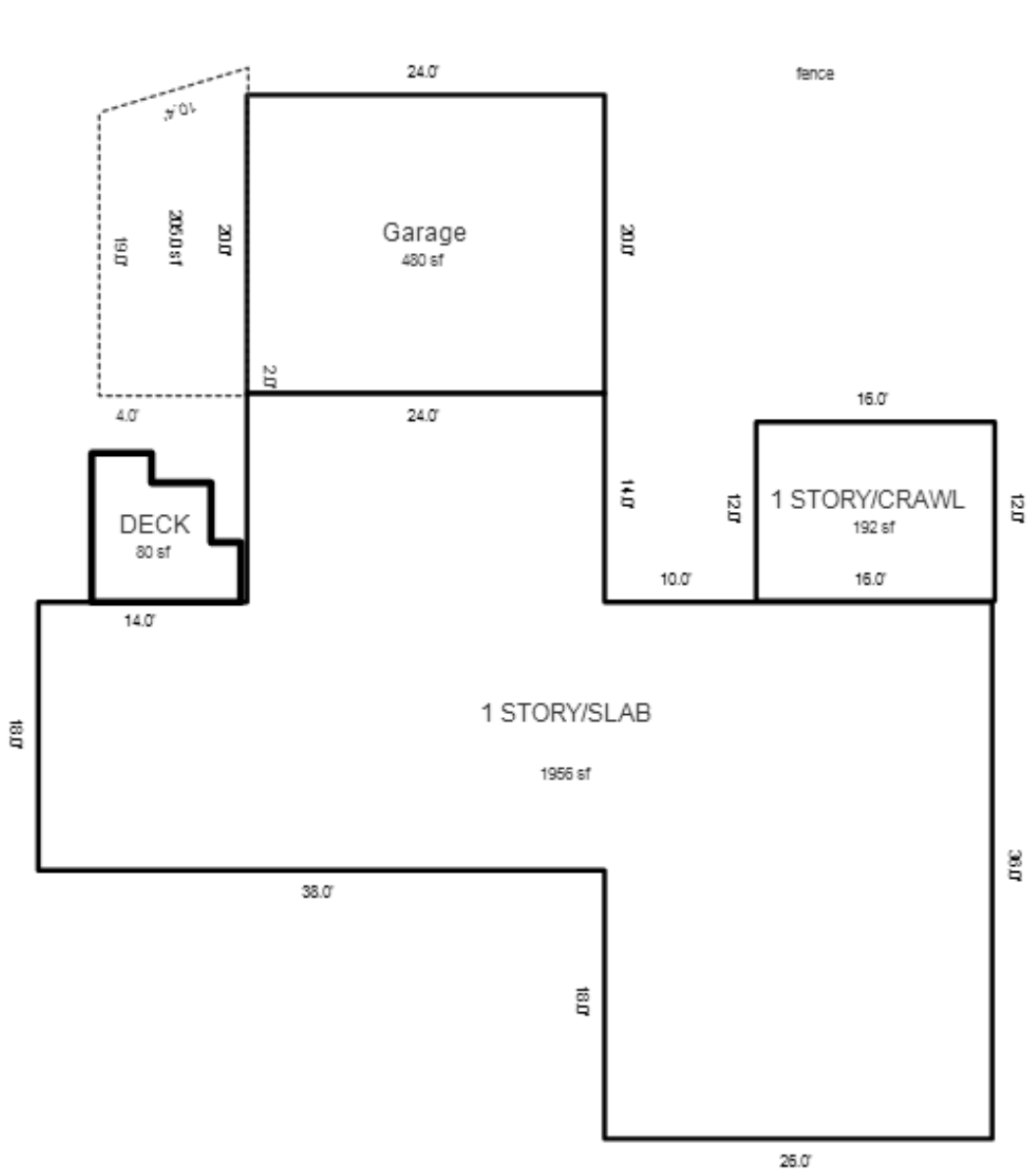
Other Additions/Adjustments

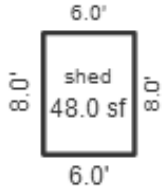
Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Deck			
Treated Wood	80	2,264	1,472
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	21,936	14,258
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Built-Ins			
Appliance Allow.	1	2,766	1,798
Fireplaces			
Direct-Vented Gas	1	3,021	1,964
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	286,331	186,092

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-001-00, Residential Building 1 Printed on 03/21/2024





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOFF MICHAEL	KLEINERT DAVID	161,500	05/14/2021	WD	03-ARM'S LENGTH	2021-01736	PROPERTY TRANSFER	100.0
MCCOY T & KIEBLE-MCCOY L	GOFF MICHAEL	112,000	06/25/2018	WD	03-ARM'S LENGTH	2018-02056	PROPERTY TRANSFER	100.0
MCCOY TODD & KIEBLE-MCCOY	MCCOY T & KIEBLE-MCCOY L	0	09/26/2012	WD	03-ARM'S LENGTH	2012-3186	PROPERTY TRANSFER	0.0
DEUTSCHE BNK NATIONAL TRU	MCCOY TODD	25,084	06/04/2012	CD	21-NOT USED/OTHER	2012-02251	DEED	100.0

Property Address
1845 S GREEN RD

Owner's Name/Address
KLEINERT DAVID
1845 S GREEN RD
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOTS 3 & 4 MIDWAY HEIGHTS PLAT L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
DEEDED 15' LAKE ACCESS

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/21/2022
MAP #:
2024 Est TCV 217,495 TCV/TFA: 181.25

Building Permit(s)	Date	Number	Status
Pole Barn	06/16/2005	20050182	Complete

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/24/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 50' @$800/	100.00	100.00	0.8409	0.9554	800	100		64,274
100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		64,274

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	2000	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	32,100	76,600	108,700			83,018C
2023	16,100	66,800	82,900			79,065C
2022	15,000	60,300	75,300			75,300S
2021	12,500	40,500	53,000			48,976C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1962	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 892 S.F.
Crawl: 0 S.F.
Slab: 308 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 1,200
Total Base New : 210,987 E.C.F.
Total Depr Cost: 137,133 X 1.100
Estimated T.C.V: 150,846

(16) Porches/Decks

Area	Type
147	CGEP (1 Story)
48	WGEP (1 Story)

(17) Garage

Year Built: 2005
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

Bsmnt Garage:

Carport Area:
Roof:

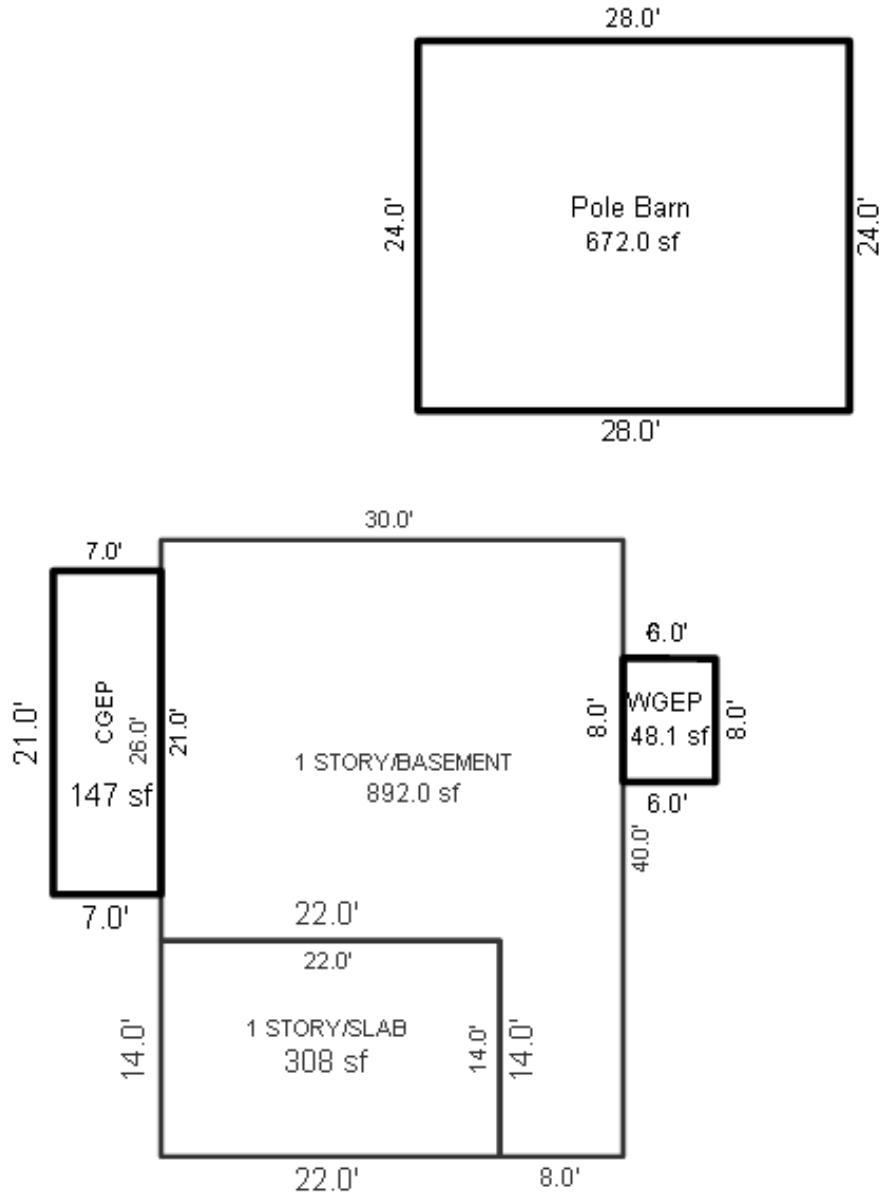
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	892		
1 Story	Siding	Slab	308		
			Total:	156,704	107,040

Other Additions/Adjustments			
Exterior			
Brick Veneer	140	2,407	1,565
Plumbing			
Average Fixture(s)	1	1,476	959
Porches			
CGEP (1 Story)	147	9,996	6,497
WGEP (1 Story)	48	5,946	3,865
Garages			
Class: C Exterior: Pole (Finished)			
Base Cost	672	24,414	15,869
Door Opener	1	547	356
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746
Built-Ins			
Appliance Allow.	1	2,766	1,798
Fireplaces			
Wood Stove	1	2,551	1,658
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***

Parcel Number: 009-450-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHAN ERIC C	KOSTER RUSSELL D & SHARON	110,000	08/06/2018	WD	03-ARM'S LENGTH	2018-02655	PROPERTY TRANSFER	100.0
HARCOURT SHANNON	STEPHAN ERIC C	82,000	06/29/2005	WD	03-ARM'S LENGTH	05-0/2610	DEED	100.0
ZUIDERVEEN LYNDA S TRUST	HARCOURT SHANNON	0	06/27/2005	WD	21-NOT USED/OTHER	05-0/2605	DEED	0.0
ZUIDERVEEN LYNDA	HARCOURT SHANNON	0	07/02/2004	OTH	21-NOT USED/OTHER	04-0/3044	DEED	0.0

Property Address
1841 S GREEN RD

Owner's Name/Address
KOSTER RUSSELL D & SHARON A
PO BOX 117
FALMOUTH MI 49632

Tax Description
. SEC 12 T22N R8W LOTS 5 & 6 EXC N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
616-318-0968
EXTENSIVE REMODELING GRG FOR 01

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 152,374 TCV/TFA: 157.41

Building Permit(s)	Date	Number	Status
Reroof	09/20/2005	20050322	Complete

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/29/2010	INSPECTED

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 50' @$800/	50.00	100.00	0.9036	0.9554	800	100		34,534
B 50' @$800/	25.00	100.00	0.9036	0.9554	800	100	PART OF LOT 6	17,267
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	51,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	0	0
D/W/P: 4in Concrete	6.49	1300	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	25,900	50,300	76,200			42,949C
2023	13,000	43,900	56,900			40,904C
2022	6,300	38,900	45,200			38,957C
2021	6,300	35,100	41,400			37,713C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1950	1990

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 968 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 968
Total Base New : 148,595 E.C.F.
Total Depr Cost: 89,158 X 1.100
Estimated T.C.V: 98,074

(16) Porches/Decks

Area	Type
330	Treated Wood

(17) Garage

Year Built: 2000
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

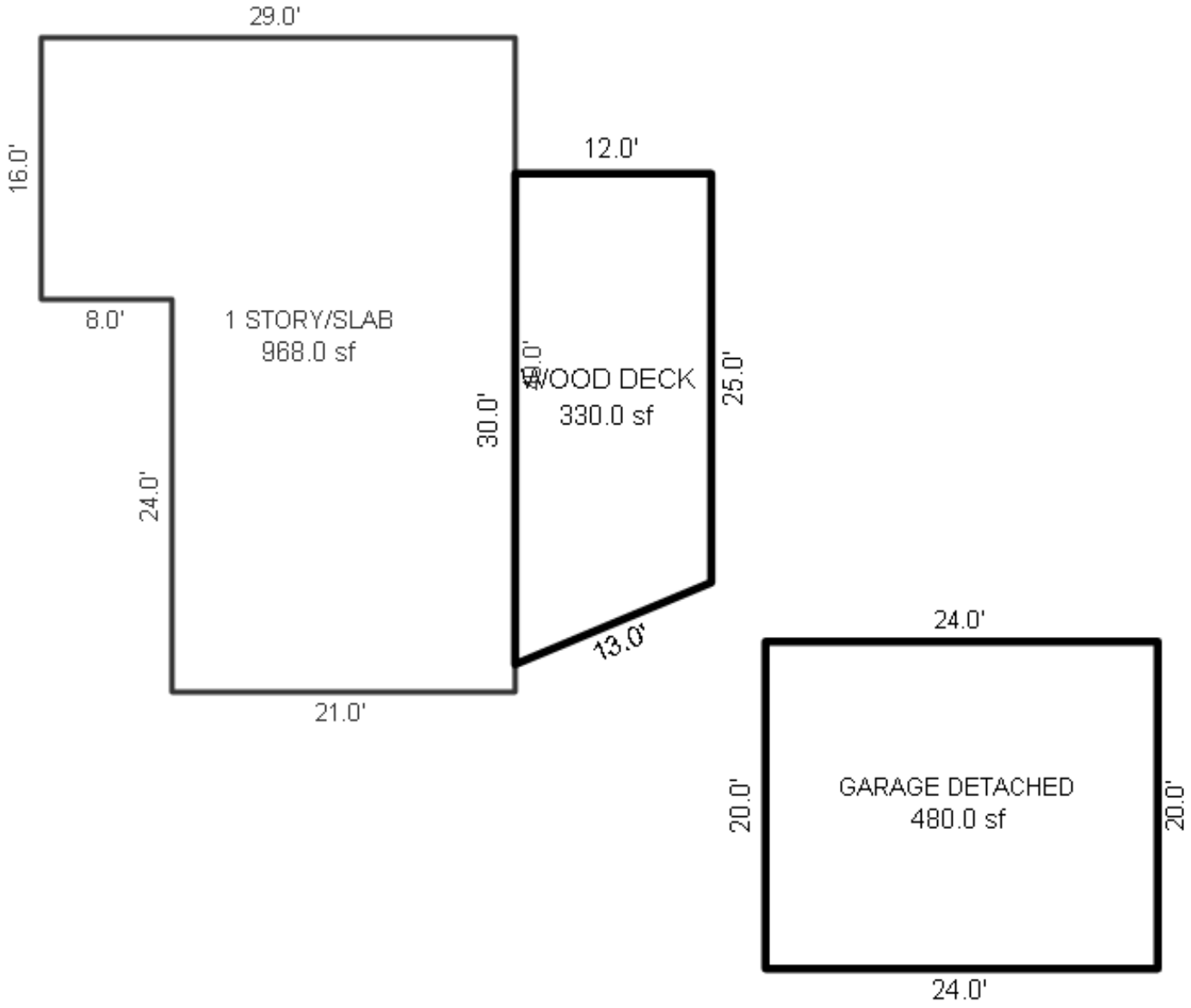
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 968 SF Floor Area = 968 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	968			
			Total:	111,101	66,661	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
2 Fixture Bath			1	2,596	1,558	
Deck						
Treated Wood			330	5,627	3,376	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			480	23,645	14,187	
Door Opener			1	485	291	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 50 Feet			1	2,585	1,551	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	148,595	89,158	

Notes:
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 98,074

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN RICHARD G	MORGAN RICHARD G & BURKET	1	09/14/2017	QC	09-FAMILY	2017-02883	PROPERTY TRANSFER	0.0
CORPORATE RELOCATION SERV	MORGAN RICHARD G (SM)	119,800	08/22/2007	WD	21-NOT USED/OTHER	2007/3109	DEED	100.0
CLEVELAND ALEXANDRA W	CORPORATE RELOCATION SERV	114,000	05/09/2007	WD	03-ARM'S LENGTH	2007/3108	DEED	100.0
		56,000	01/01/1999	WD	33-TO BE DETERMINED	325:215	DEED	0.0

Property Address
1833 S GREEN RD

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/22/2007
MAP #:
2024 Est TCV 210,557 TCV/TFA: 238.19

Building Permit(s)	Date	Number	Status
Deck/Porch	06/15/2010	20100288	100%

Owner's Name/Address
MORGAN RICHARD G & BURKET SANDRA L
1833 S GREEN ROAD
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

LOTS 7, 8 & PRT OF 6

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 50' @$800/	50.00	100.00	0.7953	0.9554	800	100		30,393
B 50' @$800/	50.00	100.00	0.7953	0.9554	800	100		30,393
B 50' @$800/	25.00	100.00	0.7953	0.9554	800	100		15,197

125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 75,984

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	800	94	1,707

Total Estimated Land Improvements True Cash Value = 1,707

Tax Description
. SEC 12 T22N R8W LOTS 7 & 8 AND N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
20807172 $119,900 2007

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	38,000	67,300	105,300			51,515C
2023	19,000	58,600	77,600			49,062C
2022	12,500	48,600	61,100			46,726C
2021	12,500	43,900	56,400			45,234C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/08/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1949	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 707 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 884
Total Base New : 185,827 E.C.F.
Total Depr Cost: 120,787 X 1.100
Estimated T.C.V: 132,866

(16) Porches/Decks

Area	Type
68	CGEP (1 Story)
373	WPP
96	Treated Wood
400	Roof Cover Onl

(17) Garage

Year Built: 1949
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

Bsmnt Garage:

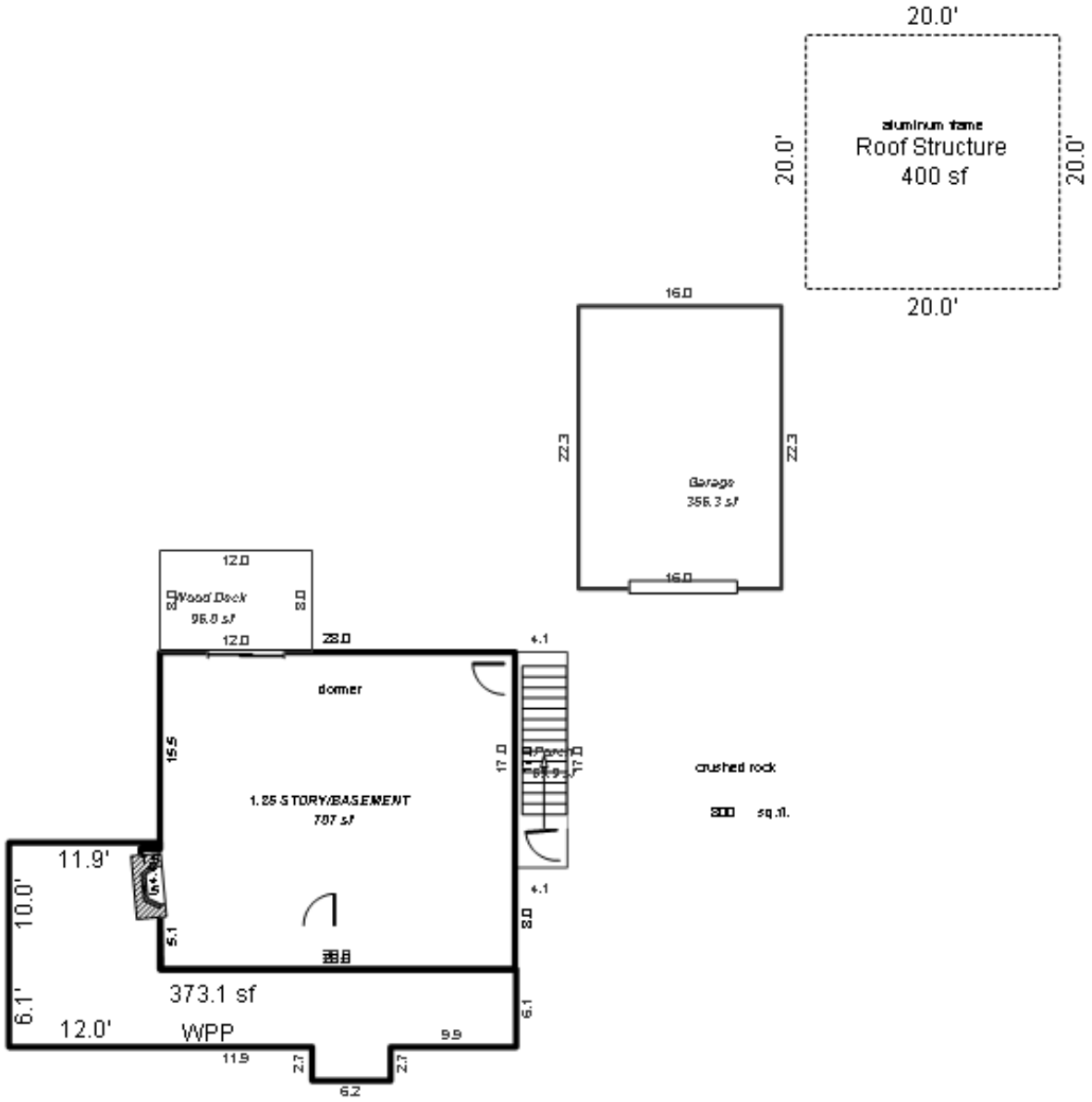
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1949
(11) Heating System: Forced Air w/ Ducts
Ground Area = 707 SF Floor Area = 884 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	Brick	Basement	707			
			Total:	134,174	87,214	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
Porches						
CGEP (1 Story)			68	5,845	3,799	
WPP			373	6,278	4,081	
Deck						
Treated Wood			96	2,505	1,628	
w/Roof (Roof portion)			400	6,148	3,996	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			352	15,942	10,362	
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	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	185,827	120,787	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENYSON AGNES P TRUST	BOOTH ANDREA J	0	09/02/2016	WD	09-FAMILY	2016-03140	PROPERTY TRANSFER	0.0
DENYSON AGNES P	DENYSON AGNES P TRUST	1	06/27/2013	WD	09-FAMILY	2014-00506	DEED	0.0

Property Address
1815 S GREEN RD

Owner's Name/Address
BOOTH ANDREA J
16326 CO ROAD CL
ISHPEMING MI 49849

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 177,801 TCV/TFA: 184.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/ 50	50.00	100.00	1.0000	0.9554	1200	100		57,327
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	57,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	148	51	497
Wood Frame	24.99	192	71	3,407
Total Estimated Land Improvements True Cash Value =				3,904

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description
. SEC 12 T22N R8W LOT 9 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
HIGH CTY MULT FOR 05..ALSO ADD SEWER

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	28,700	60,200	88,900			38,165C
2023	9,600	52,500	62,100			36,348C
2022	5,000	40,000	45,000			34,618C
2021	5,000	37,000	42,000			33,513C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1950	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 963 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 963
Total Base New : 163,051 E.C.F.
Total Depr Cost: 105,973 X 1.100
Estimated T.C.V: 116,570

(16) Porches/Decks

Area	Type
24	CCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

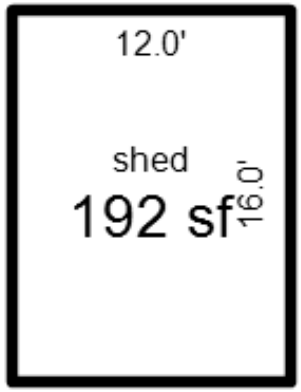
Carport Area:
Roof:

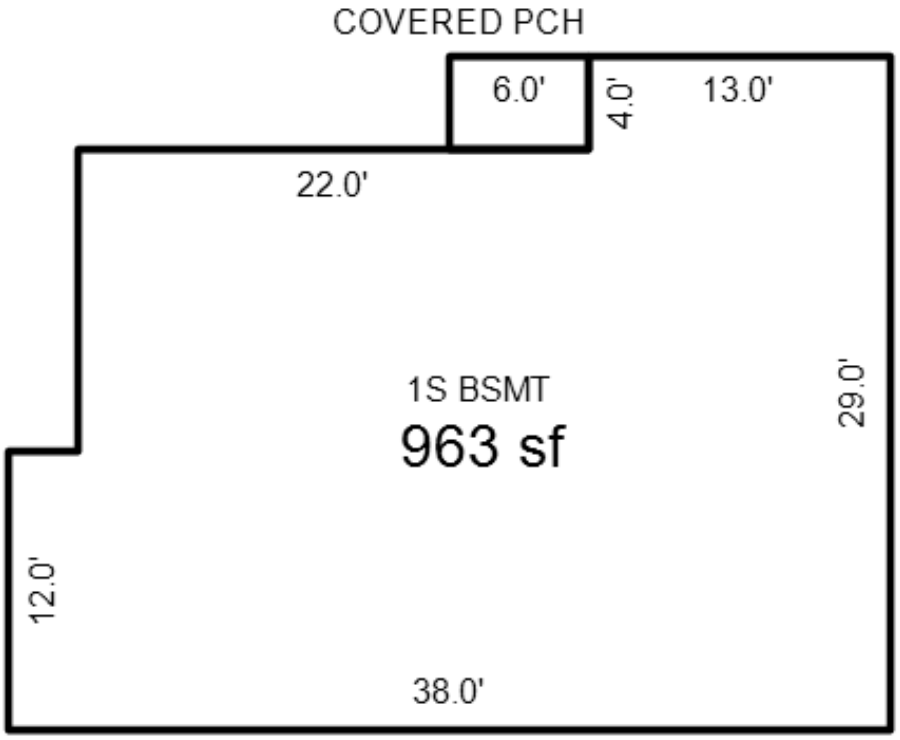
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 963 SF Floor Area = 963 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Brick	Basement	963			
			Total:	146,908	95,481	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
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	
Porches						
CCP (1 Story)			24	1,208	785	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	163,051	105,973	

Notes:
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 116,570

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDHEER AARON & JODI	SMART CATHERINE & JEREMY	269,900	08/28/2023	WD	03-ARM'S LENGTH	2023-02349	PROPERTY TRANSFER	100.0
VELDHEER AARON & JODI	VELDHEER AARON & JODI	0	04/28/2022	WD	09-FAMILY	2022-01625	PROPERTY TRANSFER	0.0
VELDHEER DONALD J & TERES	VELDHEER AARON & JODI	150,000	08/25/2021	WD	09-FAMILY	2021-03008	PROPERTY TRANSFER	100.0
VELDHEER JAMES & MARY A	VELDHEER DONALD J & TERES	0	11/23/2004	WD	21-NOT USED/OTHER	05-0/544	DEED	100.0

Property Address
6990 S B ST

Owner's Name/Address
SMART CATHERINE & JEREMY
10650 MAXWELL RD
CARLETON MI 48117

Tax Description
SEC 12 T22N R8W BEG AT SW COR LOT 10 TH ALG W LINE N 02 DEG 40' W 48.5 FT TH N 77 DEG 40' E 93.77 FT TH S 01 DEG 46' 30" W 65.28 FT TH S 77 DEG 40' W 93.77 FT TH N 02 DEG 40' W 16.73 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
OUT BLDG IS PLAY HOUSE..HYAS HTG, ELECT, 1/2 BATH
ADD SEWER FOR 05

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 170,898 TCV/TFA: 294.65

Building Permit(s)	Date	Number	Status
Addition	12/28/2012	2012-9997	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/24/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	50.00	93.00	0.9036	0.9383	1200	100		50,869
A 50' @ 1200/	25.00	93.00	0.9036	0.9383	1200	100		25,435
75 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	76,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	43	50	141
Wood Frame	24.31	234	50	2,844
Wood Frame	24.54	212	94	4,890
Total Estimated Land Improvements True Cash Value =				7,875

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	38,200	47,200	85,400			85,400S
2023	17,000	34,700	51,700			51,700S
2022	20,000	30,300	50,300			50,300S
2021	17,500	28,000	45,500			25,424C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1947	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 580 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 580
Total Base New : 105,120 E.C.F.
Total Depr Cost: 78,835 X 1.100
Estimated T.C.V: 86,719

(16) Porches/Decks

Area	Type
65	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

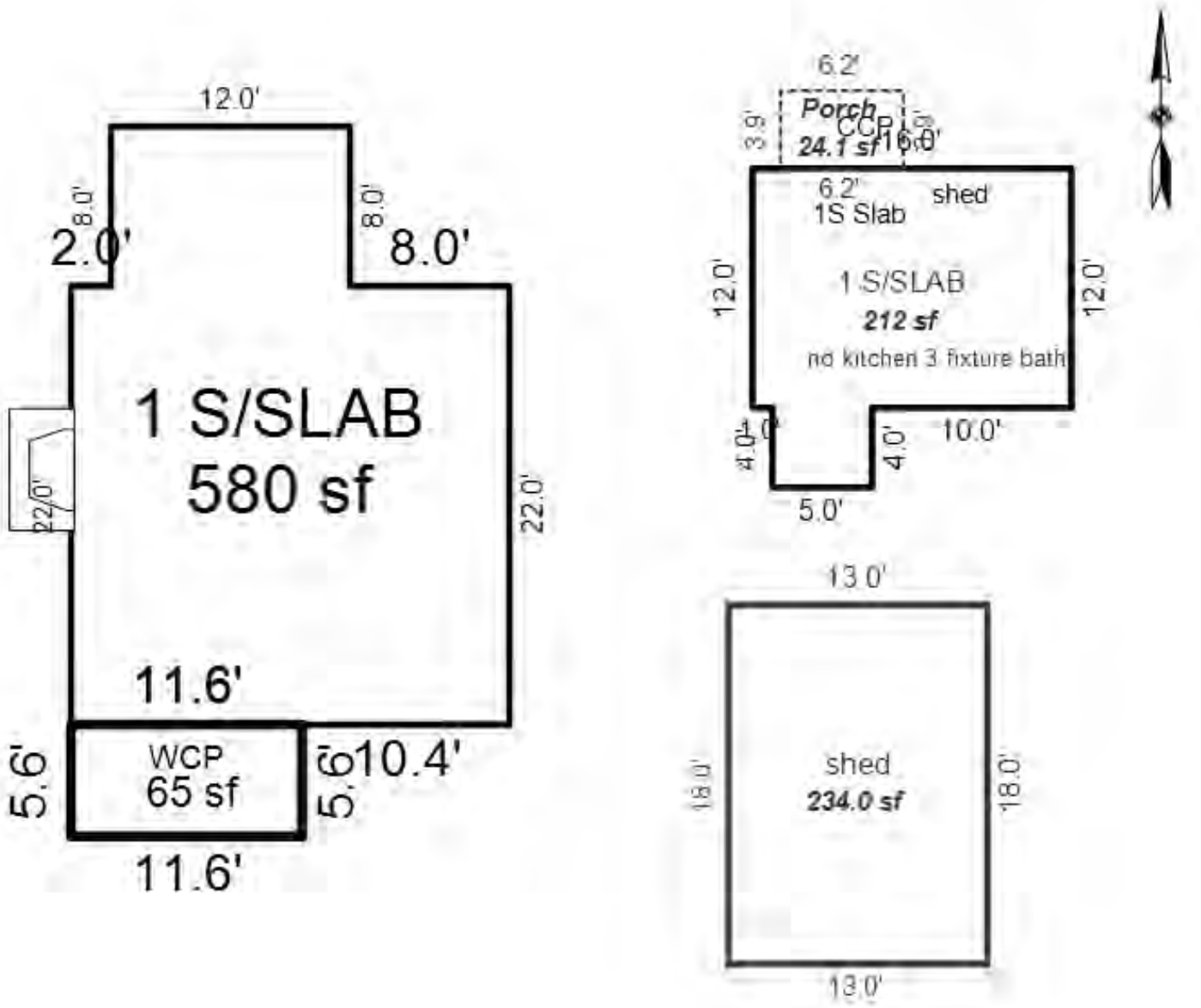
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1947
(11) Heating System: Electric Baseboard
Ground Area = 580 SF Floor Area = 580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	580			
			Total:	86,462	64,843	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,107	
Porches						
WCP (1 Story)			65	3,723	2,792	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 50 Feet			1	2,686	2,014	
Built-Ins						
Appliance Allow.			1	2,766	2,074	
Fireplaces						
Exterior 1 Story			1	6,513	4,885	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	105,120	78,835	

Notes:
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 86,719

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-20 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		115,000	09/01/1997	WD	33-TO BE DETERMINED	313:374	DEED	0.0

Property Address

1775 S GREEN RD

Owner's Name/Address

PAQUIN BRADLEY & KALEEN
43922 CATAWBA
CLINTON TOWNSHIP MI 48038

Taxpayer's Name/Address

PAQUIN BRADLEY & KALEEN
43922 CATAWBA
CLINTON TOWNSHIP MI 48038

Tax Description

. SEC 12 T22N R8W PAR A COMM AT MONUMENT NEAR NW COR LOT 10, SAID MONUMENT IS N 02 DEG 40'E 728.06' FROM SW COR OF MIDWAY HEIGHTS PLAT,TH S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 16.02 FT TO POB N 5 DEG 18' W 213.77 FT N 58 DEG 38' 30" E ALONG

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 400,071 TCV/TFA: 362.38

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	55.00	173.67	0.9765	1.1480	4200	100		258,938
55 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	258,938

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

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	129,500	70,500	200,000			92,534C
2023	87,100	62,200	149,300			88,128C
2022	72,300	56,100	128,400			83,932C
2021	63,600	57,900	121,500			81,251C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED
TPC	05/08/2012	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1963	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1104 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,104
Total Base New : 147,716 E.C.F.
Total Depr Cost: 96,016 X 1.460
Estimated T.C.V: 140,183

(16) Porches/Decks

Area	Type
48	Treated Wood
264	Treated Wood

(17) Garage

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:

Bsmnt Garage:

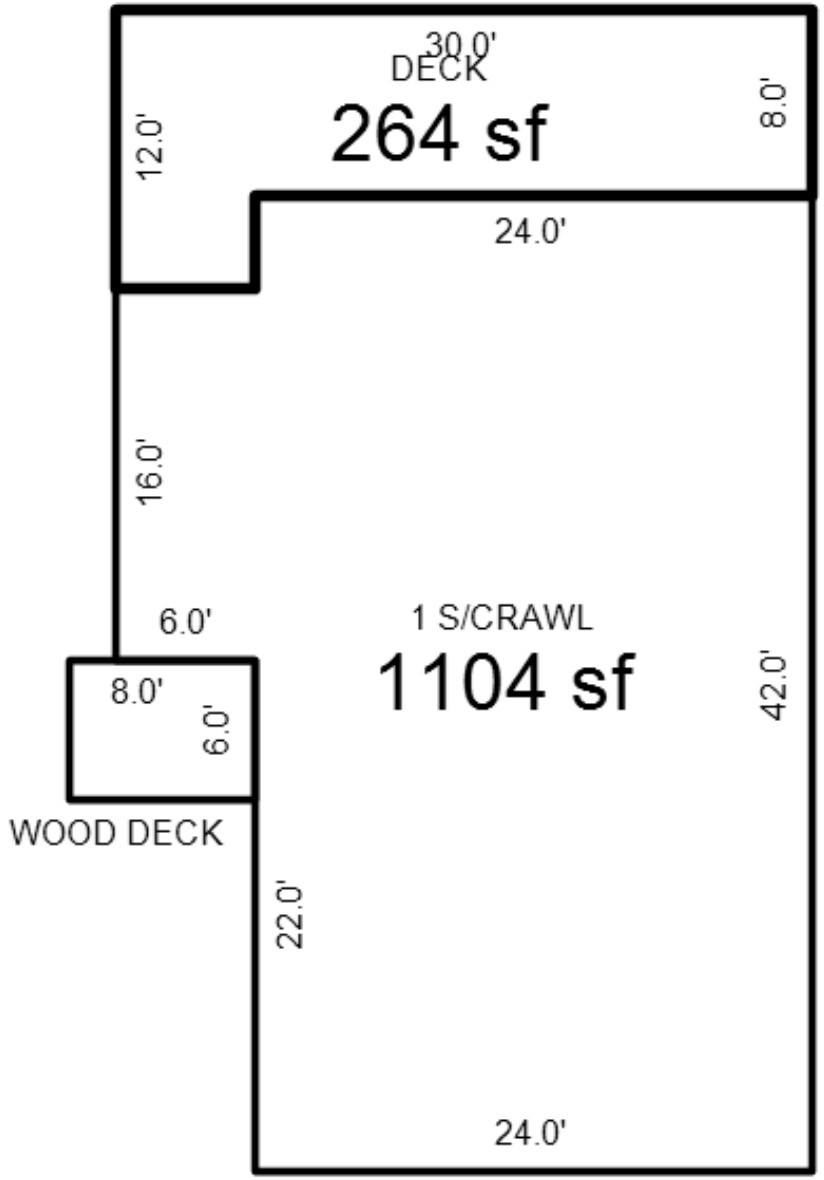
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963
(11) Heating System: Space Heater
Ground Area = 1104 SF Floor Area = 1104 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	1,104			
			Total:	125,329	81,465	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	799	
Deck						
Treated Wood			48	1,690	1,098	
Treated Wood			264	4,860	3,159	
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						
Exterior 1 Story			1	5,707	3,710	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	147,716	96,016	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 140,183

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-40 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHOVANCE IRENE	VELDHEER SANDRA LEE TRUST	250,000	08/21/2013	WD	03-ARM'S LENGTH	2013-02929 WD	PROPERTY TRANSFER	100.0
PAVLIK SHARON M TRUST	CHOVANCE IRENE	0	05/10/2013	QC	09-FAMILY	2013-01831 QD	PROPERTY TRANSFER	100.0
BOOTH JOHN D & AGNES P H&	CHOVNCE FRANK & IRENE H&W	0	03/21/1967	WD	03-ARM'S LENGTH	2013-02928 WD	DEED	0.0

Property Address
1779 S GREEN RD

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 356,834 TCV/TFA: 576.47

Building Permit(s)	Date	Number	Status

Owner's Name/Address
VELDHEER SANDRA LEE TRUST
1786 S FIRST ST
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	52.79	173.67	0.9865	1.1480	4200	100		251,094
53 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	251,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	66	439
Total Estimated Land Improvements True Cash Value =				439

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Tax Description
2013-02929 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 OF MIDWAY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN UBER 2 OF PLATS, PAGE 68 OF MLSSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS: COMMENCING AT THE CONCRETE AND IRON MONUMENT NEAR THE NORTHWEST CORNER OF SAID LOT 10 {SAID POINT IS RECORDED AS BEING NORTH 2 DEGREES 40 MINUTES (EAST, RECORDED AS) WEST, 728.06 FEET FROM THE SOUTHWEST CORNER OF SAID PLAT); THENCE

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Raod

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	125,500	52,900	178,400			119,322C
2023	101,500	41,000	142,500			113,640C
2022	83,700	36,900	120,600			108,229C
2021	73,600	38,100	111,700			104,772C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1952	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	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: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid		X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 619 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

60	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 619
Total Base New : 110,962 E.C.F.
Total Depr Cost: 72,124 X 1.460
Estimated T.C.V: 105,301

(16) Porches/Decks

Area	Type
289	WPP

(17) Garage

Year Built: 1952
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: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

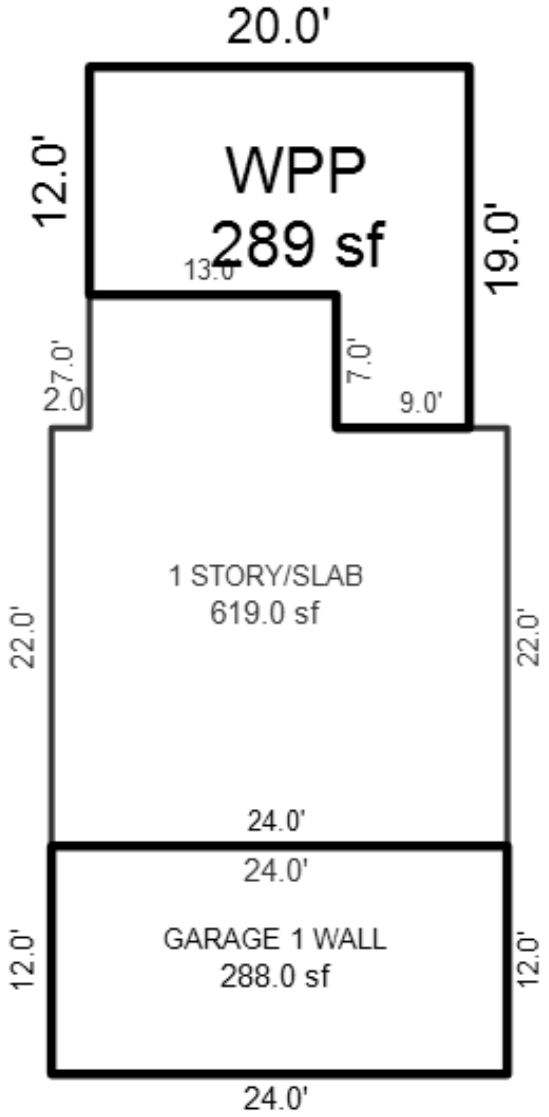
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 619 SF Floor Area = 619 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	Pine Logs	Slab	619		
			Total:	78,910	51,291
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	799
Porches					
WPP			289	4,471	2,906
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			288	14,256	9,266
Common Wall: 1 Wall			1	-2,512	-1,633
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 100 Feet			1	5,640	3,666
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Exterior 1 Story			1	5,707	3,710
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	110,962	72,124

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 105,301

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDHEER JEROME & SANDRA	VELDHEER SANDRA LEE TRUST	0	01/26/2007	WD	21-NOT USED/OTHER	2007/405	DEED	0.0
		150,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:1939	DEED	0.0

Property Address

1786 S FIRST ST

Owner's Name/Address

VELDHEER SANDRA LEE TTEE
VELDHEER SANDRA LEE TRUST
1786 S FIRST ST
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W BEG AT SE COR LOT 10 TH ALG E LINE N 01 DEG 46' 30" E 197.50 FT TH S 67 DEG 58' 30" W 65.68 FT S 11 DEG 07' E 135.8 FT S 01 DEG 46' 30" W 65.28 FT N 77 DEG 40' E 40 FT N 01 DEG 46' 30" E 16.73 FT TO BEG MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/12/2014

MAP #:

2024 Est TCV 424,605 TCV/TFA: 327.63

Building Permit(s)	Date	Number	Status
Garage	05/28/2015	2015-0189	100%
Deck/Porch	03/29/2013	2013-0065	100%

X Improved Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
TPC	04/30/2023	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	65.00	133.31	1.0000	1.0085	2500	100		163,880
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	163,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: 4in Ren. Conc.	8.18	288	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	81,900	130,400	212,300			73,901C
2023	25,000	124,500	149,500			70,382C
2022	20,000	112,200	132,200			67,031C
2021	20,000	115,800	135,800			64,890C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1976	1981

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		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 864 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	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

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C +5
Effec. Age: 30
Floor Area: 1,296
Total Base New : 252,770 E.C.F.
Total Depr Cost: 176,952 X 1.460
Estimated T.C.V: 258,350

(16) Porches/Decks

Area	Type
491	WPP

(17) Garage

Year Built: 1976
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

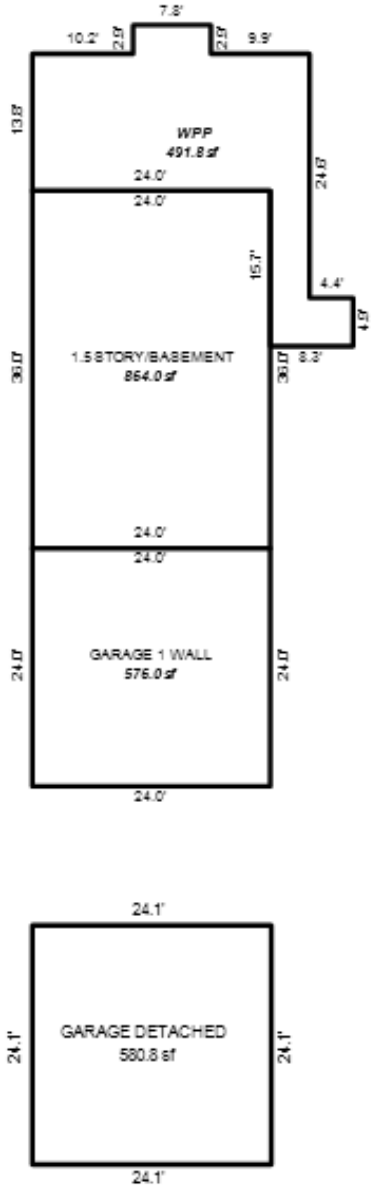
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1976
(11) Heating System: Forced Hot Water
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	864			
			Total:	181,851	127,308	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,033	
3 Fixture Bath			1	4,646	3,252	
Porches						
WPP			491	8,234	5,764	
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	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			580	24,923	17,446	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 50 Feet			1	2,686	1,880	
Fireplaces						
Interior 1 Story			1	5,338	3,737	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	252,770	176,952	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 258,350

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-60, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-010-80 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MESSERSCHMIDT MICHAEL & A	ROOT REX E & BETHEL M	209,000	07/08/2019	WD	03-ARM'S LENGTH	2019-02119	PROPERTY TRANSFER	100.0
MESSERSCHMIDT M OLAV & AN	MESSERSCHMIDT MICHAEL & A	1	01/18/2016	WD	09-FAMILY	2016-00314	PROPERTY TRANSFER	0.0
SCHERLINCK GERARD & ANN M	MESSERSCHMIDT M OLAV & AN	134,000	04/14/2010	WD	03-ARM'S LENGTH	2010-1604WD	PROPERTY TRANSFER	100.0
		69,900	01/01/1997	WD	33-TO BE DETERMINED	308:1161	DEED	0.0

Property Address
1781 S GREEN RD

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 07/15/2019
MAP #:
2024 Est TCV 359,058 TCV/TFA: 296.25

Building Permit(s)	Date	Number	Status
REPAIR	08/05/2016	2016-0346	100%

Owner's Name/Address
ROOT REX E & BETHEL M
1781 S GREEN RD
LAKE CITY MI 49651

X Improved [ ] Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	IRR SHAPE %Adj.	Reason	Value
C 100' @1300/FF	100.00	92.89	0.9757	0.9846	1300	100		124,890
C 100' @1300/FF	36.00	92.89	0.9757	0.9846	1300	100		44,961
136 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	169,851

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	263	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

Tax Description
. SEC 12 T22N R8W BEG AT SW COR LOT 10 TH N 02 DEG 40' W 48.5 FT TO POB TH ALG W SIDE LOT N 02 DEG 40' W 342.16 FT N 58 DEG 38' 30" E 6 FT S 05 DEG 18' E 213.77 FT N 67 DEG58' 30" E 57.11 FT S 11 DEG 07' E 135.8 FT TH S 77 DEG 40' W 93.77 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences
20808192 $139,900
HAS 6 FT LAKE FRONTGE

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	84,900	94,600	179,500			107,859C
2023	30,900	90,300	121,200			102,723C
2022	20,000	81,400	101,400			97,832C
2021	20,000	84,000	104,000			94,707C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/23/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
1965	2016

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 696 S.F.
Crawl: 516 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,212
Total Base New : 214,902 E.C.F.
Total Depr Cost: 128,943 X 1.460
Estimated T.C.V: 188,257

(16) Porches/Decks

Area	Type
120	CPP
231	Treated Wood

(17) Garage

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: 2
Area: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1212 SF Floor Area = 1212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

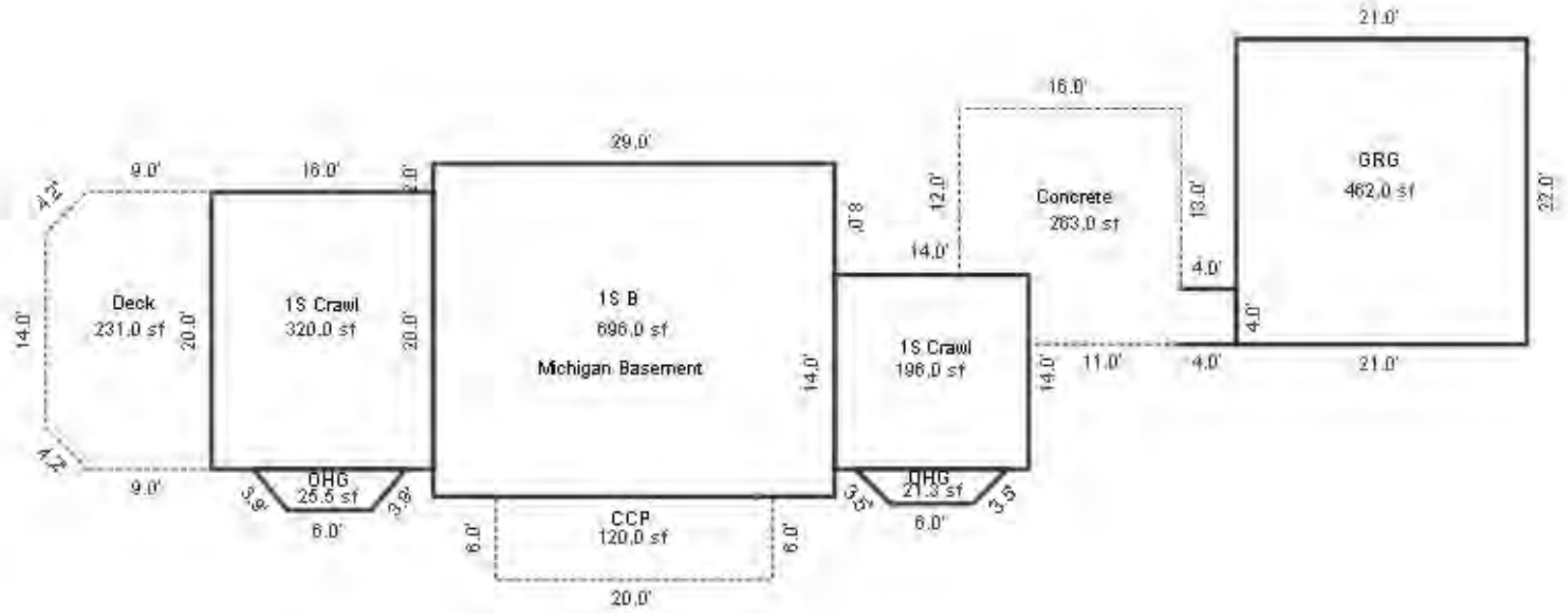
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Mich Bsmnt.	696		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	196		
			Total:	171,368	106,742

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	886
Porches			
CPP	120	2,372	1,423
Deck			
Treated Wood	231	4,558	2,735
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	462	19,118	11,471
Water/Sewer			
Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612
Built-Ins			
Appliance Allow.	1	2,766	1,660
Fireplaces			
Exterior 1 Story	1	6,513	3,908
Wood Stove	1	2,551	1,531
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***

Parcel Number: 009-450-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH HAZEL P	LOREE JONATHAN L	170,000	05/20/2016	WD	09-FAMILY	2016-01615	PROPERTY TRANSFER	0.0
SMITH DOUGLAS G & HAZEL P	SMITH HAZEL P	0	10/31/2013	AFF	07-DEATH CERTIFICATE	2013-04065 DC	DEED	0.0

Property Address

6980 W A ST

Owner's Name/Address

LOREE JONATHAN L
2970 GARDNER AVE
BERKLEY MI 48072

Tax Description

. SEC 12 T22N R8W LOT 11 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 380,645 TCV/TFA: 793.01

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	55.00	224.00	0.9765	1.2234	4200	100		275,947
55 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	275,947

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	88	0	0
Wood Frame	25.63	100	94	2,409

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,784

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED
TPC	05/08/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	138,000	52,300	190,300			59,283C
2023	82,100	50,000	132,100			56,460C
2022	67,500	45,100	112,600			53,772C
2021	59,400	46,400	105,800			52,055C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1948	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 480 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
480	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 114,055 E.C.F.
Total Depr Cost: 68,434 X 1.460
Estimated T.C.V: 99,914

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
200	Treated Wood

(17) Garage

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:

Bsmnt Garage:

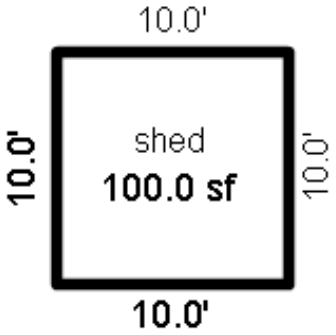
Carport Area:
Roof:

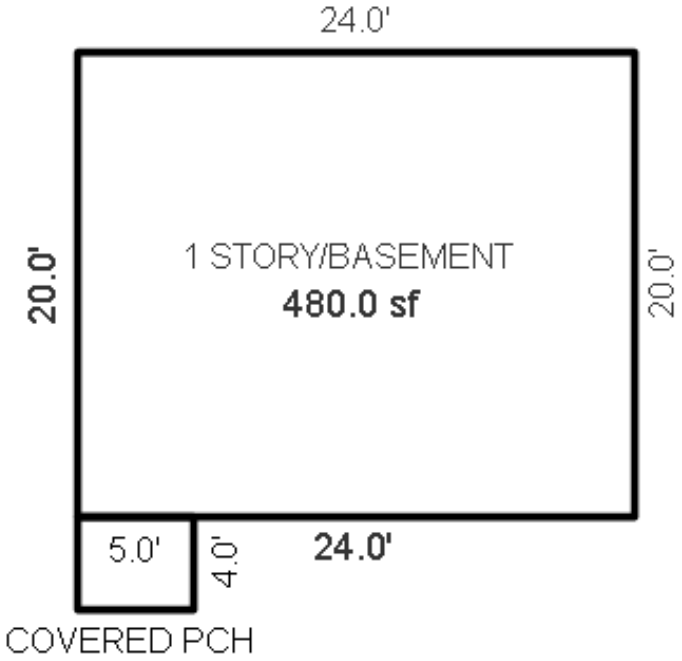
Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1948
(11) Heating System: Space Heater
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Pine Logs	Basement	480			
			Total:	75,033	45,020	
Other Additions/Adjustments						
Basement Living Area			480	16,046	9,628	
Basement, Outside Entrance, Below Grade			1	2,160	1,296	
Plumbing						
Average Fixture(s)			1	1,230	738	
Deck						
Treated Wood			200	4,036	2,422	
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	
Porches						
CCP (1 Story)			20	943	566	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	114,055	68,434	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 99,914

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6970 W A ST	School: LAKE CITY AREA SCHOOL DIST		New House	04/12/2016	2016-0097	100%
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FOX ALLEN L & BONNIE G 9870 FOREST ROAD MARION MI 49665	2024 Est TCV 840,996 TCV/TFA: 350.42					

Tax Description

. SEC 12 T22N R8W LOT 12 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

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X	Improved		Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
JWV	09/22/2021	INSPECTED
JWV	11/11/2020	INSPECTED
TPC	11/01/2018	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	55.00	236.00	0.9765	1.2394	4200	100		279,571
55 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	279,571

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	664	50	2,716
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				4,396

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	139,800	280,700	420,500			277,024C
2023	83,200	273,400	356,600	356,600M		263,833C
2022	67,500	246,200	313,700			251,270C
2021	59,400	196,100	255,500			189,032C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1500 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

750	Recreation	SF
	Living	SF
2	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 3
Floor Area: 2,400
Total Base New : 393,320 E.C.F.
Total Depr Cost: 381,527 X 1.460
Estimated T.C.V: 557,029

(16) Porches/Decks

Area	Type
558	Composite
90	Composite

(17) Garage

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: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

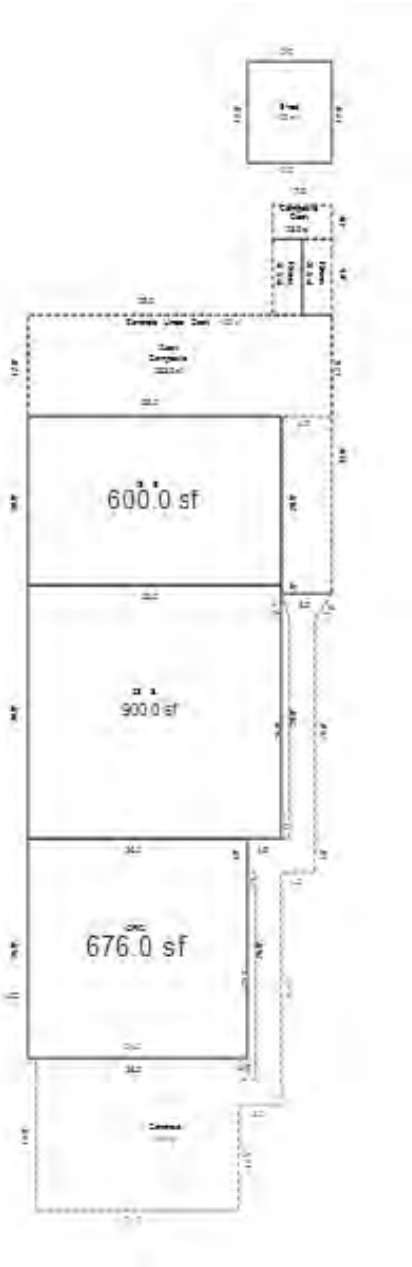
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 1500 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	900		
1 Story	Siding	Basement	600		
			Total:	313,054	303,669
Other Additions/Adjustments					
Recreation Room			750	14,498	14,063
Exterior					
Brick Veneer			32	550	533
Basement, Outside Entrance, Below Grade			2	5,119	4,965
Plumbing					
Average Fixture(s)			1	1,476	1,432
3 Fixture Bath			2	9,291	9,012
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			676	27,777	26,944
Door Opener			1	547	531
Water/Sewer					
Public Sewer			1	1,494	1,449
Water Well, 100 Feet			1	5,808	5,634
Built-Ins					
Appliance Allow.			1	2,766	2,683
Deck					
Composite			558	8,465	8,211
Composite			90	2,475	2,401
			Totals:	393,320	381,527

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		175,000	11/01/2000	WD	33-TO BE DETERMINED	341:878	DEED	0.0

Property Address
6960 W A ST

Owner's Name/Address
PEJAKOVICH JOSEPH W & LINDA D
6960 W A ST
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 13 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/09/2020
MAP #:
2024 Est TCV 745,078 TCV/TFA: 395.27

Building Permit(s)	Date	Number	Status
New House	05/02/2019	2019-0134	100%
Demolition/Removal	12/21/2018	2018-0695	100%
VIOLATION LETTER	12/18/2018	2018-9995	100%

X Improved Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
JWV	09/14/2020	INSPECTED
TPC	01/03/2020	INSPECTED
TPC	09/03/2019	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	55.00	249.00	0.9765	1.2562	4200	100		283,344
55 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	283,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	141,700	230,800	372,500			280,828C
2023	84,300	228,400	312,700			267,456C
2022	67,500	205,800	273,300			254,720C
2021	59,400	212,300	271,700			246,583C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2020	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1865 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 4
Floor Area: 1,885
Total Base New : 328,902 E.C.F.
Total Depr Cost: 315,744 X 1.460
Estimated T.C.V: 460,986

(16) Porches/Decks

Area	Type
39	CCP (1 Story)
540	Treated Wood
40	Treated Wood

(17) Garage

Year Built: 2020
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 1865 SF Floor Area = 1885 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,865		
1 Story	Siding	Overhang	20		
			Total:	268,836	258,082

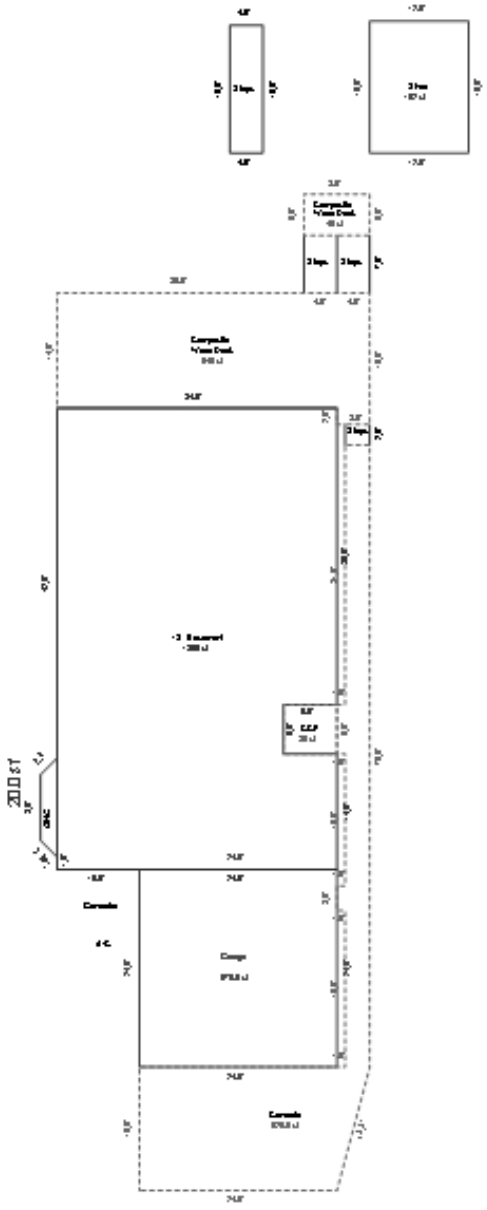
Other Additions/Adjustments

Exterior			
Brick Veneer	84	1,444	1,386
Basement, Outside Entrance, Above Grade	1	1,870	1,795
Plumbing			
Average Fixture(s)	1	1,476	1,417
3 Fixture Bath	2	9,291	8,919
Porches			
CCP (1 Story)	39	1,236	1,187
Deck			
Treated Wood	540	7,943	7,625
Treated Wood	40	1,598	1,534
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	28,660
Common Wall: 1 Wall	1	-2,686	-2,579
Door Opener	2	1,093	1,049
Water/Sewer			
Public Sewer	1	1,494	1,434
Water Well, 50 Feet	1	2,686	2,579
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-013-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONE JAMES & KRONE V & K	KROME KERRY & MOSHER JACK	0	08/09/2017	QC	09-FAMILY	2017-02486	PROPERTY TRANSFER	0.0
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01810	PROPERTY TRANSFER	0.0

Property Address

6950 W A ST

Owner's Name/Address

KROME KERRY & MOSHER JACKIE
PO BOX 334
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 359,728 TCV/TFA: 599.55

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	55.00	262.00	0.9765	1.2723	4200	100		286,972
55 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	286,972

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Tax Description

. SEC 12 T22N R8W LOT 14 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	143,500	36,400	179,900			60,719C
2023	85,400	34,700	120,100			57,828C
2022	67,500	31,200	98,700			55,075C
2021	59,400	32,200	91,600			53,316C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED
TPC	02/20/2012	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1945	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 600 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 600
Total Base New : 83,056 E.C.F.
Total Depr Cost: 49,833 X 1.460
Estimated T.C.V: 72,756

(16) Porches/Decks

Area	Type
20	CCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945
(11) Heating System: Space Heater
Ground Area = 600 SF Floor Area = 600 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	600			
			Total:	67,861	40,716	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	615	
Water/Sewer						
Public Sewer			1	1,175	705	
Water Well, 100 Feet			1	5,506	3,304	
Built-Ins						
Appliance Allow.			1	1,638	983	
Fireplaces						
Exterior 1 Story			1	4,969	2,981	
Porches						
CCP (1 Story)			20	882	529	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	83,056	49,833	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 72,756

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV TM

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLKA NANCY ANN	KRONE JAMES & KRONE V & K	0	08/09/2016	QC	09-FAMILY	2016-02875	DEED	0.0
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01811	PROPERTY TRANSFER	0.0

Property Address

6940 W A ST

Owner's Name/Address

KRONE JAMES & KRONE V & KRONE K &
MOSHER JACKIE
PO BOX 334
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 15 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 437,261 TCV/TFA: 394.64

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED
TPC	02/20/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	58.00	280.00	0.9636	1.2936	4200	100		303,635
58 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	303,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.10	300	0	0
Wood Frame	25.61	80	94	1,926

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,826

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	151,800	66,800	218,600			78,507C
2023	90,400	63,800	154,200			74,769C
2022	70,400	57,500	127,900			71,209C
2021	61,900	59,300	121,200			68,935C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1945	1960

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1108 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 30
Floor Area: 1,108
Total Base New : 127,007 E.C.F.
Total Depr Cost: 88,904 X 1.460
Estimated T.C.V: 129,800

(16) Porches/Decks

Area	Type
128	CGEP (1 Story)

(17) Garage

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:

Bsmnt Garage:

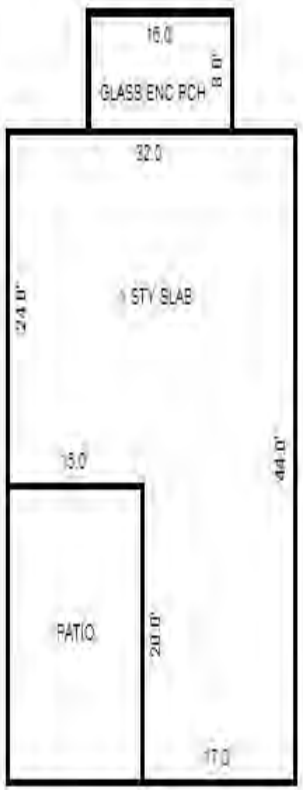
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945
(11) Heating System: Space Heater
Ground Area = 1108 SF Floor Area = 1108 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	Slab	1,108			
			Total:	111,846	78,292	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	717	
3 Fixture Bath			1	3,245	2,271	
Porches						
CGEP (1 Story)			128	7,218	5,053	
Water/Sewer						
Public Sewer			1	1,175	822	
Water Well, 50 Feet			1	2,498	1,749	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	127,007	88,904	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 129,800

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONE J & V & KRONE K & M	FOX ALLEN L & BONNIE G	15,000	08/25/2016	WD	32-SPLIT VACANT	2016-02856	DEED	0.0
KOLKA NANCY ANN	KRONE JAMES & KRONE V & K	0	08/09/2016	QC	09-FAMILY	2016-02875	DEED	0.0
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01812	PROPERTY TRANSFER	0.0
KRONE JAMES C	JONES WILLIAM L & EILEEN	25,000	05/24/2013	WD	32-SPLIT VACANT	2013-01874 WD	PROPERTY TRANSFER	0.0

Property Address

W A ST

Owner's Name/Address

KRONE JAMES & VALERIE &
KRONE KERRY & MOSHER JACKIE
PO BOX 334
LAKE CITY MI 49651

Tax Description

SEC 12 T22N R8W LOTS 16, 17 MIDWAY HEIGHTS PLAT
2016-02856 VACANT SPLIT PLATTED LOT 18 FORMERLY SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT
VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

6 completed
;
0-016-00;
-018-00;

LOT 18 FROM 15 &
3 COMPLETED
SS LOTS
0-016-00;
-022-00;

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 42,880

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	2 LOTS Reason	Value
C 50' @ 500/FF	55.00	100.00	0.7894	0.9468	500	100		20,552
C 50' @ 500/FF	55.00	100.00	0.7894	0.9468	500	100		20,552
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	41,104

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.98	70	94	1,776
Total Estimated Land Improvements True Cash Value =				1,776

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,600	800	21,400			2,528C
2023	14,000	800	14,800			2,408C
2022	10,000	700	10,700			2,294C
2021	10,000	700	10,700			2,221C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONE J & V & KRONE K & M	FOX ALLEN L & BONNIE G	15,000	08/25/2016	WD	32-SPLIT VACANT	2016-02856	DEED	100.0

Property Address

W A ST

Owner's Name/Address

FOX ALLEN L & BONNIE G
9870 FOREST ROAD
MARION MI 49665

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 25,302

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	55.00	100.00	0.9718	0.9468	500	100		25,302
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,302

Tax Description

SEC 12 T22N R8W LOT 18 MIDWAY HEIGHTS PLAT
2016-02856 VACANT SPLIT PLATTED LOTS 16 & 17
FORMERLY PART OF 450-016-00 SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT
VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

6 completed
;
0-016-00;
-018-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,700	0	12,700			2,756C
2023	6,400	0	6,400			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENYSON AGNES P TRUST	BOOTH ANDREA J	0	09/02/2016	QC	09-FAMILY	2016-03139	DEED	0.0
DENYSON AGNES P	DENYSON AGNES P TRUST	1	06/27/2013	WD	09-FAMILY	2014-00506	DEED	0.0

Property Address

W B ST

Owner's Name/Address

BOOTH ANDREA J
16326 CO ROAD CL
ISHPEMING MI 49849

Tax Description

. SEC 12 T22N R8W LOTS 19 & 25 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 121,993

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	LOT 19 & 25 Value
C 50' @ 500/FF	50.00	100.00	1.0000	0.9468	500	100		23,669
C 50' @ 500/FF	238.81	299.95	0.6256	1.3163	500	100	LOT 25	98,323
289 Actual Front Feet, 1.76 Total Acres							Total Est. Land Value =	121,993

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	61,000	0	61,000			6,048C
2023	30,400	0	30,400			5,760C
2022	16,900	0	16,900			5,486C
2021	16,900	0	16,900			5,311C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM L & EILEEN	JONES WILLIAM L & EILEEN	0	04/28/2015	QC	09-FAMILY	2015-01554	DEED	0.0
TODD KIRT & MARY T	JONES WILLIAM L & EILEEN	185,000	08/04/2005	WD	03-ARM'S LENGTH	05-0/3061	DEED	100.0
		9,000	07/01/1995	WD	03-ARM'S LENGTH	295:608	DEED	0.0

Property Address
6951 W B ST

Owner's Name/Address
JONES WILLIAM L & EILEEN S TRUST
6951 W B ST
Lake City MI 49651

Tax Description
. SEC 12 T22N R8W LOTS 20 & 21 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 01/05/2009
MAP #:
2024 Est TCV 369,173 TCV/TFA: 196.47

Building Permit(s)	Date	Number	Status
Addition	04/25/2007	20070192	Complete

X Improved | | Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Road

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	100.00	0.8123	0.9468	500	100		19,225
C 50' @ 500/FF	50.00	100.00	0.8123	0.9468	500	100		19,225
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	38,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1500	50	6,135
Total Estimated Land Improvements True Cash Value =				6,135

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	19,200	165,400	184,600			109,628C
2023	16,100	139,500	155,600			104,408C
2022	10,000	123,300	133,300			99,437C
2021	10,000	114,000	124,000			96,261C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1995	2007

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 292 S.F.
Crawl: 1587 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 1,879
Total Base New : 346,479 E.C.F.
Total Depr Cost: 295,079 X 1.100
Estimated T.C.V: 324,587

(16) Porches/Decks

Area	Type
655	Treated Wood
220	Treated Wood

(17) Garage

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: 0
Area: 768
% Good: 87
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

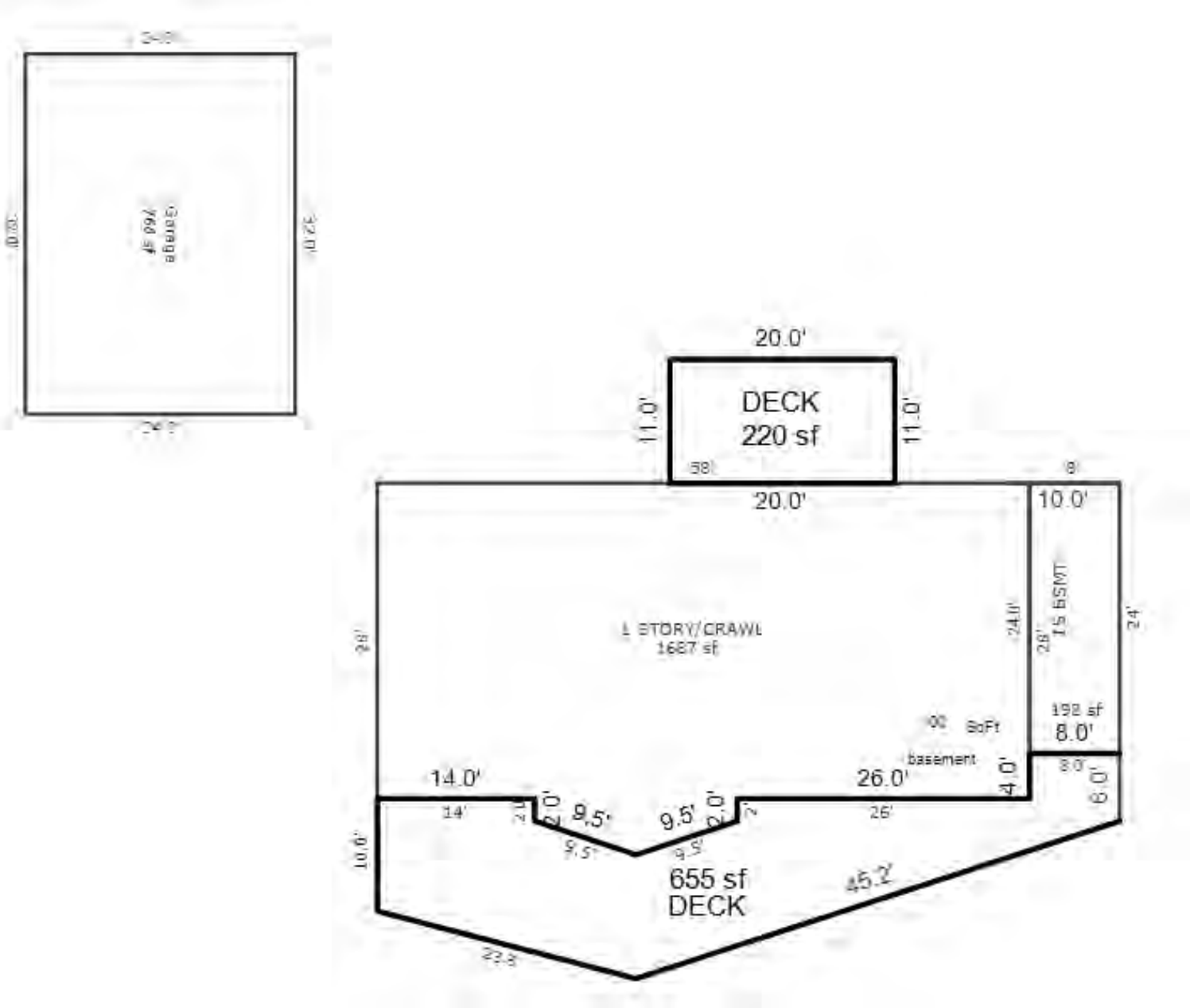
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1879 SF Floor Area = 1879 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,587		
1 Story	Siding	Basement	100		
1 Story	Siding	Basement	192		
			Total:	271,919	231,155
Other Additions/Adjustments					
Exterior					
Brick Veneer			1024	17,603	14,963
Plumbing					
Average Fixture(s)			1	1,476	1,255
3 Fixture Bath			1	4,646	3,949
Deck					
Treated Wood			655	9,006	7,655
Treated Wood			220	4,413	3,751
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,348	23,793 *
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
Local Cost Items					
SANITARY SEWER			1	0	0
			Totals:	346,479	295,079

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-450-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM L & EILEEN	JONES WILLIAM L & EILEEN	0	04/28/2015	QC	21-NOT USED/OTHER	2015-01553	DEED	0.0
KRONE JAMES C	JONES WILLIAM L & EILEEN	25,000	05/24/2013	WD	32-SPLIT VACANT	2013-01874 WD	PROPERTY TRANSFER	100.0

Property Address

W B ST

Owner's Name/Address

JONES WILLIAM L & EILEEN S TRUST
6951 W B ST
Lake City MI 49651

Tax Description

SEC 12 T22N R8W LOTS 22, 23 & 24 MIDWAY HEIGHTS PLAT.
SPLIT/COMBINED ON 06/14/2013 FROM 009-450-016-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Comments/Influences

Split/Comb. on 06/14/2013 completed
[illegible] ASSESS LOTS

0-016-00;
-022-00;

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/07/2014
MAP #:
2024 Est TCV 48,373

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	100.00	0.7361	0.9468	500	100		17,424
C 50' @ 500/FF	50.00	100.00	0.7361	0.9468	500	100	LOT 23	17,424
C 50' @ 500/FF	38.81	100.00	0.7361	0.9468	500	100		13,525
139 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	48,373

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	24,200	0	24,200			12,915C
2023	18,400	0	18,400			12,300C
2022	12,500	0	12,500			11,715C
2021	12,500	0	12,500			11,341C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERSTOW GARDNER E	BESKO AMBER & BRADLEY	341,000	08/10/2021	WD	09-FAMILY	2021-02741	PROPERTY TRANSFER	50.0

Property Address
6518 W LAKEVIEW DR

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/10/2021
MAP #:
2024 Est TCV 408,563 TCV/TFA: 291.83

Building Permit(s)	Date	Number	Status
REPAIR	09/06/2018	2018-0462	100%

Owner's Name/Address
BESKO AMBER & BRADLEY
6518 LAKEVIEW DR
LAKE CITY MI 49651

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	75.00	97.00	1.0000	0.9615	2500	100		180,286
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	180,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1101	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 38 DESC AS: LOT 1 MISSAUKEE HEIGHTS 2.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,100	114,200	204,300			156,978C
2023	72,100	109,000	181,100			149,503C
2022	76,100	91,400	167,500			142,384C
2021	76,100	94,200	170,300			113,522C

Who	When	What
JWV	10/03/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1400 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

700	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,400
Total Base New : 238,545 E.C.F.
Total Depr Cost: 155,053 X 1.460
Estimated T.C.V: 226,377

(16) Porches/Decks

Area	Type
30	CPP
330	Treated Wood
15	Treated Wood

(17) Garage

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:

Bsmnt Garage:

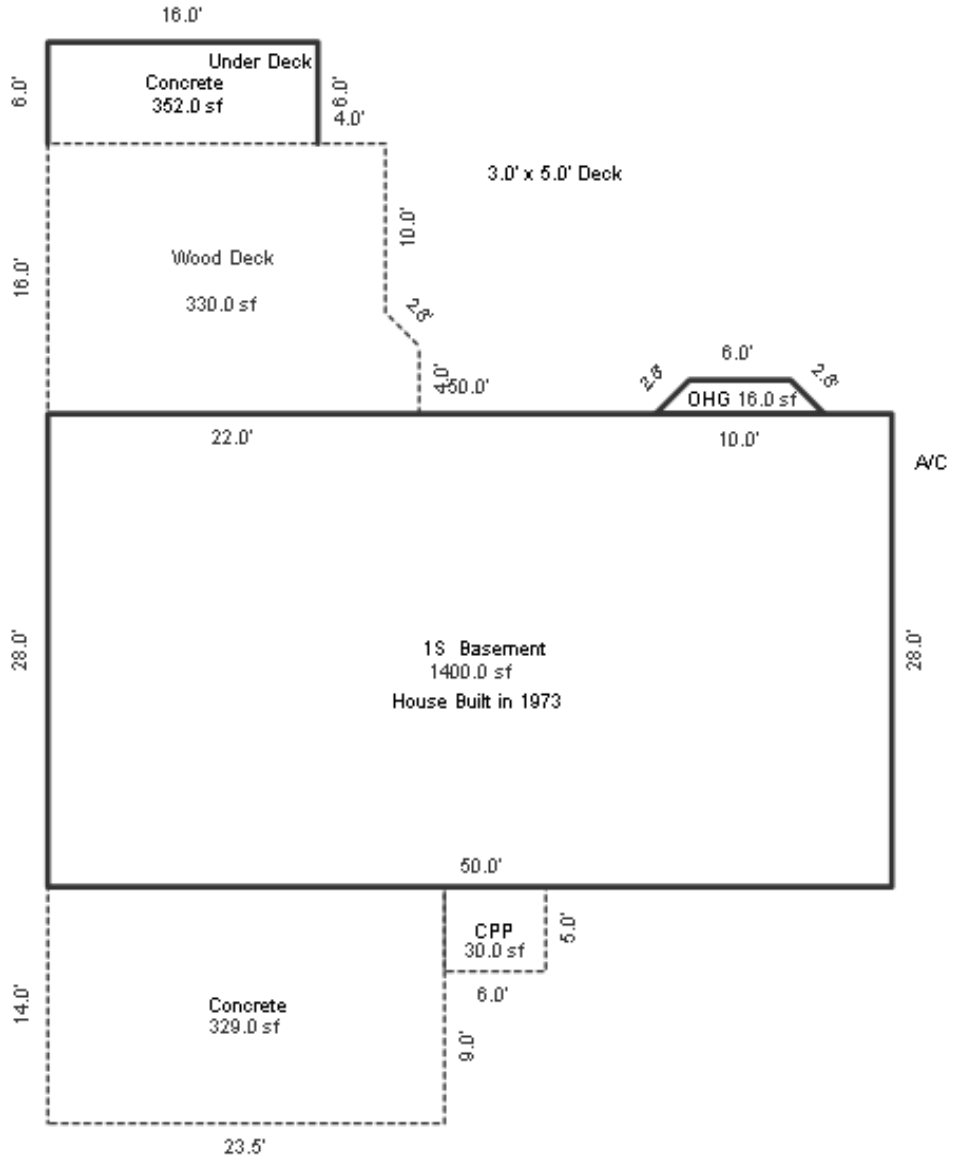
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 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	1,400			
			Total:	203,293	132,140	
Other Additions/Adjustments						
Recreation Room			700	13,531	8,795	
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						
CPP			30	835	543	
Deck						
Treated Wood			330	5,755	3,741	
Treated Wood			15	685	445	
Water/Sewer						
Public Sewer			1	1,494	971	
Water Well, 100 Feet			1	5,808	3,775	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	238,545	155,053	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 226,377

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHARDT NED & DEB & QUI	REINHARDT NED & DEB & QUI	0	04/08/2013	WD	09-FAMILY	2013-01349 WD	PROPERTY TRANSFER	0.0
DEBOER ALFRED G & DORIS E	REINHARDT NED J & DEBORAH	365,000	04/19/2004	WD	03-ARM'S LENGTH	04-0/1627	DEED	100.0

Property Address
6600 W LAKEVIEW DR

Owner's Name/Address
REINHARDT NED & DEB & QUIGLEY TRUST
P O BOX 205
BIRCH RUN MI 48415

Taxpayer's Name/Address
QUIGLEY JOHN & ANITA TRUST
7167 BERGIN RD
HOWELL MI 48843

Tax Description
. SEC 12 T22N R8W LOTS 2 & 31 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 501,171 TCV/TFA: 432.04

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	110.00	90.00	0.9383	0.9508	2500	100		245,331
110 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	245,331

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	122,700	127,900	250,600			160,030C
2023	98,100	122,200	220,300			152,410C
2022	103,300	110,100	213,400			145,153C
2021	103,300	113,600	216,900			140,516C

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 009-460-002-00 Printed on 03/21/2024

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1967	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1160 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

560	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C +5
Effec. Age: 35
Floor Area: 1,160
Total Base New : 268,607 E.C.F.
Total Depr Cost: 174,582 X 1.460
Estimated T.C.V: 254,890

(16) Porches/Decks

Area	Type
312	WGEP (1 Story)
114	CPP
160	WCP (1 Story)
28	Treated Wood

(17) Garage

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: 1
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1160 SF Floor Area = 1160 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	1,160		
			Total:	181,627	118,046
Other Additions/Adjustments					
Recreation Room			560	10,825	7,036
Exterior					
Brick Veneer			240	4,126	2,682
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					
WGEP (1 Story)			312	20,573	13,372
CPP			114	2,269	1,475
WCP (1 Story)			160	6,891	4,479
Deck					
Treated Wood			28	1,284	835
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	12,000
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

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALEWITZ BERNARD & PATTY	MALEWITZ PATRICIA M	0	12/28/2016	WD	09-FAMILY	2017-00015	PROPERTY TRANSFER	0.0
WOLFFIS TODD L & JOANNE K	MALEWITZ BERNARD & PATRIC	0	09/08/2010	QC	09-FAMILY	2010-4518	PROPERTY TRANSFER	0.0
MALEWITZ BERNARD & PATRIC	MALEWITZ BERNARD & PATRIC	0	05/27/2005	QC	21-NOT USED/OTHER	05-0/2174	DEED	50.0
		100,000	05/01/2002	WD	33-TO BE DETERMINED	03-0:4145	DEED	0.0

Property Address

6610 W LAKEVIEW DR

Owner's Name/Address

MALEWITZ PATRICIA M
2251 ONEKAMA DR SE
GRAND RAPIDS MI 49506

Tax Description

. SEC 12 T22N R8W LOT 3 MISSAUKEE HEIGHTS 2.

Comments/Influences

REMOVE OLD HOUSE ADD NEW FOR 04

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 521,237 TCV/TFA: 340.90

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	87.00	1.0000	0.9658	4200	100		202,815
50 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	202,815

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	101,400	159,200	260,600			179,289C
2023	60,400	167,100	227,500			170,752C
2022	62,500	150,600	213,100			162,621C
2021	55,000	155,400	210,400			157,426C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1223 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

800	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 1,529
Total Base New : 270,993 E.C.F.
Total Depr Cost: 216,796 X 1.460
Estimated T.C.V: 316,522

(16) Porches/Decks

Area	Type
28	WCP (1 Story)
360	Treated Wood
616	Treated Wood

(17) Garage

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:

Bsmnt Garage:

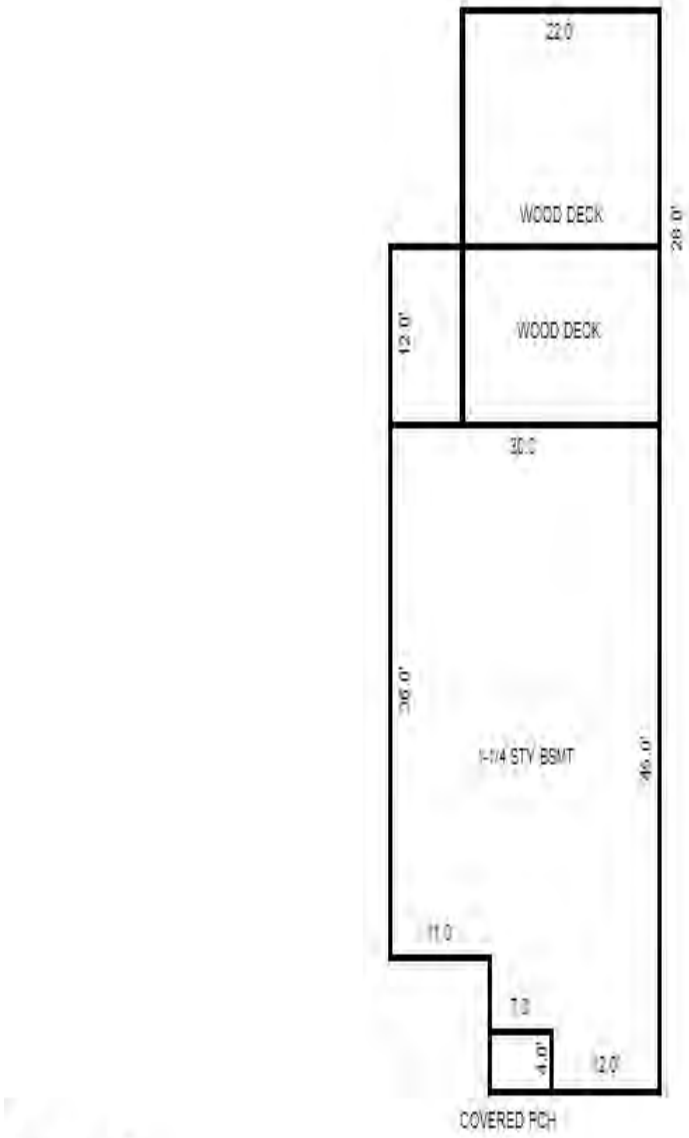
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1223 SF Floor Area = 1529 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	Basement	1,223		
			Total:	214,291	171,434
Other Additions/Adjustments					
Recreation Room			800	15,464	12,371
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					
WCP (1 Story)			28	2,123	1,698
Deck					
Treated Wood			360	6,091	4,873
Treated Wood			616	8,661	6,929
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 1 Story			1	2,592	2,074
Direct-Vented Gas			1	3,021	2,417
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	270,993	216,796

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROOST RANDAL C TRUST	WINKLE TOD R & SHANNON M	650,000	07/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02409	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6620 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WINKLE TOD R & SHANNON M 6769 W FALMOUTH RD MC BAIN MI 49657	2024 Est TCV 468,777 TCV/TFA: 310.04					

Tax Description

. SEC 12 T22N R8W LOT 4 MISSAUKEE HEIGHTS 2.

Comments/Influences

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	90.00	1.0000	0.9740	4200	100		204,541
50 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	204,541

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1030	0	0
Wood Frame	32.30	80	81	2,093

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,468

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	102,300	132,100	234,400			205,065C
2023	60,900	134,400	195,300			195,300S
2022	62,500	121,200	183,700			104,595C
2021	55,000	124,900	179,900			101,254C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1,512
Total Base New : 237,236 E.C.F.
Total Depr Cost: 177,923 X 1.460
Estimated T.C.V: 259,768

(16) Porches/Decks

Area	Type
594	Treated Wood
382	Treated Wood
60	Treated Wood

(17) Garage

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:

Bsmnt Garage:

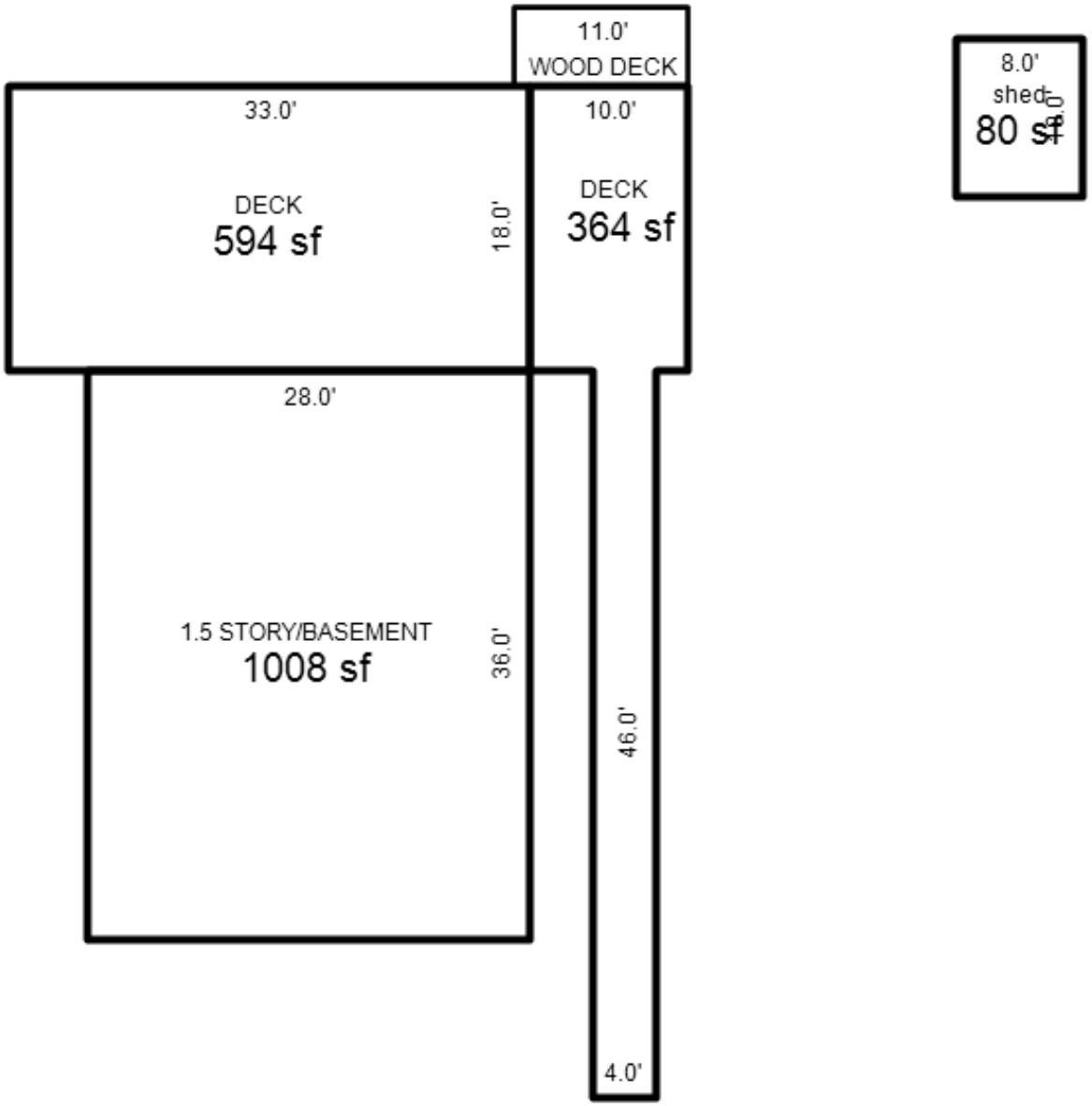
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,008			
			Total:	197,788	148,339	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,107	
3 Fixture Bath			1	4,646	3,484	
Deck						
Treated Wood			594	8,453	6,340	
Treated Wood			382	6,334	4,750	
Treated Wood			60	1,958	1,468	
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	
Fireplaces						
Exterior 1 Story			1	6,513	4,885	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	237,236	177,923	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 259,768

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
6630 W LAKEVIEW DR

Owner's Name/Address
DIPIETRO THOMAS G & DEBORAH H
16559 NOLA CT
LIVONIA MI 48154

Taxpayer's Name/Address
DIPIETRO THOMAS G & DEBORAH H
16559 NOLA CT
LIVONIA MI 48154

Tax Description
. SEC 12 T22N R8W LOT 5 & E 25 FT OF W 100 FT LOT 30 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 429,429 TCV/TFA: 308.28

Building Permit(s)	Date	Number	Status
Deck/Porch	05/26/2017	2017-0211	100%
Addition	08/27/2015	2015-0391	100%

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	91.00	1.0000	0.9767	4200	100		205,107
BACK 50' @ 600	25.00	140.00	1.1096	1.0234	600	100		17,033
75 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	222,139

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	268	0	0
D/W/P: Patio Blocks	15.61	59	0	0
Wood Frame	35.08	64	50	1,122
Wood Frame	27.17	140	50	1,902

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,924

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
JWV	09/15/2017	INSPECTED
TPC	11/08/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	111,100	103,600	214,700			99,407C
2023	66,700	99,000	165,700			94,674C
2022	66,000	81,700	147,700			90,166C
2021	58,000	84,200	142,200			87,286C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1969	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1393 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 35
Floor Area: 1,393
Total Base New : 213,241 E.C.F.
Total Depr Cost: 138,607 X 1.460
Estimated T.C.V: 202,366

(16) Porches/Decks

Area	Type
158	Treated Wood
70	Treated Wood

(17) Garage

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: 0
Mech. Doors: 1
Area: 338
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

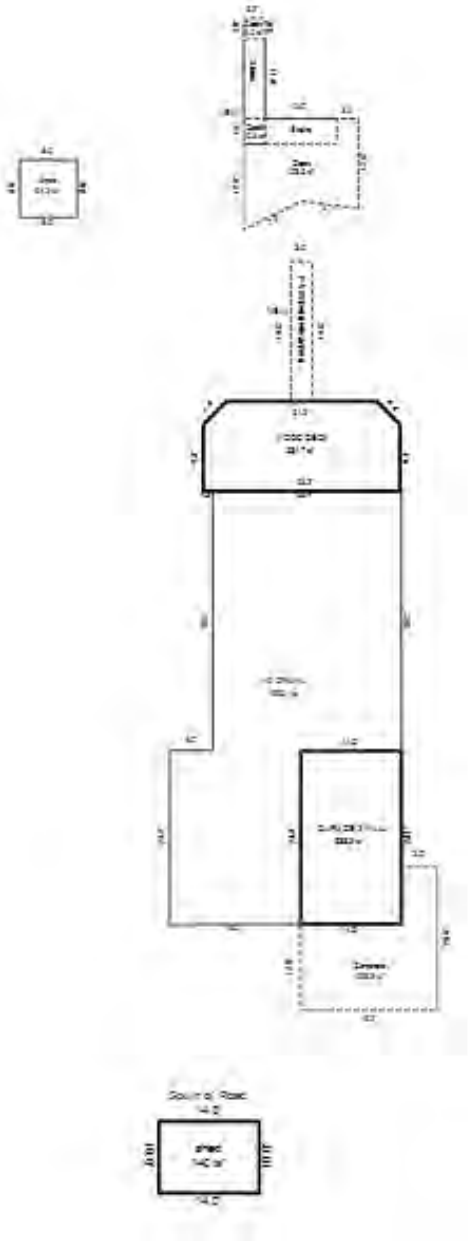
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1393 SF Floor Area = 1393 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	1,393			
			Total:	179,031	116,370	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
Deck						
Treated Wood			158	3,547	2,306	
Treated Wood			70	2,114	1,374	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			338	17,475	11,359	
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						
SANITARY SEWER			1	0	0	*
			Totals:	213,241	138,607	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 202,366

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANNAN KAREN S	BRANNAN KAREN S	1	09/26/2018	WD	09-FAMILY	2018-03269	PROPERTY TRANSFER	0.0
BRANNAN KAREN S TRUST	BRANAN KAREN S	1	09/25/2018	QC	09-FAMILY	2018-03188	PROPERTY TRANSFER	0.0
BRANNAN ROBERT A & KAREN		0	09/03/2010	OTH	09-FAMILY	2010-4378TRUST	PROPERTY TRANSFER	0.0
BRANNAN ROBERT A & KAREN	BRANNAN ROBERT A & KAREN	0	02/26/2007	QC	21-NOT USED/OTHER	2007/713	DEED	0.0

Property Address

6636 W LAKEVIEW DR

Owner's Name/Address

BRANNAN KAREN S
1640 GERMANY RD
Williamston MI 48895

Tax Description

. SEC 12 T22N R8W LOT 6 MISSAUKEE HEIGHTS 2.

Comments/Influences

ADD SEWER FOR 05

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 416,482 TCV/TFA: 364.06

Building Permit(s)	Date	Number	Status
REPAIR	06/24/2019	2019-0283	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/09/2019	INSPECTED
TPC	05/08/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	94.00	1.0000	0.9847	4200	100		206,777
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	206,777

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	366	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,630

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,400	104,800	208,200			123,532C
2023	61,500	100,100	161,600			117,650C
2022	62,500	90,200	152,700			112,048C
2021	55,000	93,000	148,000			108,469C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1978	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 936 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 35
Floor Area: 1,144
Total Base New : 218,206 E.C.F.
Total Depr Cost: 141,832 X 1.460
Estimated T.C.V: 207,075

(16) Porches/Decks

Area	Type
457	Treated Wood
82	Treated Wood
30	Treated Wood

(17) Garage

Year Built: 1978
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

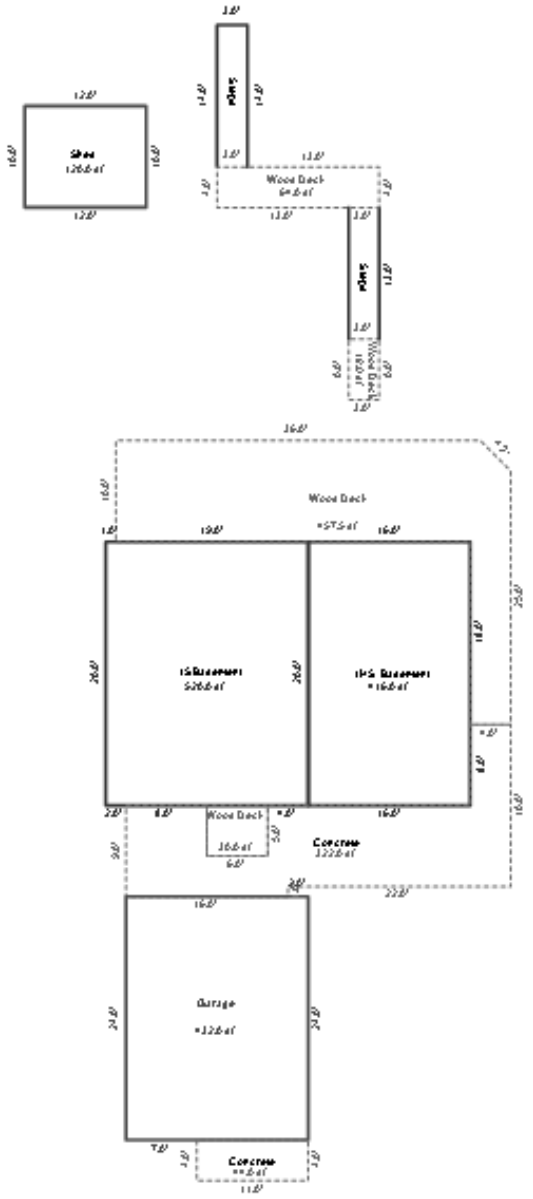
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1978
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1144 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	520		
1.5 Story	Siding	Basement	416		
			Total:	168,047	109,229
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	959
2 Fixture Bath			1	3,108	2,020
Deck					
Treated Wood			457	7,115	4,625
Treated Wood			82	2,298	1,494
Treated Wood			30	1,346	875
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	18,235	11,853
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:	218,206	141,832

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6640 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FOX HERMAN J 112 MORNING STAR CAY NAPLES FL 34114	2024 Est TCV 457,983 TCV/TFA: 363.48					

Taxpayer's Name/Address

FOX HERMAN J
112 MORNING STAR CAY
NAPLES FL 34114

Tax Description

. SEC 12 T22N R8W LOT 7 MISSAUKEE HEIGHTS 2.

Comments/Influences

96 HS @ 12-96 BOR

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	96.00	1.0000	0.9898	4200	100		207,868
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,868

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,900	125,100	229,000			122,525C
2023	61,900	127,600	189,500			116,691C
2022	62,500	115,000	177,500			111,135C
2021	55,000	118,600	173,600			107,585C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 30
Floor Area: 1,260
Total Base New : 241,640 E.C.F.
Total Depr Cost: 170,010 X 1.460
Estimated T.C.V: 248,215

(16) Porches/Decks

Area	Type
80	WCP (1 Story)
548	Treated Wood

(17) Garage

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

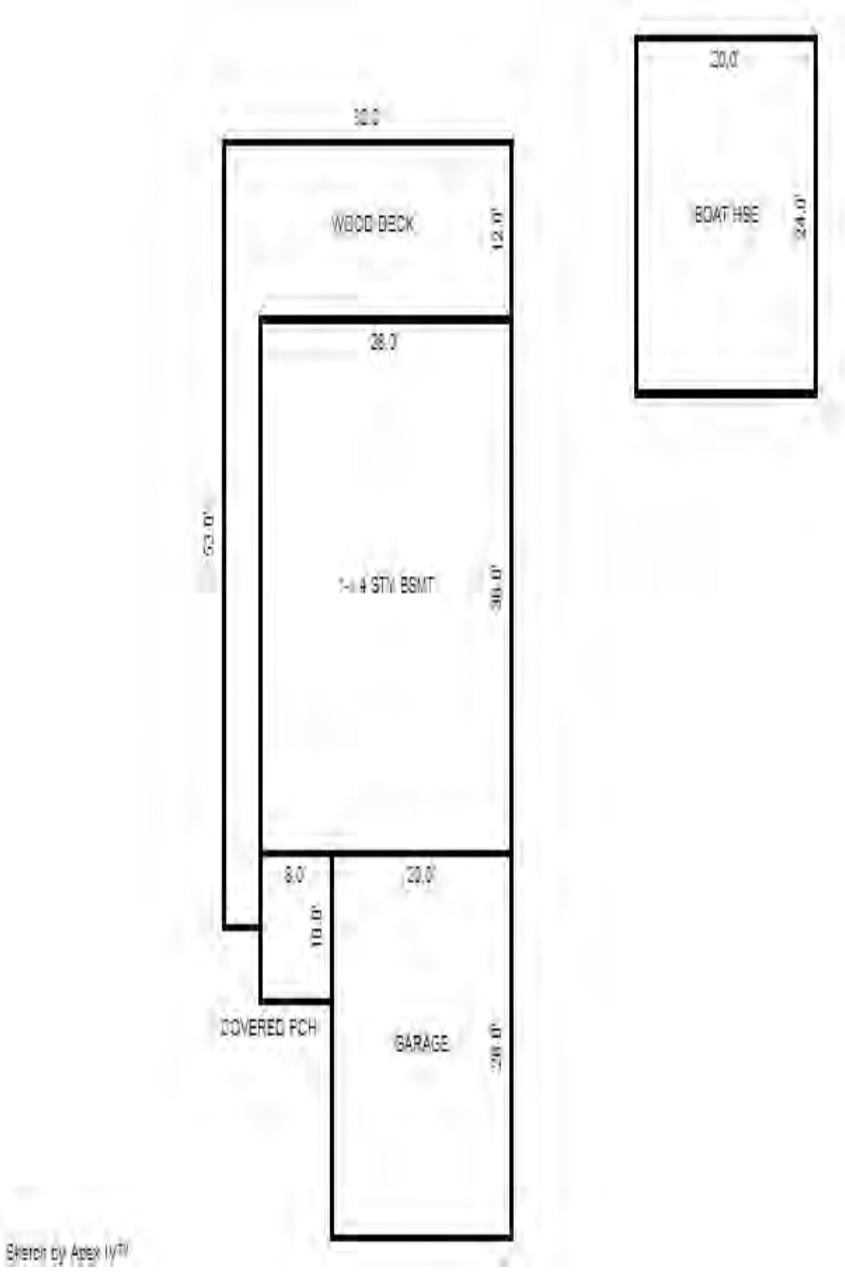
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1987
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Basement	1,008			
			Total:	181,599	127,123	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,033	
Porches						
WCP (1 Story)			80	4,246	3,652	*
Deck						
Treated Wood			548	8,017	5,612	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			520	27,810	19,467	
Common Wall: 1 Wall			1	-2,686	-1,880	
Door Opener			1	547	383	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 100 Feet			1	5,808	4,066	
Built-Ins						
Appliance Allow.			1	2,766	1,936	
Fireplaces						
Exterior 2 Story			1	8,024	5,617	
Unit-in-Place Cost Items						
BOAT HOUSE (BY SQ FT			480	2,539	1,955	*
Local Cost Items						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-007-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUWEHOVEN WAYNE M & CARO	COUWEHOVEN WAYNE M TRUST	1	09/29/2020	WD	09-FAMILY	2020-02896	PROPERTY TRANSFER	0.0
COUWENHOVEN MAURICE ETAL	COUWEHOVEN WAYNE M & CARO	220,000	01/13/2012	WD	09-FAMILY	2012-00146	PROPERTY TRANSFER	100.0
COUWEHOVEN WAYNE M & CARO	COUWENHOUVEN ET EL 2ND JT	0	03/02/2001	QC	09-FAMILY	2001-00689	PROPERTY TRANSFER	0.0

Property Address
6676 W LAKEVIEW DR

Owner's Name/Address
COUWEHOVEN WAYNE M TRUST
4575 KNPP COURT NE
GRAND RAPIDS MI 49525

Tax Description
. SEC 12 T22N R8W LOT 8 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 534,874 TCV/TFA: 329.97

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	99.00	1.0000	0.9975	4200	100		209,473
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	209,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	256	0	0
D/W/P: 4in Ren. Conc.	8.18	480	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	104,700	162,700	267,400			168,876C
2023	62,300	155,400	217,700			160,835C
2022	62,500	140,000	202,500			153,177C
2021	55,000	144,400	199,400			148,284C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1993	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 294 S.F.
Crawl: 820 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 1,621
Total Base New : 276,483 E.C.F.
Total Depr Cost: 221,251 X 1.460
Estimated T.C.V: 323,026

(16) Porches/Decks

Area	Type
18	CCP (1 Story)
168	Treated Wood

(17) Garage

Year Built: 1993
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

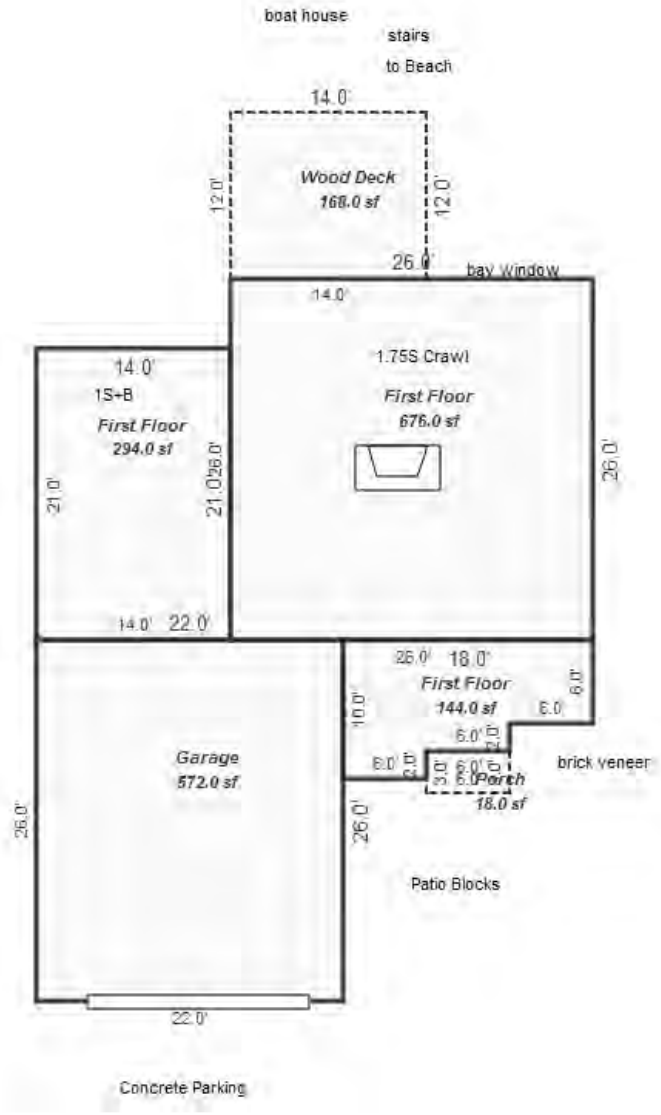
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993
(11) Heating System: Forced Hot Water
Ground Area = 1114 SF Floor Area = 1621 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	676		
1+ Story	Siding	Basement	294		
1 Story	Siding	Crawl Space	144		
			Total:	218,269	174,628

Other Additions/Adjustments			
Exterior			
Brick Veneer	128	2,200	1,760
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
Deck			
Treated Wood	168	3,693	2,954
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	572	29,715	23,772
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, 50 Feet	1	2,686	2,149
Built-Ins			
Appliance Allow.	1	2,766	2,213
Fireplaces			

<<<<< 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***

Parcel Number: 009-460-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOPER FLOYD A & MARY M T	JOHNSON JANET M TRUST	0	05/22/2017	QC	09-FAMILY	2017-02101	DEED	0.0
COOPER MARY MARGARET	COOPER FLOYD A TRUST	0	08/20/2013	AFF	07-DEATH CERTIFICATE	2013-02960 DC	DEED	100.0
COOPER FLOYD A	COOPER FLOYD A TRUST	0	05/19/1994	AFF	07-DEATH CERTIFICATE		DEED	0.0

Property Address
6680 W LAKEVIEW DR

Owner's Name/Address
JOHNSON JANET M TRUST
8507 MELTRICA DR
GRAND BLANC MI 48439

Tax Description
. SEC 12 T22N R8W LOT 9 MISSAUKEE HEIGHTS 2.

Comments/Influences
ADD SEWER FOR 05

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 280,308 TCV/TFA: 700.77

Building Permit(s)	Date	Number	Status
Reroof	09/02/2021	2021-0613	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/09/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	07/11/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	99.00	0.9951	0.9975	4200	100		212,607
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	212,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	254	0	0
Metal Prefab	17.89	40	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	106,300	33,900	140,200			86,905C
2023	63,300	32,300	95,600			82,767C
2022	63,500	29,200	92,700			78,826C
2021	55,900	29,200	85,100			76,308C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1928	1974

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 400
Total Base New : 76,199 E.C.F.
Total Depr Cost: 45,720 X 1.460
Estimated T.C.V: 66,751

(16) Porches/Decks

Area	Type
200	CGEP (1 Story)
80	Treated Wood

(17) Garage

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: 192
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

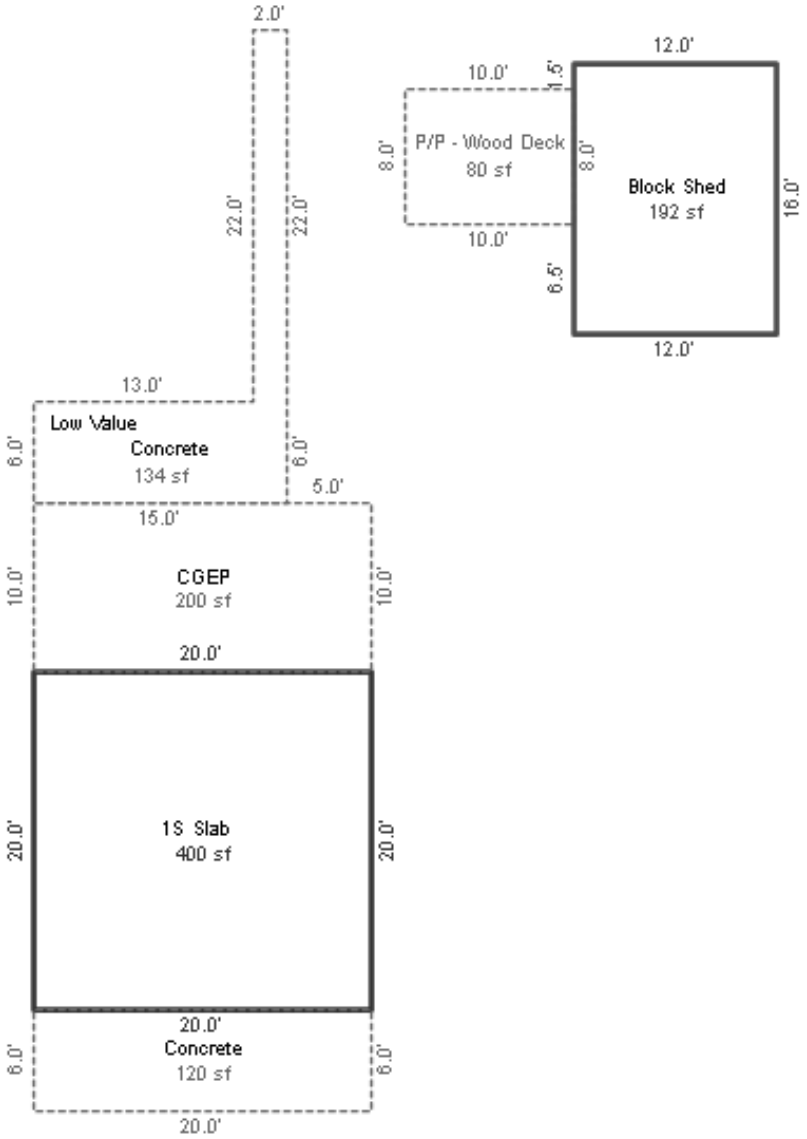
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928
(11) Heating System: Wall/Floor Furnace
Ground Area = 400 SF Floor Area = 400 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	400			
			Total:	48,653	29,192	
Other Additions/Adjustments						
Exterior						
Brick Veneer			160	2,322	1,393	
Plumbing						
Average Fixture(s)			1	1,025	615	
Porches						
CGEP (1 Story)			200	9,816	5,890	
Deck						
Treated Wood			80	2,164	1,298	
Water/Sewer						
Public Sewer			1	1,175	705	
Water Well, 50 Feet			1	2,498	1,499	
Garages						
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)						
Base Cost			192	8,546	5,128	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	76,199	45,720	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 66,751

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT LAWRENCE R & REBECC	WINKEL JAMES L & KIMBERLY	269,000	06/25/2015	WD	03-ARM'S LENGTH	2015-02208	PROPERTY TRANSFER	100.0
MELVIN ROBERT C	SCOTT LAWRENCE R & REBECC	270,000	01/03/2005	WD	03-ARM'S LENGTH	05-0/042	DEED	100.0
DICKERSON (FKA MELVIN) MA	MELVIN ROBERT C	0	01/24/2003	QC	21-NOT USED/OTHER	04-0/0041	DEED	0.0
		128,000	05/01/1995	WD	33-TO BE DETERMINED	293:969	DEED	0.0

Property Address
6684 W LAKEVIEW DR

Owner's Name/Address
WINKEL JAMES L & KIMBERLY
6684 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 10 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/17/2016
MAP #:
2024 Est TCV 530,963 TCV/TFA: 309.42

Building Permit(s)	Date	Number	Status
Garage	07/29/2016	2016-0334	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	10/21/2016	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	95.00	0.9951	0.9873	4200	100		210,426
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	210,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	214	0	0
D/W/P: 4in Ren. Conc.	8.18	1014	0	0
Wood Frame/Conc.	32.92	160	50	2,633

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 =				7,383

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	105,200	160,300	265,500			178,239C
2023	62,600	153,100	215,700			169,752C
2022	63,500	138,100	201,600			161,669C
2021	55,900	142,300	198,200			156,505C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1973	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 912 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

426	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1,716
Total Base New : 329,993 E.C.F.
Total Depr Cost: 214,489 X 1.460
Estimated T.C.V: 313,154

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
147	Treated Wood
138	Treated Wood
741	Treated Wood

(17) Garage

Year Built: 2016
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: 952
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

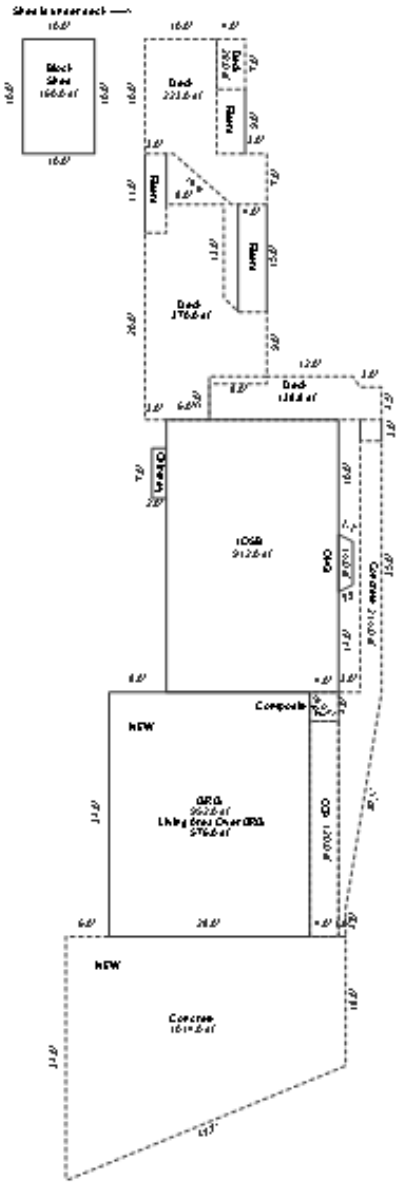
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1973
(11) Heating System: Forced Heat & Cool
Ground Area = 912 SF Floor Area = 1716 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	912		
1 Story	Siding	Overhang	576		
			Total:	229,666	149,277
Other Additions/Adjustments					
Recreation Room			426	8,235	5,353
Plumbing					
Average Fixture(s)			1	1,476	959
3 Fixture Bath			1	4,646	3,020
2 Fixture Bath			1	3,108	2,020
Porches					
CCP (1 Story)			120	3,324	2,161
Deck					
Treated Wood			147	3,382	2,198
Treated Wood			138	3,249	2,112
Treated Wood			741	9,626	6,257
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			952	43,287	28,137
Common Wall: 1 Wall			1	-2,686	-1,746
Door Opener			2	1,093	710
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			192	10,894	7,081
Water/Sewer					
Public Sewer			1	1,494	971

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN FULPEN LINDA & BROGLI	HAYS MARION S & LEWIS MAR	1	03/26/2018	QC	09-FAMILY	2018-01363	PROPERTY TRANSFER	0.0
POLANSKI MARTHA FRANCES	VAN FULPEN LINDA & BROGLI	1	03/23/2018	QC	09-FAMILY	2018-01362	PROPERTY TRANSFER	0.0
OSWALD LINNEA J	OSWALD TYSON	1	02/16/2018	QC	09-FAMILY	2018-01364	DEED	0.0
HAYS MARION SUSANNA	HAYS MARION S & FERGUSON	0	02/13/2018	QC	09-FAMILY	2018-01366	PROPERTY TRANSFER	0.0

Property Address

6688 W LAKEVIEW DR

Owner's Name/Address

HAYS MARION S ET AL
11220 EAST T AVENUE
SCOTTS MI 49088

Tax Description

. SEC 12 T22N R8W LOT 11 MISSAUKEE HEIGHTS 2.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 265,097 TCV/TFA: 480.25

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/08/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	93.00	0.9951	0.9820	4200	100		209,310
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	209,310

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	104,700	27,800	132,500			55,603C
2023	62,300	26,600	88,900			52,956C
2022	63,500	24,000	87,500			50,435C
2021	55,900	24,800	80,700			48,824C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1950	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 552 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 552
Total Base New : 68,291 E.C.F.
Total Depr Cost: 37,560 X 1.460
Estimated T.C.V: 54,837

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950
(11) Heating System: Wall/Floor Furnace
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

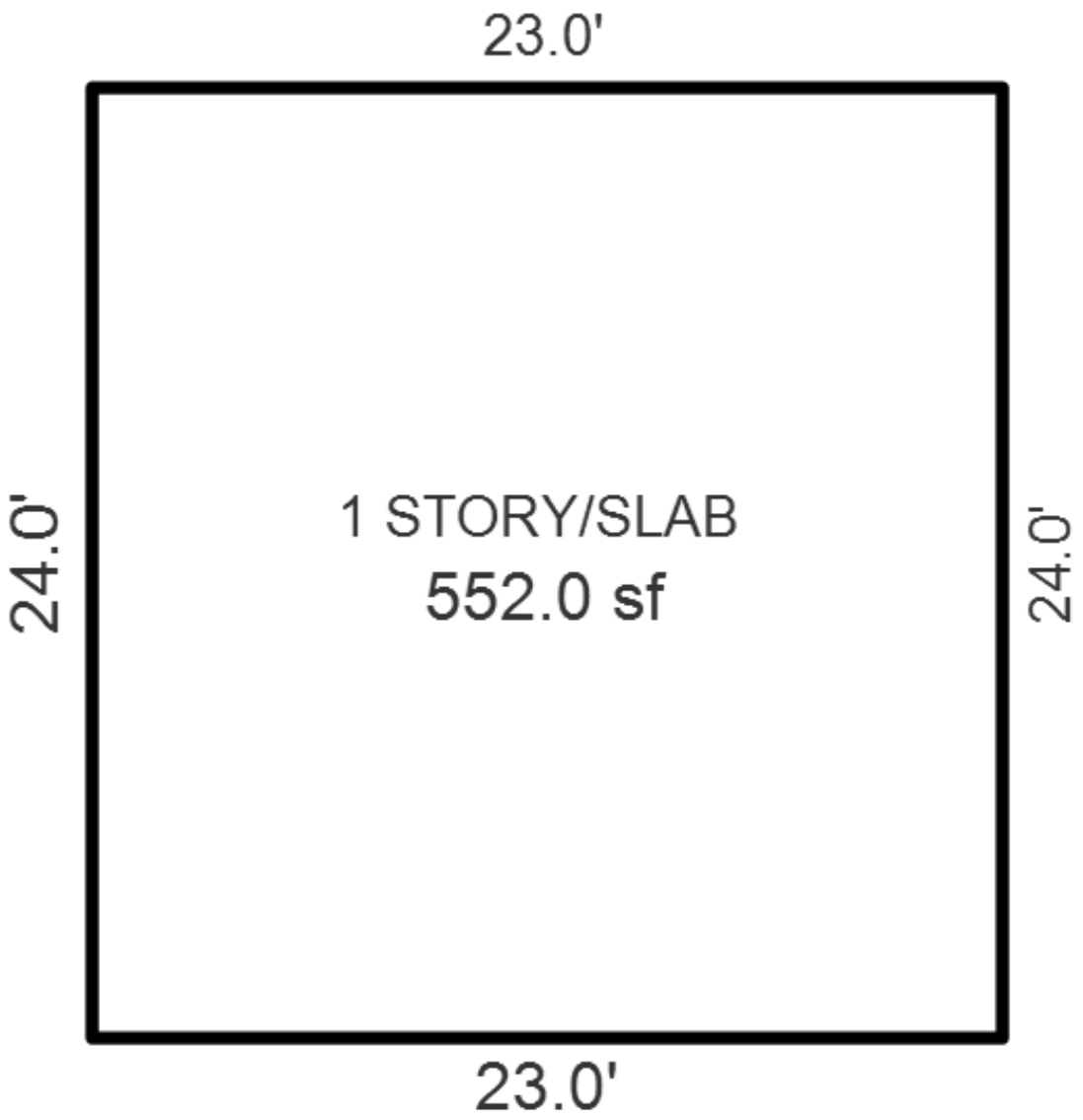
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
			Total:	63,593	34,976

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,025	564
Water/Sewer			
Public Sewer	1	1,175	646
Water Well, 50 Feet	1	2,498	1,374
Local Cost Items			
SANITARY SEWER	1	0	0 *
	Totals:	68,291	37,560

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 54,837

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6692 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/21/2019	2019-0279	100%
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DALY RICHARD J & DEBRA L 200 CANDACE LN NW KENNESAW GA 30144-5503	2024 Est TCV 542,533 TCV/TFA: 303.43					

Tax Description

. SEC 12 T22N R8W LOT 12 MISSAUKEE HEIGHTS 2.

Comments/Influences

NEW HOUSE FOR 04
8X11 SHED ON OUTLOT..NO VALUE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/08/2019	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	95.00	0.9951	0.9873	4200	100		210,426
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	210,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	105,200	166,100	271,300			170,668C
2023	62,600	168,400	231,000			162,541C
2022	63,500	151,800	215,300			154,801C
2021	55,900	156,500	212,400			149,856C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2004	0

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		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1192 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,788
Total Base New : 282,182 E.C.F.
Total Depr Cost: 225,844 X 1.460
Estimated T.C.V: 329,732

(16) Porches/Decks

Area	Type
96	WCP (1 Story)
336	Treated Wood
49	Treated Wood

(17) Garage

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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,192		
			Total:	224,163	179,348

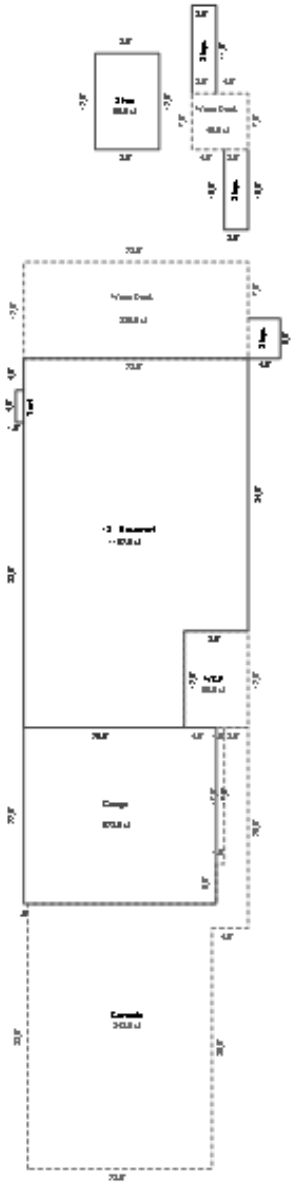
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
Porches			
WCP (1 Story)	96	4,666	3,733
Deck			
Treated Wood	336	5,823	4,658
Treated Wood	49	1,742	1,394
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	28,100	22,480
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
Fireplaces			
Direct-Vented Gas	1	3,021	2,417
Unit-in-Place Cost Items			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-012-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAFLEY ANDREW P & BRENDA	SHAFLEY ANDREW P & BRENDA	0	07/15/2019	QC	09-FAMILY	2019-02177	PROPERTY TRANSFER	0.0
FERRICK (HW) & MORGAN (H/	SHAFLEY ANDREW P & BRENDA	197,500	09/19/2008	WD	03-ARM'S LENGTH	2008/3329	DEED	100.0
THORPE NORA MAE	FERRICK & MORGAN T/C	152,500	06/25/2007	WD	03-ARM'S LENGTH	2007/2361	DEED	100.0

Property Address
6696 W LAKEVIEW DR

Owner's Name/Address
SHAFLEY ANDREW P & BRENDA L TRUST
6696 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 13 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 08/21/2019
MAP #:
2024 Est TCV 626,296 TCV/TFA: 313.93

Building Permit(s)	Date	Number	Status
Demolition/Removal	08/15/2023	2023-0512	100%
New House	01/20/2023	2023-0039	60%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	01/01/2023	INSPECTED
TPC	04/21/2023	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	95.00	0.9951	0.9873	4200	100		210,426
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	210,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	350	0	0
D/W/P: 4in Ren. Conc.	8.18	792	50	3,239
Total Estimated Land Improvements True Cash Value =				3,239

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	105,200	207,900	313,100			257,396C
2023	62,600	56,300	118,900			88,302C
2022	63,500	50,800	114,300			84,098C
2021	55,900	52,300	108,200			81,412C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: LOG

Yr Built	Remodeled
2024	0

Condition: Average
Part. Construct.: 80%

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1065 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

450	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 1
Floor Area: 1,995
Total Base New : 356,849 E.C.F.
Total Depr Cost: 353,280 X 1.460
Estimated T.C.V: 515,789

(16) Porches/Decks

Area	Type
55	WCP (1 Story)
150	WCP (1 Story)
150	WPP
28	Treated Wood

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1065 SF Floor Area = 1995 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	900		
1 Story	Pine Logs	Basement	165		
1 Story	Siding	Overhang	480		
			Total:	267,932	265,254
Other Additions/Adjustments					
Recreation Room			450	8,699	8,612
Basement, Outside Entrance, Below Grade			1	2,560	2,534
Plumbing					
Average Fixture(s)			1	1,476	1,461
3 Fixture Bath			2	9,291	9,198
Porches					
WCP (1 Story)			55	3,304	3,271
WCP (1 Story)			150	6,572	6,506
WPP			150	3,855	3,816
Deck					
Treated Wood			28	1,284	1,271
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			480	23,976	23,736
Common Wall: 1 Wall			1	-2,219	-2,197
Door Opener			1	547	542
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			260	13,549	13,414
Water/Sewer					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES D & SARAH J TU	NASH JAMES & SARAH J	0	02/21/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
NASH JAMES TRUST & SARA T	NASH JAMES D & SARAH J	1	04/11/2012	QC	21-NOT USED/OTHER	2012-01555 QD	DEED	0.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0

Property Address
6702 W LAKEVIEW DR

Owner's Name/Address
NASH JAMES & SARAH J
6702 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description
. SEC 12 T22N R8W LOT 14 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 524,621 TCV/TFA: 309.51

Building Permit(s)	Date	Number	Status
New House	10/01/2003	20030375	Complete

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/07/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,700	158,600	262,300			152,053C
2023	61,700	166,500	228,200			144,813C
2022	62,500	150,100	212,600			137,918C
2021	55,000	154,800	209,800			133,513C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1130 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 1,695
Total Base New : 270,818 E.C.F.
Total Depr Cost: 216,662 X 1.460
Estimated T.C.V: 316,327

(16) Porches/Decks

Area	Type
527	WPP
336	WPP
60	WPP
336	Treated Wood
32	Treated Wood

(17) Garage

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: 0
Area: 281
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

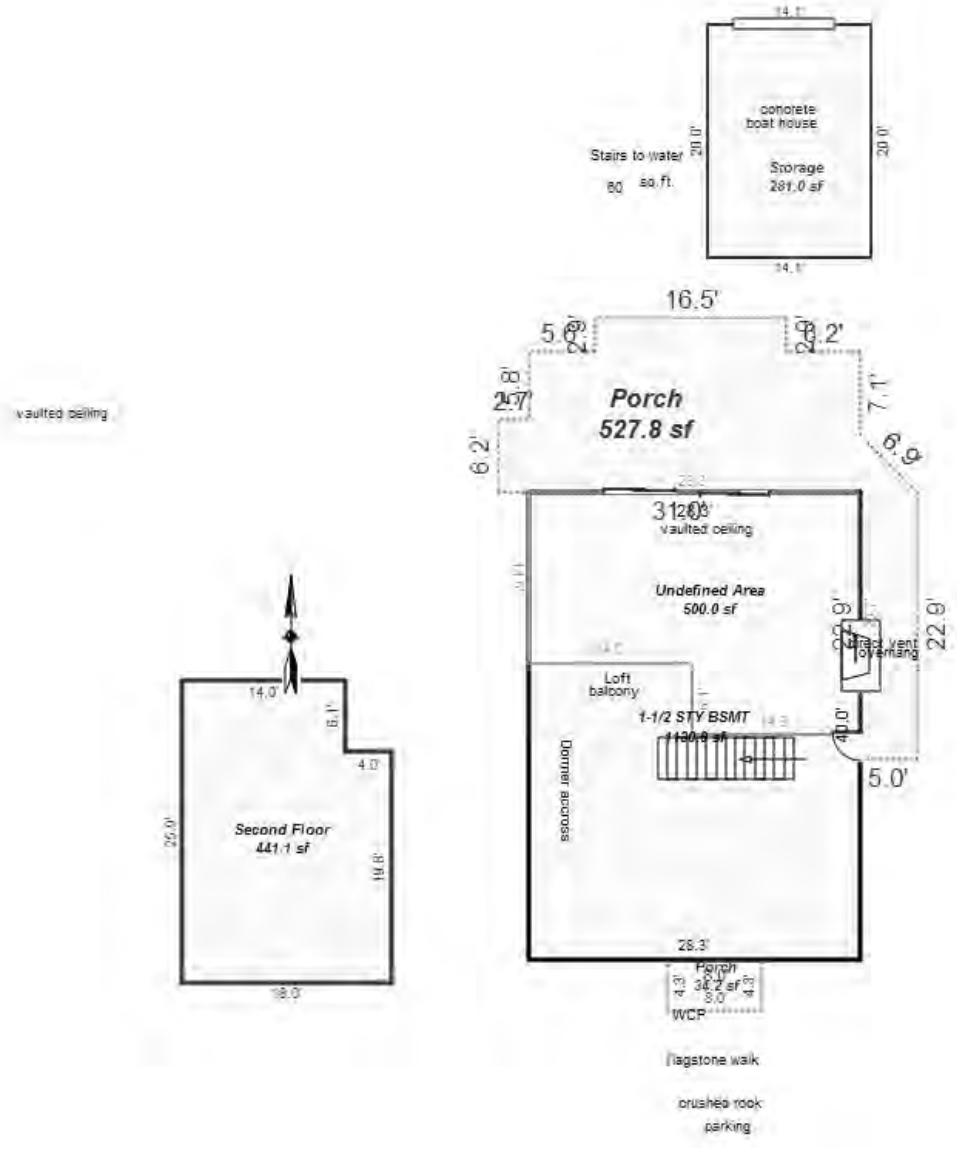
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1130 SF Floor Area = 1695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,130		
			Total:	222,627	178,109
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	1,181
Porches					
WPP			527	8,827	7,062
WPP			336	5,658	4,526
WPP			60	2,321	1,857
Deck					
Treated Wood			336	5,823	4,658
Treated Wood w/Roof (Deck Portion)			32	1,404	1,123
Treated Wood w/Roof (Roof portion)			32	694	555
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			281	12,021	9,617
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					
Direct-Vented Gas			1	3,021	2,417
Local Cost Items					

<<<<< 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***

Parcel Number: 009-460-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENTNER KATHLEEN A	TRATTLES DAVID S & PATRIC	241,000	05/25/2017	WD	03-ARM'S LENGTH	2017-01744	PROPERTY TRANSFER	100.0
GENTNER CHARLES L & KATHL	GENTNER KATHLEEN A	0	12/02/2010	QC	09-FAMILY	2010-5388QC	PROPERTY TRANSFER	0.0
		133,000	09/01/1998	WD	33-TO BE DETERMINED	322:482	DEED	0.0

Property Address
6706 W LAKEVIEW DR

Owner's Name/Address
TRATTLES DAVID S & PATRICIA S
6446 KINGSWAY CT
HOLLAND MI 49423

Tax Description
. SEC 12 T22N R8W LOT 15 MISSAUKEE HEIGHTS 2.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 399,731 TCV/TFA: 222.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/05/2017	INSPECTED
TPC	11/07/2011	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,324

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	94	940
BOAT LIFT	500.00	1	94	470
Total Estimated Land Improvements True Cash Value =				1,410

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,700	96,200	199,900			141,327C
2023	61,700	91,900	153,600			134,598C
2022	62,500	82,800	145,300			128,189C
2021	55,000	85,400	140,400			124,094C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
1962	1982

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1206 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1,796
Total Base New : 237,856 E.C.F.
Total Depr Cost: 130,820 X 1.460
Estimated T.C.V: 190,997

(16) Porches/Decks

Area	Type
106	WPP
427	Treated Wood

(17) Garage

Year Built: 1979
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1206 SF Floor Area = 1796 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

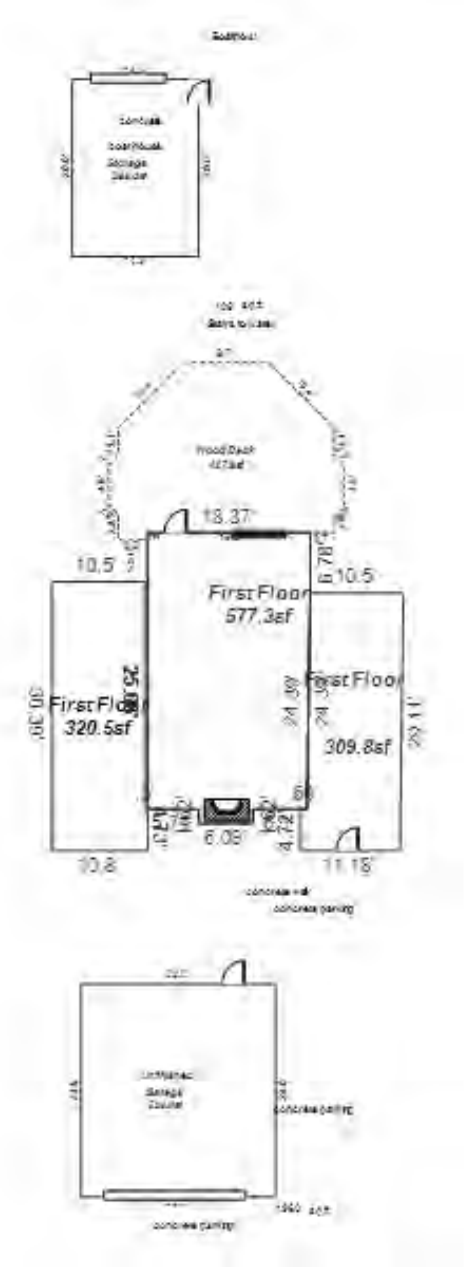
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Block	Slab	577		
1.25 Story	Siding	Slab	320		
1.25 Story	Siding	Slab	309		
			Total:	177,443	97,594

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,210	665
3 Fixture Bath	1	3,797	2,088
Porches			
WPP	106	2,642	1,453
Deck			
Treated Wood	427	6,546	3,600
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	18,327	10,080
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	286	11,941	6,568
Water/Sewer			
Public Sewer	1	1,326	729
Water Well, 100 Feet	1	5,640	3,102
Built-Ins			
Appliance Allow.	1	1,934	1,064
Fireplaces			
Exterior 2 Story	1	7,050	3,877

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTNER BRIAN & KIMBERL	SELVES (LE) & TRUST UPON	0	12/04/2009	WD	21-NOT USED/OTHER	2009/4156	DEED	0.0
		140,000	09/01/1996	WD	33-TO BE DETERMINED	03-0:6016	DEED	0.0

Property Address

6714 W LAKEVIEW DR

Owner's Name/Address

CHRISTNER BRIAN & KIMBERLY (LE)
3870 WINDWOOD DR NE
ROCKFORD MI 49341-8515

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 413,830 TCV/TFA: 313.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Metal Prefab	20.66	80	71	1,174
Total Estimated Land Improvements True Cash Value =				1,594

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 16 MISSAUKEE HEIGHTS 2.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,700	103,200	206,900			114,274C
2023	61,700	98,500	160,200			108,833C
2022	62,500	88,800	151,300			103,651C
2021	55,000	91,500	146,500			100,340C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED
TPC	12/17/2010	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	0

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		Large Avg. Small

X	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: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1320 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,320
Total Base New : 215,210 E.C.F.
Total Depr Cost: 140,351 X 1.460
Estimated T.C.V: 204,912

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1984
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

Bsmnt Garage:

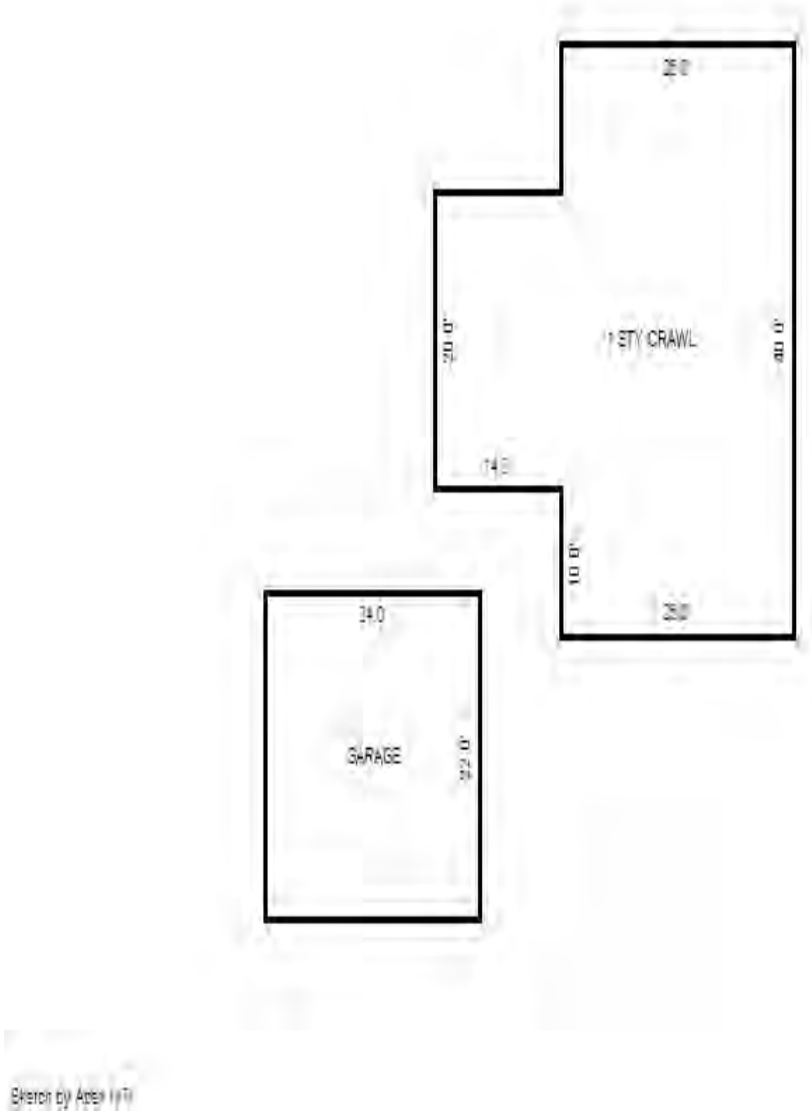
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 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	1,320			
			Total:	170,745	110,984	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
2 Fixture Bath			1	3,108	2,020	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	13,632	
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	
Unit-in-Place Cost Items						
BOAT HOUSE (BY SQ FT			440	2,328	1,979	*
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	215,210	140,351	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 204,912

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULUS FIRMIN A	PAULUS FIRMIN A TRUST	0	03/21/2014	WD	09-FAMILY	2014-01010	PROPERTY TRANSFER	0.0

Property Address

6728 W LAKEVIEW DR

Owner's Name/Address

PAULUS FIRMIN A TRUST
PAULUS FIRMIN A TRUSTEE
4500 CRUZ DR
MIDLAND MI 48642

Tax Description

. SEC 12 T22N R8W LOT 17 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 337,417 TCV/TFA: 274.32

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,324

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

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED
TPC	12/17/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,700	65,000	168,700			78,103C
2023	61,700	62,100	123,800			74,384C
2022	62,500	56,000	118,500			70,842C
2021	55,000	57,800	112,800			68,579C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1960	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 984 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,230
Total Base New : 147,382 E.C.F.
Total Depr Cost: 88,454 X 1.460
Estimated T.C.V: 129,143

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 984 SF Floor Area = 1230 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	984			
			Total:	134,376	80,626	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 50 Feet			1	2,585	1,551	
Built-Ins						
Appliance Allow.			1	1,934	1,160	
Fireplaces						
Exterior 1 Story			1	5,707	3,424	
Unit-in-Place Cost Items						
ROOF STRUCT. (SQ FT)			40	224	159	*
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	147,382	88,454	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 129,143

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		250,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4779	DEED	0.0

Property Address
6770 W LAKEVIEW DR

Owner's Name/Address
BARRETT PATRICIA A
1596 HUNTSHIRE
HOLT MI 48842

Taxpayer's Name/Address
BARRETT PATRICIA A
1596 HUNTSHIRE
HOLT MI 48842

Tax Description
. SEC 12 T22N R8W LOT 18 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 359,295 TCV/TFA: 332.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED
TPC	06/18/2011	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	103,700	75,900	179,600			109,342C
2023	61,700	72,600	134,300			104,136C
2022	62,500	65,400	127,900			99,178C
2021	55,000	67,500	122,500			96,010C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1952	1990

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1080 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,080
Total Base New : 158,545 E.C.F.
Total Depr Cost: 103,425 X 1.460
Estimated T.C.V: 151,001

(16) Porches/Decks

Area	Type
180	WGEP (1 Story)
36	WCP (1 Story)

(17) Garage

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:

Bsmnt Garage:

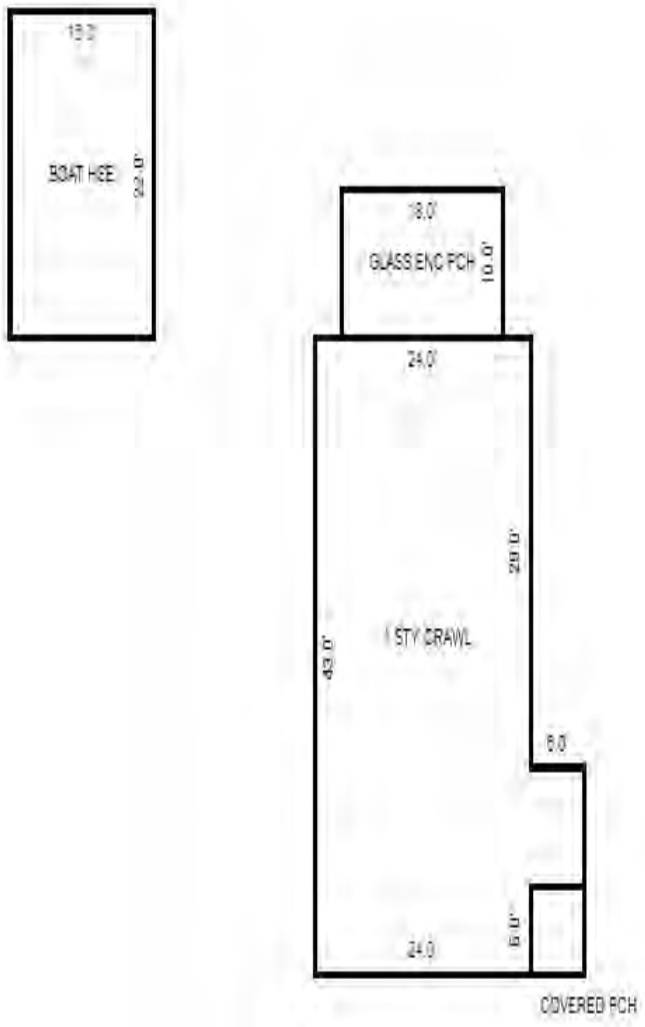
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 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	1,080			
			Total:	126,066	81,942	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	799	
2 Fixture Bath			1	2,596	1,687	
Porches						
WGEP (1 Story)			180	12,893	8,380	
WCP (1 Story)			36	2,346	1,525	
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	
Unit-in-Place Cost Items						
BOAT HOUSE (BY SQ FT			352	1,862	1,583	*
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	158,545	103,425	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 151,001

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6782 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330	2024 Est TCV 438,464 TCV/TFA: 347.99					

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	96.00	1.0000	0.9898	4200	100		207,868
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	207,868

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	840	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

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
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	103,900	115,300	219,200			103,864C
2023	61,900	118,600	180,500			98,919C
2022	62,500	107,100	169,600			94,209C
2021	55,000	110,400	165,400			91,200C

Taxpayer's Name/Address

WILDEBOER STEVE
4276 15 MILE ROAD
KENT CITY MI 49330

Tax Description

. SEC 12 T22N R8W LOT 19 MISSAUKEE HEIGHTS 2.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED
TPC	11/15/2011	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 1,260
Total Base New : 208,103 E.C.F.
Total Depr Cost: 156,333 X 1.460
Estimated T.C.V: 228,246

(16) Porches/Decks

Area	Type
424	Treated Wood

(17) Garage

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:

Bsmnt Garage:

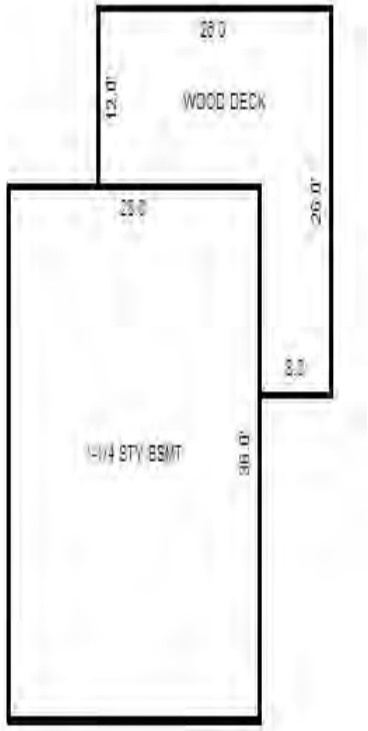
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 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	Basement	1,008			
			Total:	190,256	142,685	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,107	
Deck						
Treated Wood			424	6,780	5,085	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 50 Feet			1	2,686	2,014	
Built-Ins						
Appliance Allow.			1	2,766	2,074	
Unit-in-Place Cost Items						
BOAT HOUSE (BY SQ FT			500	2,645	2,248	*
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	208,103	156,333	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 228,246

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITZEMA CHRISTOPHER & BIL	DUVALL L KIM TRUST	300,000	11/11/2011	WD	03-ARM'S LENGTH	2011-03486 WD	PROPERTY TRANSFER	100.0
VELTING MARK S & EARLINA	RITZEMA CHRISTOPHER & BIL	325,000	07/08/2005	WD	03-ARM'S LENGTH	05-0/2879	DEED	100.0
		135,000	05/01/1996	WD	33-TO BE DETERMINED	303:978	DEED	0.0

Property Address
6790 W LAKEVIEW DR

Owner's Name/Address
DUVALL L KIM TRUST
DUVALL L KIM TTEE
6790 W LAKEVIEW DR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 05/02/2013
MAP #:
2024 Est TCV 540,713 TCV/TFA: 386.50

Building Permit(s)	Date	Number	Status
Addition	04/08/2010	20100121	100%
Other	10/20/2009	20090534	100%

Tax Description
SEC 12 T22N R8W LOT 20 MISSAUKEE HEIGHTS 2.
SPLIT ON 12/16/2009 INTO 009-460-021-50;

Comments/Influences
2009 HOUSE MOVED TO ADJ 021-50 IN 2009
NEW GRG W/PBG FOR 99
Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;
Parent Parcel(s): 009-460-020-00;
Child Parcel(s): 009-460-021-50;

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X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/20/2013	INSPECTED
TPC	05/01/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.95	97.31	1.0003	0.9932	4200	100		208,417
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	208,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	612	0	0
D/W/P: Crushed Rock	2.27	100	0	0
Wood Frame	35.08	64	71	1,594

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements True Cash Value =				6,444

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	104,200	166,200	270,400			172,040C
2023	62,000	158,700	220,700			163,848C
2022	62,500	143,100	205,600			156,046C
2021	55,000	147,500	202,500			151,061C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2011	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 872 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 10
Floor Area: 1,399
Total Base New : 247,985 E.C.F.
Total Depr Cost: 223,186 X 1.460
Estimated T.C.V: 325,852

(16) Porches/Decks

Area	Type
457	WPP
61	WPP
42	WPP
17	WPP

(17) Garage

Year Built: 2010
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: 618
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2011
(11) Heating System: Forced Air w/ Ducts
Ground Area = 872 SF Floor Area = 1399 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	872		
1 Story	Siding	Overhang	309		
			Total:	177,666	159,900

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,476	1,328
2 Fixture Bath	1	3,108	2,797
Porches			
WPP	457	7,668	6,901
WPP	61	2,344	2,110
WPP	42	1,910	1,719
WPP	17	900	810
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	618	31,376	28,238
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	352	13,608	12,247
Water/Sewer			
Public Sewer	1	1,494	1,345
Water Well, 100 Feet	1	5,808	5,227
Built-Ins			
Appliance Allow.	1	2,766	2,489

<<<<< 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***

Parcel Number: 009-460-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRUBAKER ERIC J & HEATHER	OCONNELL GREGORY A	250,000	05/29/2019	WD	03-ARM'S LENGTH	2019-01812	DEED	100.0
BENNICK EDWARD C & CARLA	BRUBAKER ERIC J & HEATHER	265,000	08/25/2008	WD	03-ARM'S LENGTH	2008/2972	DEED	100.0

Property Address

6800 W LAKEVIEW DR

Owner's Name/Address

OCONNELL GREGORY A
18229 LAUDER COURT
CLINTON TOWNSHIP MI 48035

Tax Description

. SEC 12 T22N R8W W 6 FT OF LOT 21 & LOT 22 EXC W 6 FT THEREOF MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 339,511 TCV/TFA: 408.07

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/19/2019	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	48.26	100.00	0.9798	1.0000	4200	100		198,591
A50' @ 4200/FF	6.00	0.00	0.9798	0.0000	4200	100	SEPARATED BY THE ALLEY	
54 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	198,591

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	99,300	70,500	169,800			127,030C
2023	59,100	67,300	126,400			120,981C
2022	62,800	60,800	123,600			115,220C
2021	55,200	62,600	117,800			111,540C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1958	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	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: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 832
Total Base New : 156,594 E.C.F.
Total Depr Cost: 95,192 X 1.460
Estimated T.C.V: 138,980

(16) Porches/Decks

Area	Type
144	CGEP (1 Story)
60	CGEP (1 Story)

(17) Garage

Year Built: 1995
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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

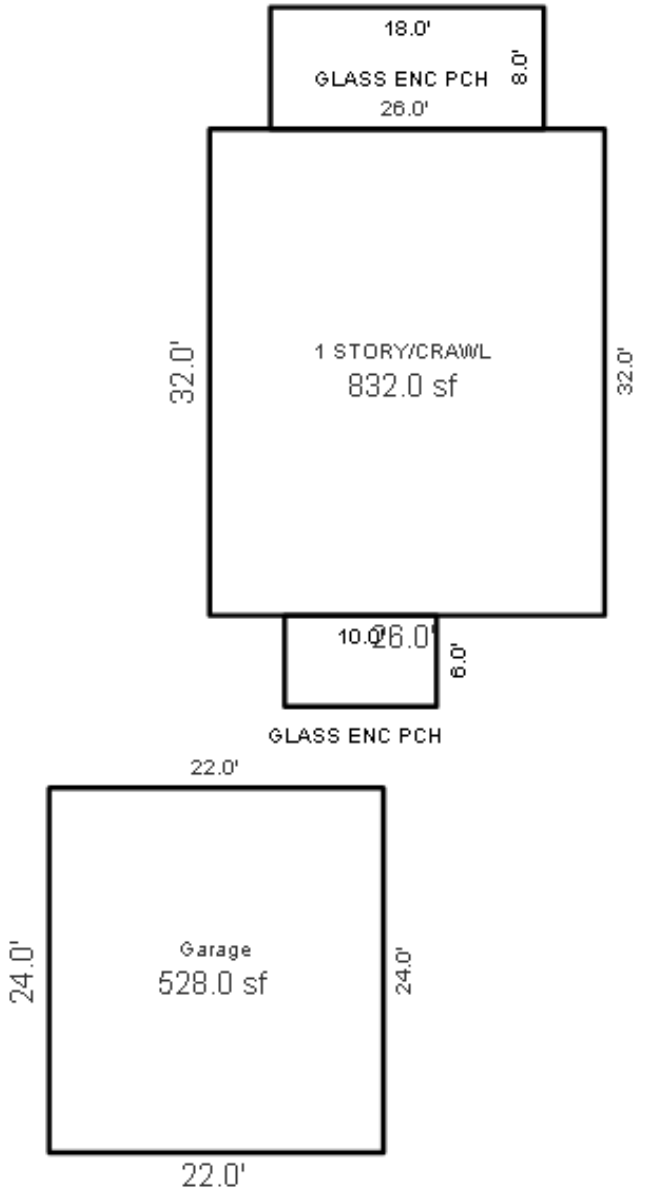
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958
(11) Heating System: Wall/Floor Furnace
Ground Area = 832 SF Floor Area = 832 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	832			
			Total:	98,354	59,012	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
Porches						
CGEP (1 Story)			144	8,749	5,249	
CGEP (1 Story)			60	4,753	4,088	*
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	18,628	11,177	
Door Opener			1	485	291	
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)						
Base Cost			200	9,788	5,873	
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:	156,594	95,192	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-021-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACHAK ROBERT G & MARY T	MACHAK ROBERT G & MARY T	0	02/16/2014	QC	09-FAMILY	2014-00928	PROPERTY TRANSFER	0.0
RITZEMA CHRISTOPHER & BIL	MACHAK ROBERT G & MARY T	212,000	06/17/2011	WD	03-ARM'S LENGTH	2011-01963	PROPERTY TRANSFER	100.0
RITZEMA CHRISTOPHER & BIL		0	07/08/2005	OTH	21-NOT USED/OTHER	2005-2879	PROPERTY TRANSFER	0.0

Property Address
6792 W LAKEVIEW DR

Owner's Name/Address
MACHAK ROBERT G & MARY T TRUST
MACHAK ROBERT G & MARY T TRUSTEES
48402 REMER AVE
SHELBY TONWHSIP MI 48317-2639

Tax Description
SEC 12 T22N R8W E 44 FT OF LOT 21
MISSAUKEE HEIGHTS 2.
SPLIT ON 12/16/2009 FROM 009-460-020-00;

Comments/Influences
21100913 $227,500
Split/Comb. on 12/16/2009 completed
12/16/2009 RAY ;
Parent Parcel(s): 009-460-020-00;
Child Parcel(s): 009-460-021-50;

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 402,607 TCV/TFA: 387.12

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	44.00	99.33	1.0325	0.9983	4200	100		190,481
44 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	190,481

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1354	0	0
Wood Frame	35.08	64	50	1,122
Wood Frame	28.33	112	50	1,586

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,133

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/30/2017	INSPECTED
TPC	12/17/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	95,200	106,100	201,300			125,263C
2023	56,700	101,200	157,900			119,299C
2022	56,400	91,400	147,800			113,619C
2021	49,700	94,000	143,700			109,990C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1955	2010

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1040 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,040
Total Base New : 202,535 E.C.F.
Total Depr Cost: 141,776 X 1.460
Estimated T.C.V: 206,993

(16) Porches/Decks

Area	Type
572	Treated Wood
144	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?: Yes
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

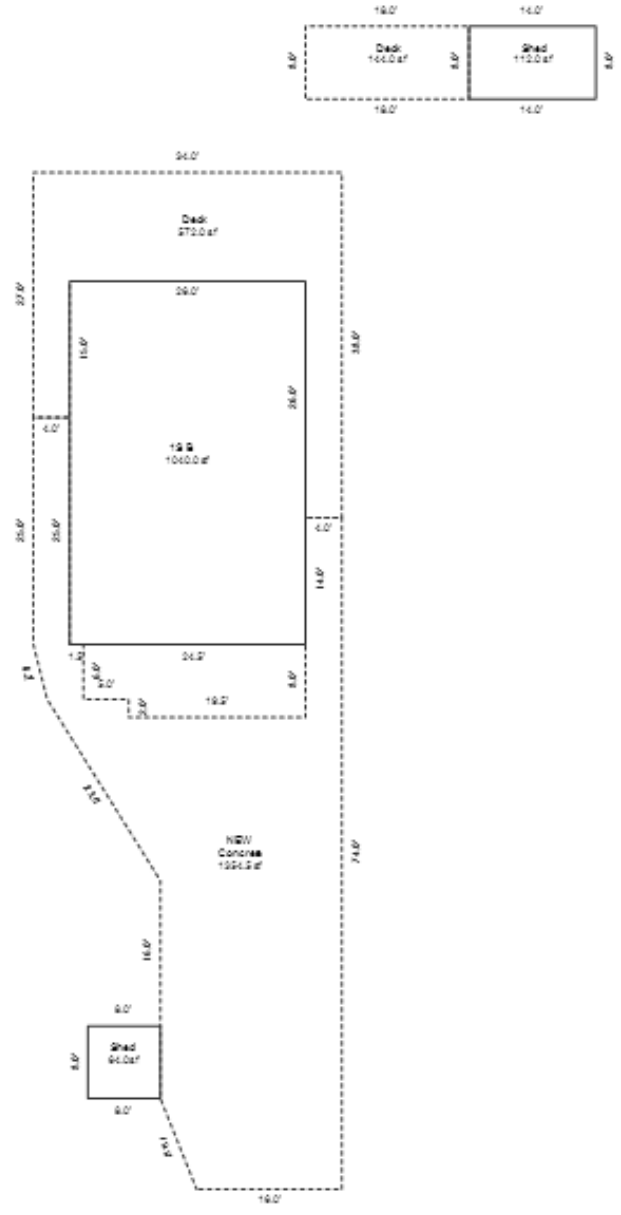
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,040			
			Total:	173,276	121,293	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	1,033	
2 Fixture Bath			1	3,108	2,176	
Deck						
Treated Wood			572	8,248	5,774	
Treated Wood			144	3,338	2,337	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 100 Feet			1	5,808	4,066	
Built-Ins						
Appliance Allow.			1	2,766	1,936	
Fireplaces						
Direct-Vented Gas			1	3,021	2,115	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	202,535	141,776	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 206,993

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		140,000	07/01/1996	WD	33-TO BE DETERMINED	305:541	DEED	0.0

Property Address

6810 W LAKEVIEW DR

Owner's Name/Address

O'CONNELL GREGORY & LINDA
25421 SHERWOOD
WARREN MI 48091

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 479,487 TCV/TFA: 376.96

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	66.00	102.00	0.9329	1.0050	4200	100		259,896
66 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	259,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	0	0
Wood Frame	23.24	336	50	3,904
Wood Frame	23.24	336	50	3,904

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				10,233

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

. SEC 12 T22N R8W WEST 6 FT OF LOT 22; LOT 23 & EAST 6 FT OF LOT 24 MISSAUKEE HEIGHTS 2.

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	129,900	109,800	239,700			128,612C
2023	77,400	104,700	182,100			122,488C
2022	78,000	80,500	158,500			116,656C
2021	68,700	82,900	151,600			112,930C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1938	1990

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 1272 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,272
Total Base New : 220,612 E.C.F.
Total Depr Cost: 143,396 X 1.460
Estimated T.C.V: 209,358

(16) Porches/Decks

Area	Type
176	CGEP (1 Story)
372	Treated Wood
252	Treated Wood

(17) Garage

Year Built:
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: 252
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

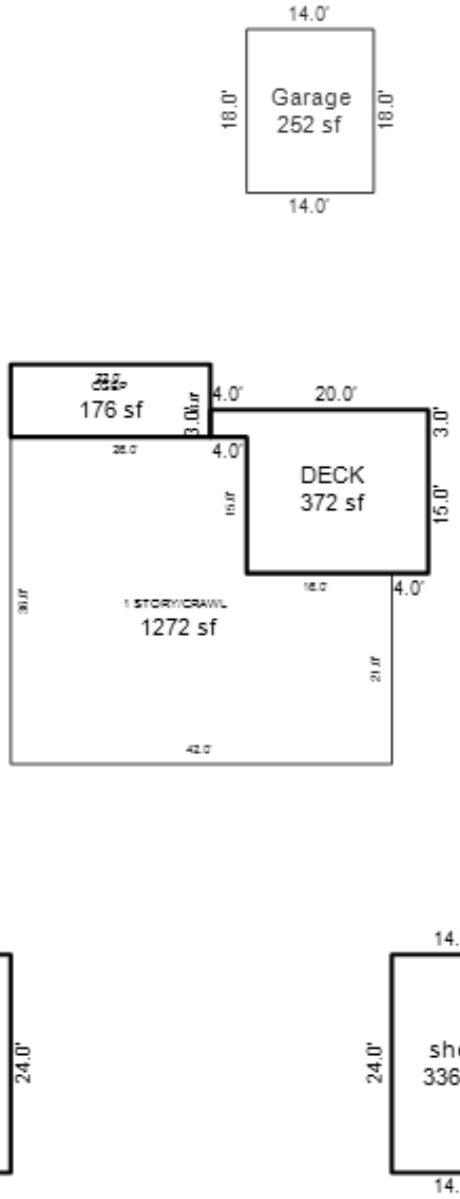
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1272 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	1,272		
			Total:	165,266	107,422
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,476	959
Porches					
CGEP (1 Story)			176	11,375	7,394
Deck					
Treated Wood			372	6,224	4,046
Treated Wood			252	4,816	3,130
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			252	15,445	10,039
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
Wood Stove			1	2,551	1,658
Local Cost Items					
SANITARY SEWER			1	0	0 *
			Totals:	220,612	143,396

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OHLE RICHARD L & NANCY L	OHLE RICHARD L & NANCY L	0	06/01/2022	QC	09-FAMILY	2022-01915	REAL PROPERTY STA	0.0

Property Address

6842 W LAKEVIEW DR

Owner's Name/Address

OHLE RICHARD L & NANCY L TRUST
4609 CONGRESS
MIDLAND MI 48642

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 571,047 TCV/TFA: 485.58

Building Permit(s)	Date	Number	Status

Tax Description

. SEC 12 T22N R8W WEST 44 FT OF LOT 24, LOTS 25, 26 & LOTS 45 TO 49 INC MISSAUKEE HEIGHTS 2.

Comments/Influences

COTTAGE IS PHYSICALLY LOCATED ON THE LOT LINE OF LOTS 25 & 26. LOT 24 HAS THE GARAGE AND THE CONC. BLK BOAT HSE 21'X15' IS IN FRONT OF LOT #24.
INCLUDES BACK LOTS 45 - 49

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	141.00	109.00	0.5980	1.0218	4200	100		361,846
BACK 50' @ 160/	250.00	160.00	0.5980	1.1247	160	100	BACK LOTS	26,902
391 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	388,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	194,400	91,100	285,500			164,728C
2023	117,800	87,000	204,800			156,884C
2022	122,800	78,500	201,300			149,414C
2021	122,800	81,000	203,800			144,641C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1950	1968

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	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: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1176 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 1,176
Total Base New : 205,332 E.C.F.
Total Depr Cost: 123,202 X 1.460
Estimated T.C.V: 179,874

(16) Porches/Decks

Area	Type
336	WGEP (1 Story)

(17) Garage

Year Built: 1985
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

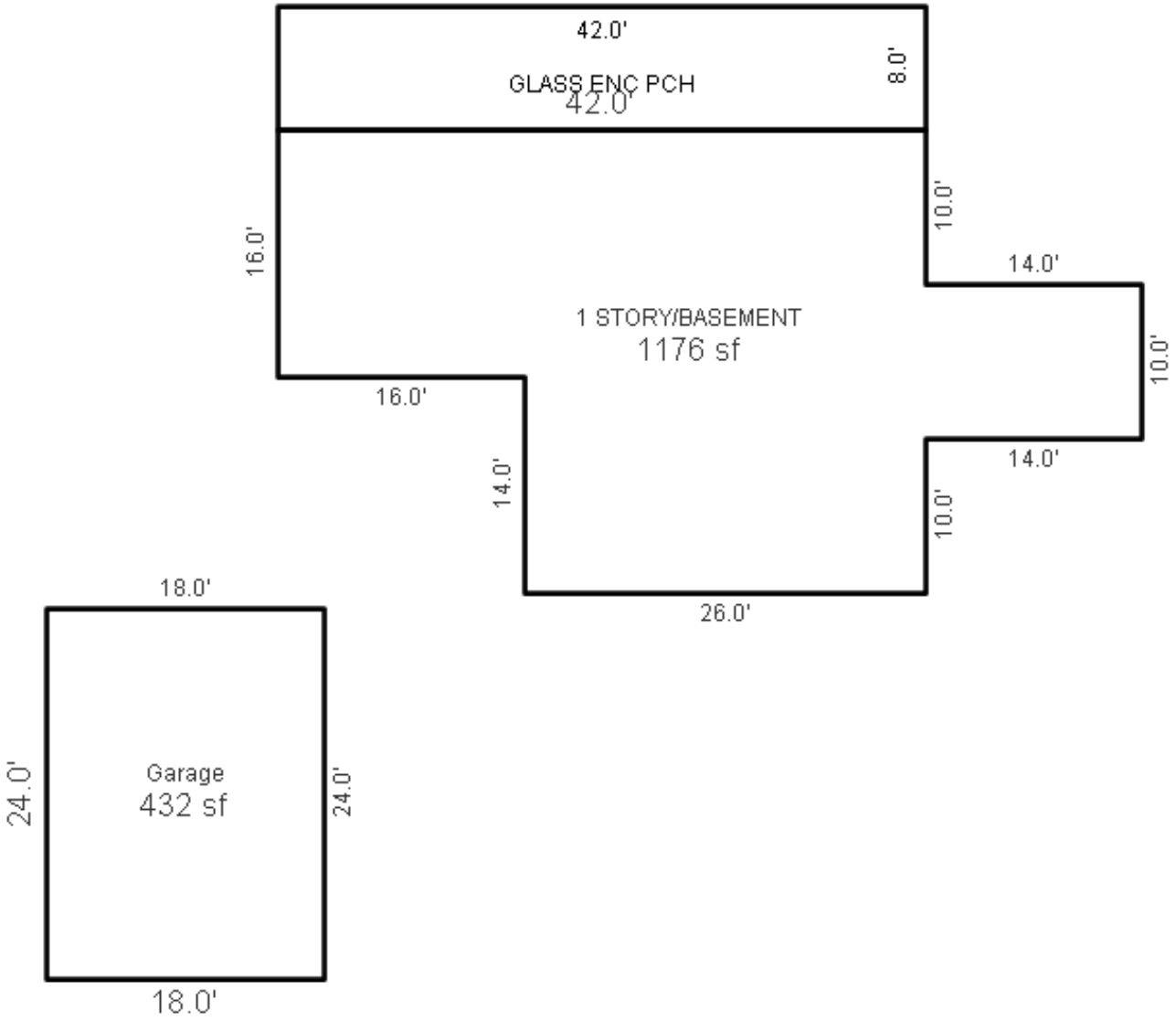
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950
(11) Heating System: Wall/Floor Furnace
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,176			
			Total:	151,564	90,941	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
2 Fixture Bath			1	2,596	1,558	
Porches						
WGEP (1 Story)			336	20,133	12,080	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	16,209	9,725	
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	*
			Totals:	205,332	123,202	

Notes:
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 179,874

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOPECK STELLA (WIDOW) & T	KOPECK THOMAS R & SUSAN (	0	06/06/2008	QC	21-NOT USED/OTHER	2008/2148	DEED	100.0

Property Address

6677 W LAKEVIEW DR

Owner's Name/Address

KOPECK THOMAS R & SUSAN
6677 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description

SEC 12 T22N R8W LOTS 27, 28 & 29 EXC E 27 1/2 FT OF ALL 3 LOTS THEREOF. MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 11/07/2022

MAP #:

2024 Est TCV 592,387 TCV/TFA: 238.48

Building Permit(s)	Date	Number	Status
New House	04/15/2021	2021-0184	100%
Demolition/Removal	12/30/2020	2020-0750	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JWV	09/07/2023	INSPECTED
JWV	08/16/2022	INSPECTED
JWV	04/14/2021	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

W PART OF 3 LOTS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	43.00	109.00	0.8877	0.9857	600	100		22,574
BACK 50' @ 600	36.60	107.79	0.8877	0.9840	600	100		19,182
BACK 50' @ 600	31.05	50.00	0.8877	0.8769	600	100		14,504
111 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	56,259

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1504	50	6,151
Total Estimated Land Improvements True Cash Value =				6,151

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	28,100	268,100	296,200			234,592C
2023	18,800	238,100	256,900			223,421C
2022	15,000	171,000	186,000			171,544C
2021	10,000	5,900	15,900			10,174C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		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
	Metal

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2090 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

1000	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 3
Floor Area: 2,484
Total Base New : 496,677 E.C.F.
Total Depr Cost: 481,797 X 1.100
Estimated T.C.V: 529,977

(16) Porches/Decks

Area	Type
300	CCP (1 Story)
446	WCP (1 Story)

(17) Garage

Year Built: 2021
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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

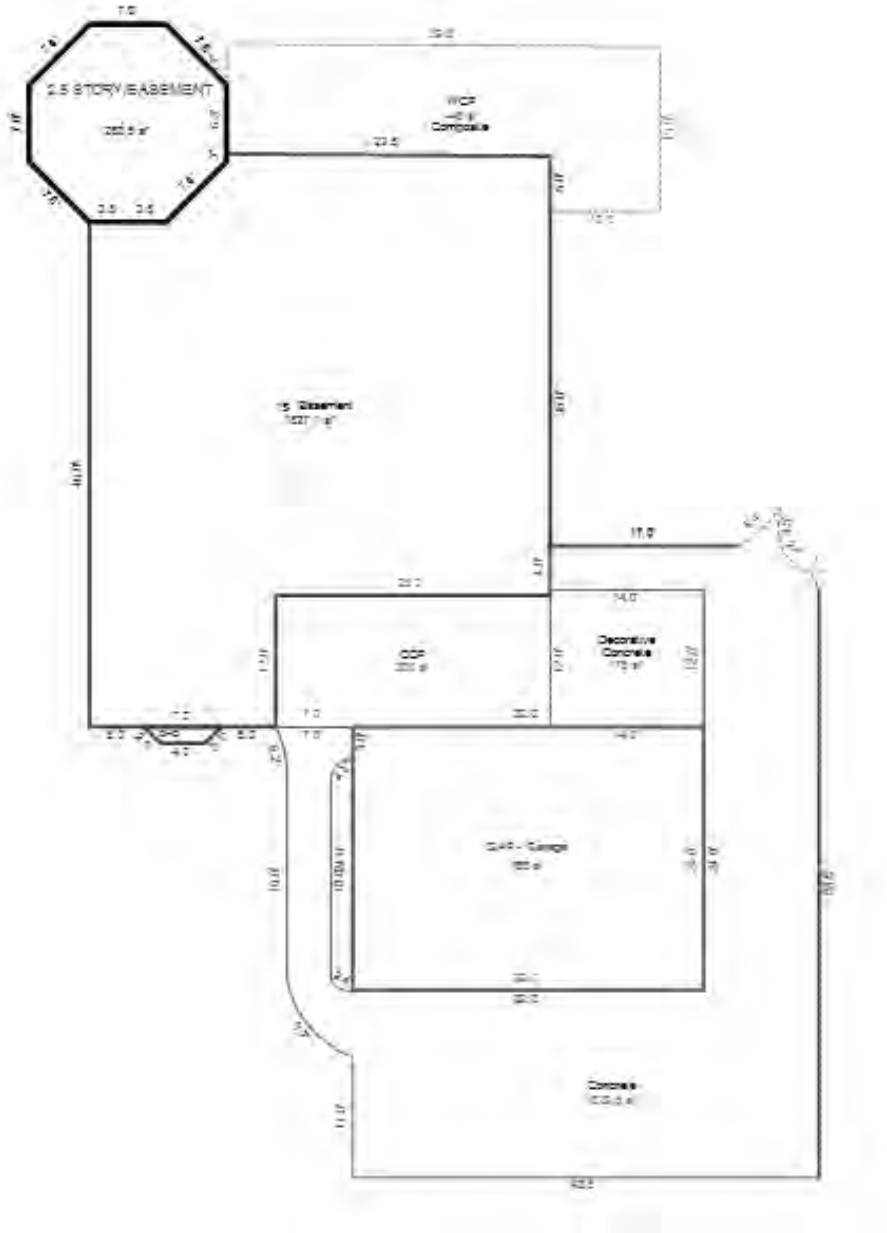
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 2090 SF Floor Area = 2484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	263		
1 Story	Siding	Basement	1,827		
			Total:	373,842	362,646
Other Additions/Adjustments					
Recreation Room			1000	19,330	18,750
Exterior					
Stone Veneer			150	5,694	5,523
Plumbing					
Average Fixture(s)			1	1,476	1,432
3 Fixture Bath			2	9,291	9,012
2 Fixture Bath			1	3,108	3,015
Water/Sewer					
2000 Gal Septic			1	9,667	9,377
Water Well, 100 Feet			1	5,808	5,634
Porches					
CCP (1 Story)			300	7,359	7,138
WCP (1 Story)			446	14,566	14,129
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			768	36,710	35,609
Door Opener			1	547	531
Built-Ins					
Appliance Allow.			1	2,766	2,683
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALEWITZ BERNARD & PATTY	MALEWITZ PATRICIA M	0	12/28/2016	WD	09-FAMILY	2017-00016	PROPERTY TRANSFER	0.0
WOLFFIS TODD & JOANNE &	MALEWITZ BERNARD & PATTY	100	09/19/2012	QC	21-NOT USED/OTHER	2012-03644	DEED	50.0
ARDIS CAROL A & CRISSMAN	WOLFFIS (H/W) & MALEWIZT	60,000	07/30/2007	WD	20-MULTI PARCEL SALE REF	2007/2731	DEED	100.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

MALEWITZ PATRICIA M
2251 ONEKAMA DR SE
GRAND RAPIDS MI 49506

Tax Description

. SEC 12 T22N R8W LOT 30 EXC W 145 FT THEREOF MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 31,021

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/06/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	44.97	273.52	1.0160	1.1315	600	100		31,021
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	31,021

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,500	0	15,500			4,557C
2023	10,300	0	10,300			4,340C
2022	7,500	0	7,500			4,134C
2021	6,000	0	6,000			4,002C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-030-30 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELBLE JEFFERY E & ELIZABE	ELBLE JEFFRY B AND ELIZAB	0	10/25/2010	QC	23-PART OF REF	2010-4850QC	PROPERTY TRANSFER	0.0
BRANNAN ROBERT A & KAREN	ELBLE JEFFERY E & ELIZABE	110,000	05/12/2006	WD	03-ARM'S LENGTH	06-0/1780	DEED	100.0

Property Address
6639 W LAKEVIEW DR

Owner's Name/Address
ELBLE JEFFERY B & ELIZABETH G
2555 ALBERT DR SE
Grand Rapids MI 49506

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 150,304 TCV/TFA: 159.39

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	103.00	148.00	0.8973	1.0320	600	100		57,223
103 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	57,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	230	0	0
Metal Prefab	19.85	54	50	536

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,486

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
. SEC 12 T22N R8W W 75 FT OF LOT 30 & E 27 1/2 FT OF LOTS 27, 28 & 29 MISSAUKEE HEIGHTS 2.

Comments/Influences
ADD SEWER FOR 05

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED
TPC	04/07/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	28,600	46,600	75,200			38,810C
2023	19,100	40,500	59,600			36,962C
2022	10,000	36,600	46,600			35,202C
2021	10,000	36,100	46,100			34,078C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	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: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 943 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	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

	Ex.		Ord.	X	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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 943
Total Base New : 138,781 E.C.F.
Total Depr Cost: 83,268 X 1.100
Estimated T.C.V: 91,595

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1965
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

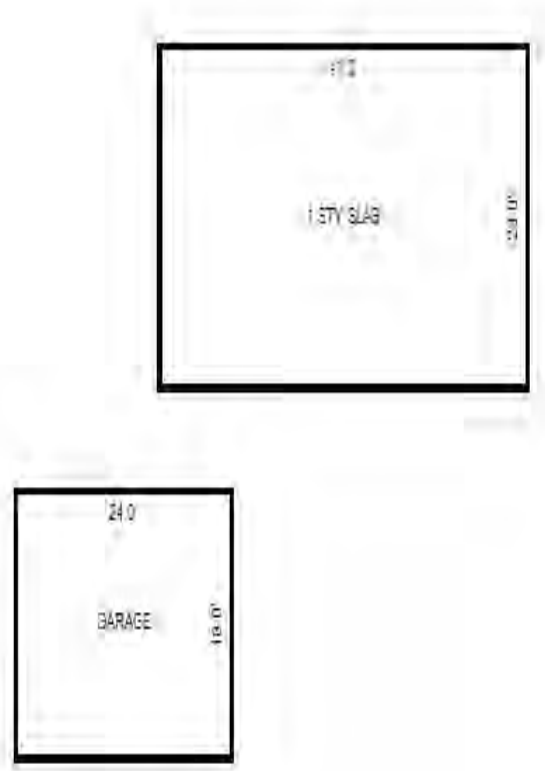
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965
(11) Heating System: Space Heater
Ground Area = 943 SF Floor Area = 943 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	943			
			Total:	105,930	63,558	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	738	
3 Fixture Bath			1	3,860	2,316	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	16,209	9,725	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 50 Feet			1	2,585	1,551	
Built-Ins						
Appliance Allow.			1	1,934	1,160	
Fireplaces						
Exterior 1 Story			1	5,707	3,424	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	138,781	83,268	

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 91,595

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-030-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROOST RANDAL C TRUST	WINKLE TOD R & SHANNON M	650,000	07/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02409	PROPERTY TRANSFER	100.0

Property Address

6621 LAKEVIEW DR

Owner's Name/Address

WINKLE TOD R & SHANNON M
6769 W FALMOUTH RD
MC BAIN MI 49657

Tax Description

. SEC 12 T22N R8W E 45 FT OF W 145 FT OF LOT 30 MISSAUKEE HEIGHTS 2.

Comments/Influences

616-874-6043

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 62,815 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Garage	08/15/2005	20050268	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/07/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	45.00	140.00	1.0159	1.0234	600	100		28,072
45 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	28,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288	50	887
Total Estimated Land Improvements True Cash Value =				887

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,000	17,400	31,400			25,725C
2023	9,400	15,100	24,500			24,500S
2022	7,500	13,600	21,100			11,641C
2021	6,000	13,400	19,400			11,270C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1968	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 10
Floor Area: 0
Total Base New : 34,198 E.C.F.
Total Depr Cost: 30,778 X 1.100
Estimated T.C.V: 33,856

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1968
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1968
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	17,073	15,366
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	19,637	17,673
Common Wall: 1 Wall			1	-2,512	-2,261
			Totals:	34,198	30,778

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 33,856

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-032-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELTING MARK S & EARLINA	DALY RICHARD J & DEBRA L	17,500	07/08/2005	WD	03-ARM'S LENGTH	05-0/2699	DEED	100.0
		16,200	07/01/1999	WD	33-TO BE DETERMINED	330:62	DEED	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

DALY RICHARD J & DEBRA L
200 CANDACE LN NW
KENNESAW GA 30144-5503

Tax Description

. SEC 12 T22N R8W LOT 32 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 30,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 30K				30000	100			30,000
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	30,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,000	0	15,000			2,562C
2023	10,000	0	10,000			2,440C
2022	7,500	0	7,500			2,324C
2021	6,000	0	6,000			2,250C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-033-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID PATRICK J & JAMES J	KOPECK THOMAS R & SUSAN M	68,000	06/10/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01835 & 0	PROPERTY TRANSFER	100.0
		32,000	07/01/2000	WD	33-TO BE DETERMINED	338:945	DEED	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

KOPECK THOMAS R & SUSAN M
6677 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 33 MISSAUKEE HEIGHTS 2.

Comments/Influences

1819113$79,900 LOOKING FOR A PLACE TO BUILD A HOME WITH 11 ACRES OR DEVELOP TO CREATE POLE BARNS OR STORAGE UNITS AND HAVE THE BENEFIT OF LAKE MISSAUKEE, THIS PROPERTY COMES WITH A 10' SHARED ACCESS WHERE YOU CAN USE THE BEACH OR DOCK/MOOR YOUR BOAT. LOT IS ALREADY SURVEYED AND IT IS HAS THE SEWER SYSTEM LINES ARE TO LOT 33 SO YOU JUST NEED TO HOOK UP. THIS IS A VERY RARE PROPERTY FOR LAKE MISSAUKEE TO ARGE AMOUNT OF O SELL LOT 33 AND EASEMENT WILL OR GET TO THE 11

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 30,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 30K				30000	100			30,000
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	30,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,000	0	15,000			6,832C
2023	10,000	0	10,000			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-034-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAFLEY ANDREW P & BRENDA	SHAFLEY ANDREW P & BRENDA	0	07/15/2019	QC	09-FAMILY	2019-02177	PROPERTY TRANSFER	0.0
NASH JAMES TRUST ETAL	SHAFLEY ANDREW P & BRENDA	17,500	05/18/2013	CD	21-NOT USED/OTHER	2013-01934 CD	PROPERTY TRANSFER	100.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0
VELTING MARK S & EARLINA	NASH JAMES D & SARAH J	17,500	07/08/2005	WD	03-ARM'S LENGTH	05-0/2698	DEED	100.0

Property Address

6702 W LAKEVIEW DR

Owner's Name/Address

SHAFLEY ANDREW P & BRENDA L TRUST
6696 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 34 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 08/21/2019

MAP #:

2024 Est TCV 84,646 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Garage	08/18/2016	2016-0368	100%

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	10/04/2016	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	384	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	26,600	42,300			25,038C
2023	10,500	23,200	33,700			23,846C
2022	7,500	20,900	28,400			22,711C
2021	6,000	21,700	27,700			21,986C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2016	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 6
Floor Area: 0
Total Base New : 50,511 E.C.F.
Total Depr Cost: 47,480 X 1.100
Estimated T.C.V: 52,228

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2016
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 2048
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

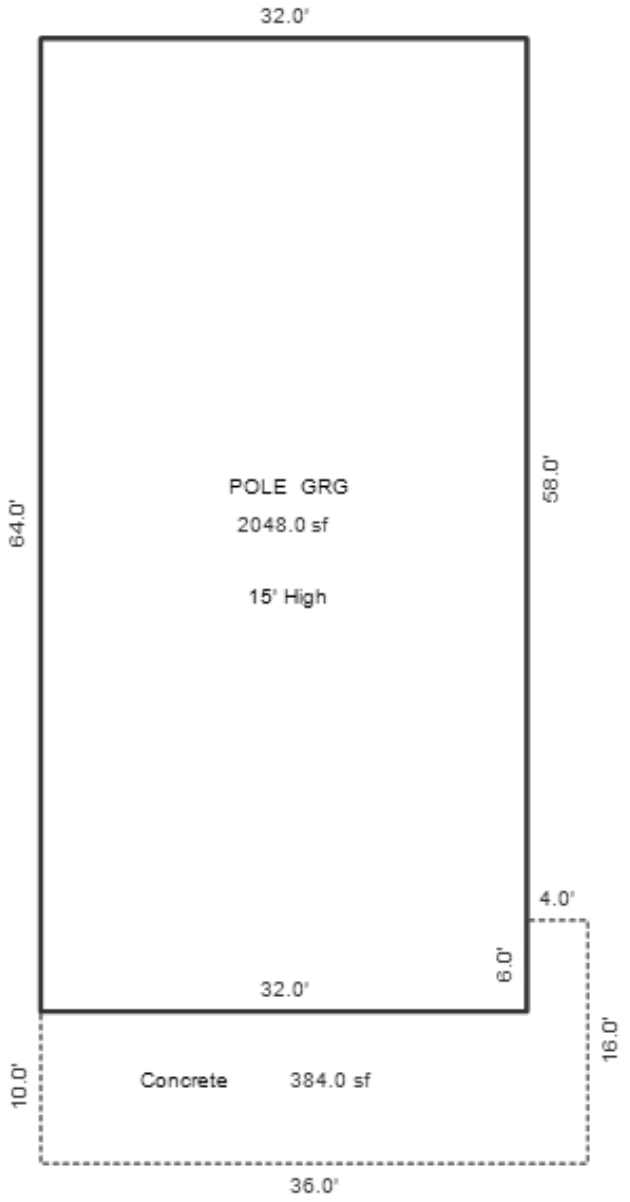
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2016
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,093	1,027
Base Cost			2048	49,418	46,453
			Totals:	50,511	47,480

Notes: GRG ONLY - NO PLUMBING, 15' HIGH
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 52,228

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-035-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES & SARAH TRUSTS	NASH JAMES & SARAH J	0	02/19/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0

Property Address

6702 W LAKEVIEW DR

Owner's Name/Address

NASH JAMES & SARAH J
6702 W LAKEVIEW DR
LAKE CITY MI 49651

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 29,048 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	1/2 OF LOT %Adj.	Reason	Value
BACK 50' @ 600	25.00	165.00	1.1096	1.0489	600	100		17,458
25 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =		17,458

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

SEC 12 T22N R8W E/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

Comments/Influences

05 SPLIT 25FF TO 035-50 FOR 06

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/07/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,700	5,800	14,500			5,257C
2023	5,800	5,100	10,900			5,007C
2022	3,800	4,500	8,300			4,769C
2021	3,000	4,500	7,500			4,617C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 0
Total Base New : 16,209 E.C.F.
Total Depr Cost: 10,536 X 1.100
Estimated T.C.V: 11,590

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1965
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

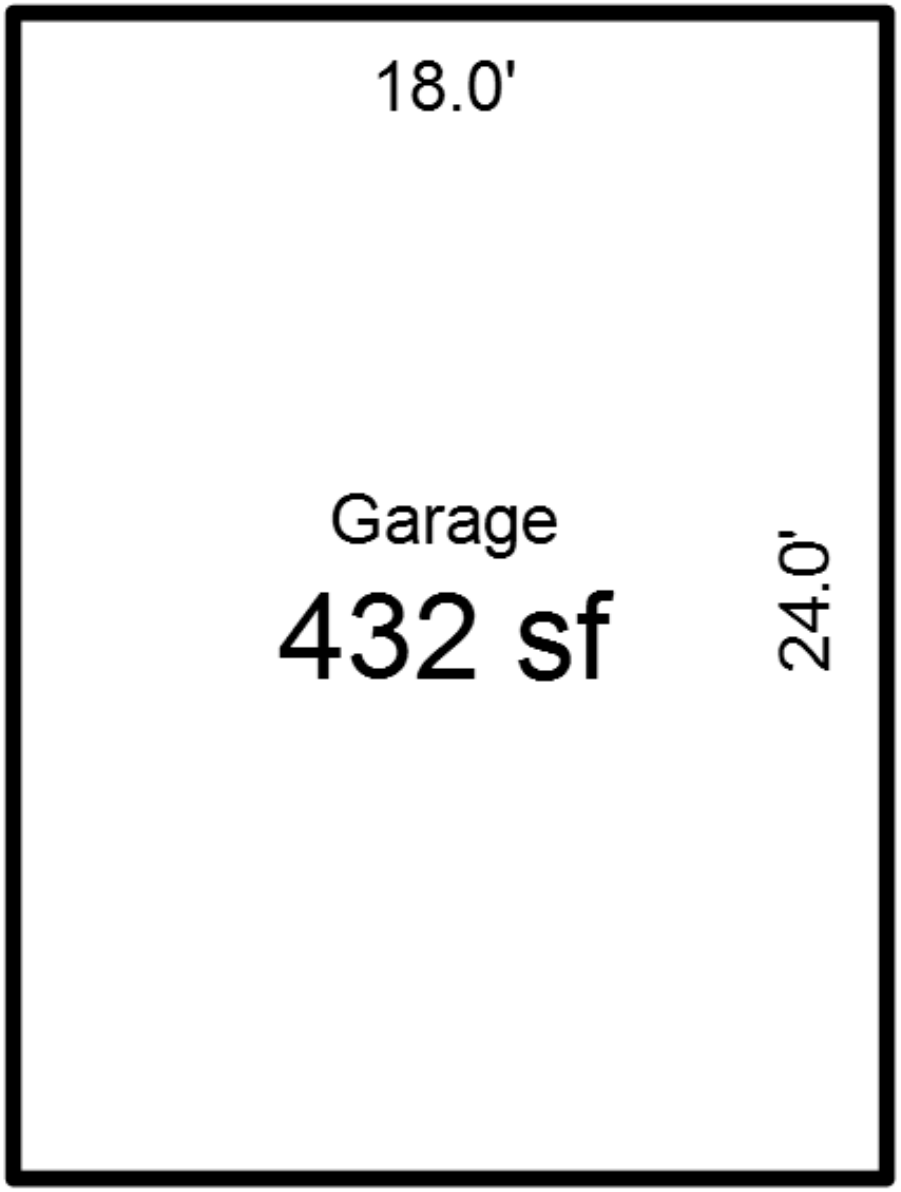
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	16,209	10,536
Totals:		16,209	10,536

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 11,590

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-035-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES D & SARAH J TR	NASH JAMES & SARA J	0	02/21/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
GENTNER CHARLES L & KATHL	NASH JAMES D & SARAH J TR	8,750	05/18/2013	CD	21-NOT USED/OTHER	2013-01933	PROPERTY TRANSFER	100.0
NASH JAMES D & SARAH J	GENTNER CHARLES L & KATHL	1	07/08/2005	QC	21-NOT USED/OTHER	05-0/2696	DEED	100.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

NASH JAMES & SARA J
2332 DICKENS WAY
EAST LANSING MI 48823

Tax Description

SEC 12 T22N R8W W/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

Comments/Influences

05 SPLIT 25 FF FROM 035-00 FOR 06

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Licensed To: Township of Lake, County of Missaukee, Michigan

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 17,458

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	1/2 OF LOT Value
BACK 50' @ 600	25.00	165.00	1.1096	1.0489	600	100		17,458
25 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			17,458

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,700	0	8,700			3,415C
2023	5,800	0	5,800			3,253C
2022	3,800	0	3,800			3,099C
2021	3,000	0	3,000			3,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-036-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENTNER KATHLEEN A	TRATTLES DAVID S & PATRIC	241,000	05/25/2017	WD	19-MULTI PARCEL ARM'S LE	2017-01744	DEED	100.0
GENTNER CHARLES L & KATHL	GENTNER KATHLEEN A	0	12/02/2010	QC	09-FAMILY	2010-5388QC	PROPERTY TRANSFER	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

TRATTLES DAVID S & PATRICIA S
6446 KINGSWAY CT
HOLLAND MI 49423

Tax Description

. SEC 12 T22N R8W LOT 36 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 31,468

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	0	15,700			6,832C
2023	10,500	0	10,500			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-037-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTNER BRIAN P & KIMBE	SELVES (LE) & UPON DEATH	0	12/04/2009	WD	21-NOT USED/OTHER	2009/4156	DEED	0.0
		28,000	12/01/2001	WD	33-TO BE DETERMINED	02-0:0032	DEED	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

CHRISTNER BRIAN P & KIMBERLY J (LE)
3870 WINDWOOD DR NE
ROCKFORD MI 49341-8515

Tax Description

. SEC 12 T22N R8W LOT 37 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 54,682 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/17/2010	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	94	278
Total Estimated Land Improvements True Cash Value =				278

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	11,600	27,300			9,048C
2023	10,500	11,300	21,800			8,618C
2022	7,500	10,200	17,700			8,208C
2021	6,000	10,600	16,600			7,946C

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 26,064 E.C.F.
Total Depr Cost: 20,851 X 1.100
Estimated T.C.V: 22,936

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1992
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

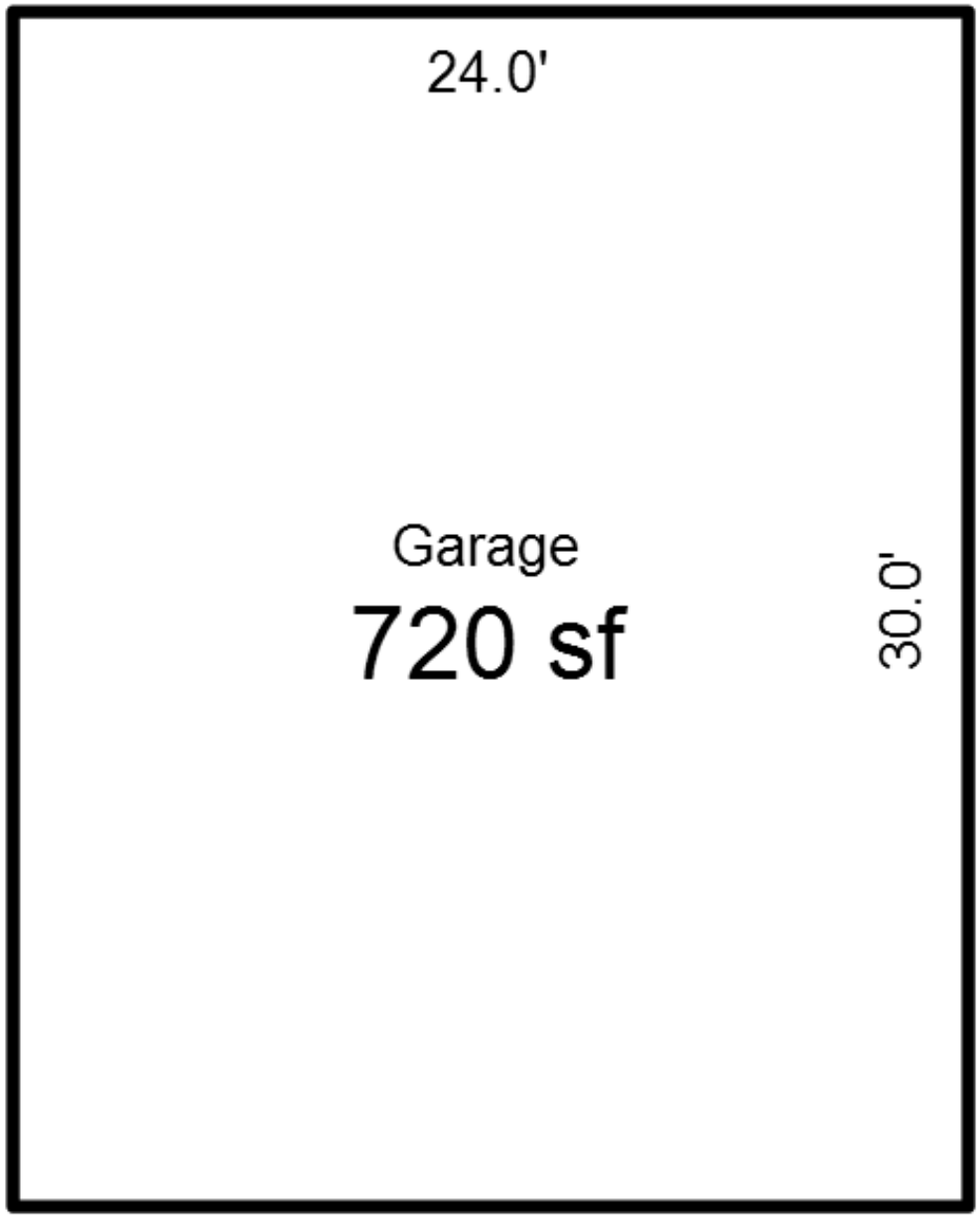
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	26,064	20,851
Totals:		26,064	20,851

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 22,936

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-038-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULUS FIRMIN A	PAULUS FIRMIN A TRUST	0	03/21/2014	WD	09-FAMILY	2014-01010	PROPERTY TRANSFER	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

PAULUS FIRMIN A TRUST
PAULUS FIRMIN A TRUSTEE
4500 CRUZ DR
MIDLAND MI 48642

Tax Description

. SEC 12 T22N R8W LOT 38 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 31,468

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/17/2010	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	0	15,700			2,154C
2023	10,500	0	10,500			2,052C
2022	7,500	0	7,500			1,955C
2021	6,000	0	6,000			1,893C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-039-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BARRETT PATRICIA A 1596 HUNTSHIRE HOLT MI 48842	2024 Est TCV 61,684 TCV/TFA: 0.00					

Tax Description

. SEC 12 T22N R8W LOT 39 MISSAUKEE HEIGHTS 2.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	52	94	359
Total Estimated Land Improvements True Cash Value =				359

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	15,100	30,800			10,400C
2023	10,500	14,800	25,300			9,905C
2022	7,500	13,300	20,800			9,434C
2021	6,000	13,100	19,100			9,133C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 33,929 E.C.F.
Total Depr Cost: 27,143 X 1.100
Estimated T.C.V: 29,857

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1991
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 832
% Good: 0
Storage Area: 415
No Conc. Floor: 0

Bsmnt Garage:

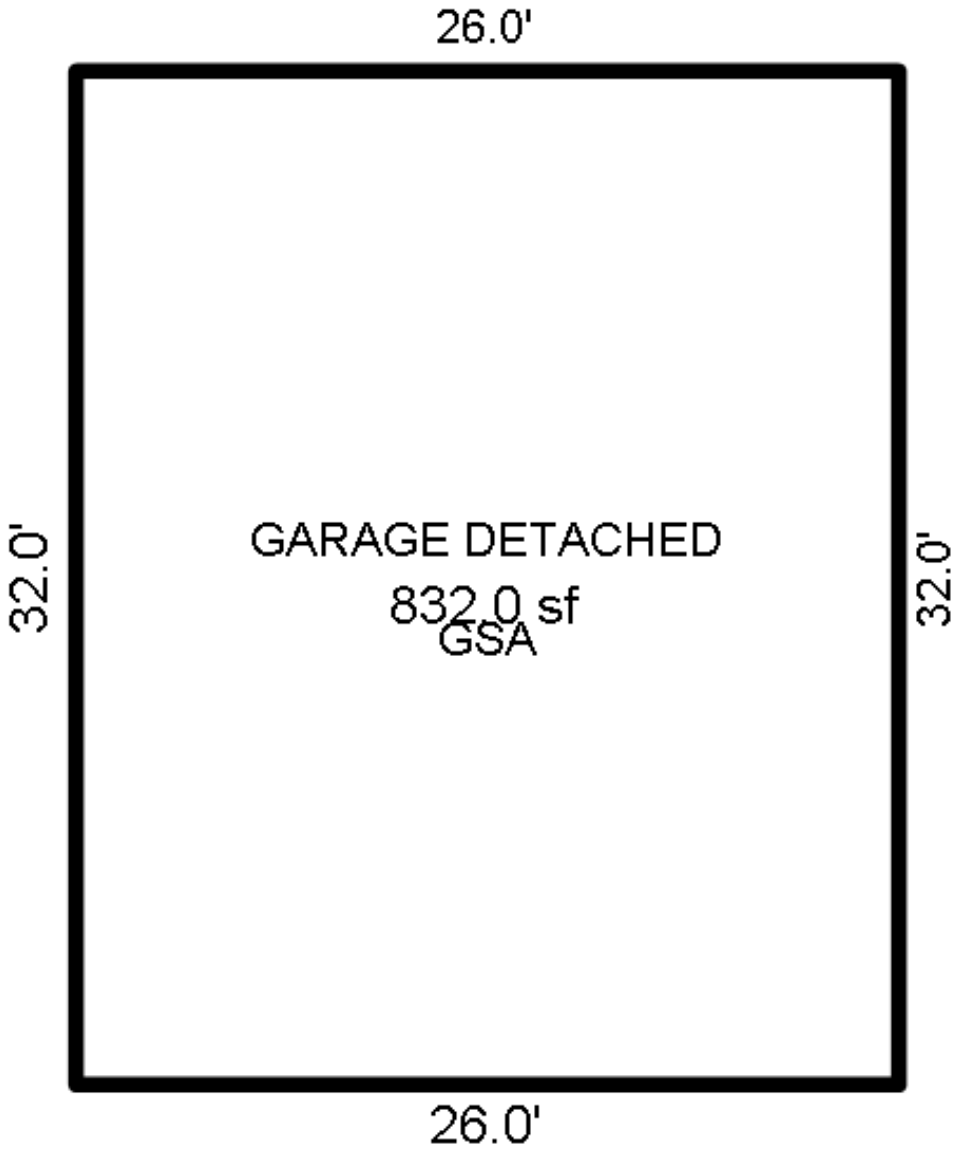
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1991
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			832	28,854	23,083
Storage Over Garage			415	5,075	4,060
			Totals:	33,929	27,143

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 29,857

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-040-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

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
6787 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330	2024 Est TCV 65,251 TCV/TFA: 0.00					

X Improved Vacant

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =		31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

. SEC 12 T22N R8W LOT 40 MISSAUKEE HEIGHTS 2.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	16,900	32,600			12,834C
2023	10,500	16,500	27,000			12,223C
2022	7,500	15,700	23,200			11,641C
2021	6,000	15,500	21,500			11,270C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
1996	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 0
Total Base New : 37,288 E.C.F.
Total Depr Cost: 29,830 X 1.100
Estimated T.C.V: 32,813

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1996
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: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1996
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,093	874
Base Cost			1500	36,195	28,956
			Totals:	37,288	29,830

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 32,813

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-041-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITZEMA CHRISTOPHER & BIL	DUVALL L KIM TRUST	1	11/11/2011	WD	03-ARM'S LENGTH	2011-03487 WD	PROPERTY TRANSFER	100.0
VELTING MARK S EARLINA A	RITZEMA CHRISTOPHER & BIL	0	07/08/2005	WD	20-MULTI PARCEL SALE REF	05-0/2879	DEED	100.0

Property Address

6791 W LAKEVIEW DR

Owner's Name/Address

DUVALL L KIM TRUST
DUVALL L KIM TTEE
6790 W LAKEVIEW DR
LAKE CITY MI 49651

Tax Description

. SEC 12 T22N R8W LOT 41 MISSAUKEE HEIGHTS 2.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 05/02/2013

MAP #:

2024 Est TCV 83,317 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Pole Barn	05/18/2017	2017-0190	100%
Garage	11/27/2012	2012-0625	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	04/30/2021	INSPECTED
JWV	09/30/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	928	0	0
D/W/P: Crushed Rock	2.27	280	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	26,000	41,700			22,804C
2023	10,500	24,100	34,600			21,719C
2022	7,500	21,900	29,400			20,685C
2021	6,000	21,600	27,600			20,025C

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*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GRG

Yr Built	Remodeled
2013	0

Condition: Average

Room List
Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows
Many Avg. Few
Large Avg. Small
Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
Gable
Hip
Flat
Gambrel
Mansard
Shed
Asphalt Shingle

Chimney:

(3) Roof (cont.)
Eavestrough
Insulation
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.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
Gas Wood
Oil Coal
Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures: Ex. Ord. Min

No. of Elec. Outlets: Many Ave. Few

(13) Plumbing
1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 49,974 E.C.F.
Total Depr Cost: 44,977 X 1.100
Estimated T.C.V: 49,474

(16) Porches/Decks

Area	Type

(17) Garage
Year Built: 2013
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: 1440
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

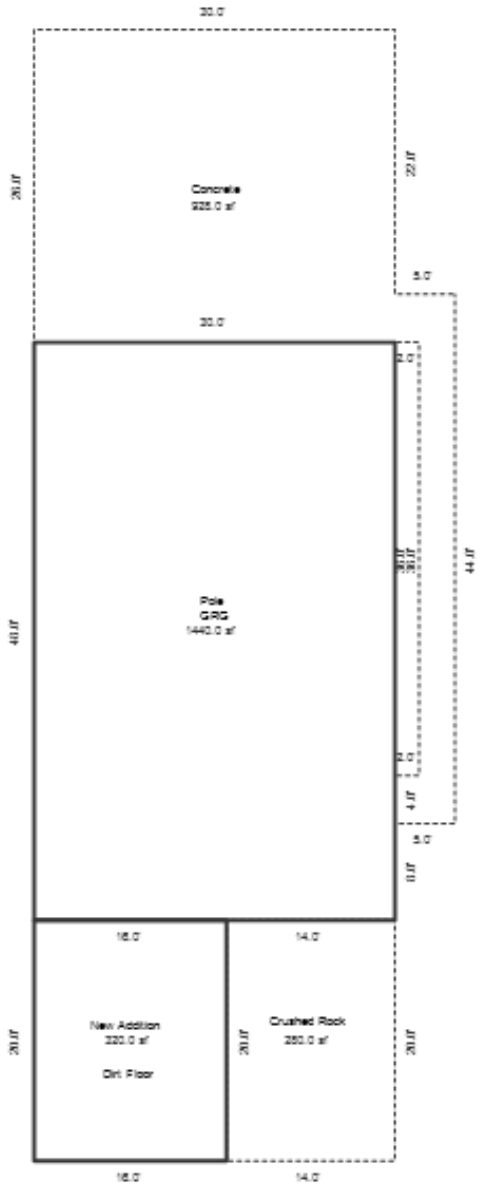
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			364	5,001	4,501
Door Opener			2	1,093	984
Base Cost			1440	34,747	31,272
Class: C Exterior: Pole (Unfinished)					
Base Cost			320	11,258	10,132
No Concrete Floor			320	-2,125	-1,913
			Totals:	49,974	44,977

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 49,474

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-041-00, Residential Building 1 Printed on 03/21/2024



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-042-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNICK EDWARD C & CARLA	OCONNELL GREGORY & LINDA	100,000	05/18/2022	WD	03-ARM'S LENGTH	2022-01646	PROPERTY TRANSFER	100.0
		33,220	12/01/1999	WD	33-TO BE DETERMINED	333:697	DEED	0.0

Property Address
6799 W LAKEVIEW DR

Owner's Name/Address
OCONNELL GREGORY & LINDA
25421 SHERWOOD AVE
WARREN MI 48091

Class: RESIDENTIAL-IMPRO Zoning:
School: LAKE CITY AREA SCHOOL DIST
P.R.E. 0%
MAP #:
2024 Est TCV 106,329 TCV/TFA: 170.40

Building Permit(s)	Date	Number	Status

Tax Description
. SEC 12 T22N R8W LOT 42 MISSAUKEE HEIGHTS 2.

Comments/Influences

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X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	400	50	1,636
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements True Cash Value =				3,053

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,700	37,500	53,200			45,255C
2023	10,500	32,600	43,100			43,100S
2022	7,500	24,700	32,200			16,790C
2021	6,000	24,300	30,300			16,254C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+S

Yr Built	Remodeled
1965	1993

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	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

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 624
Total Base New : 100,431 E.C.F.
Total Depr Cost: 65,280 X 1.100
Estimated T.C.V: 71,808

(16) Porches/Decks

Area	Type

(17) Garage

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:

Bsmnt Garage:

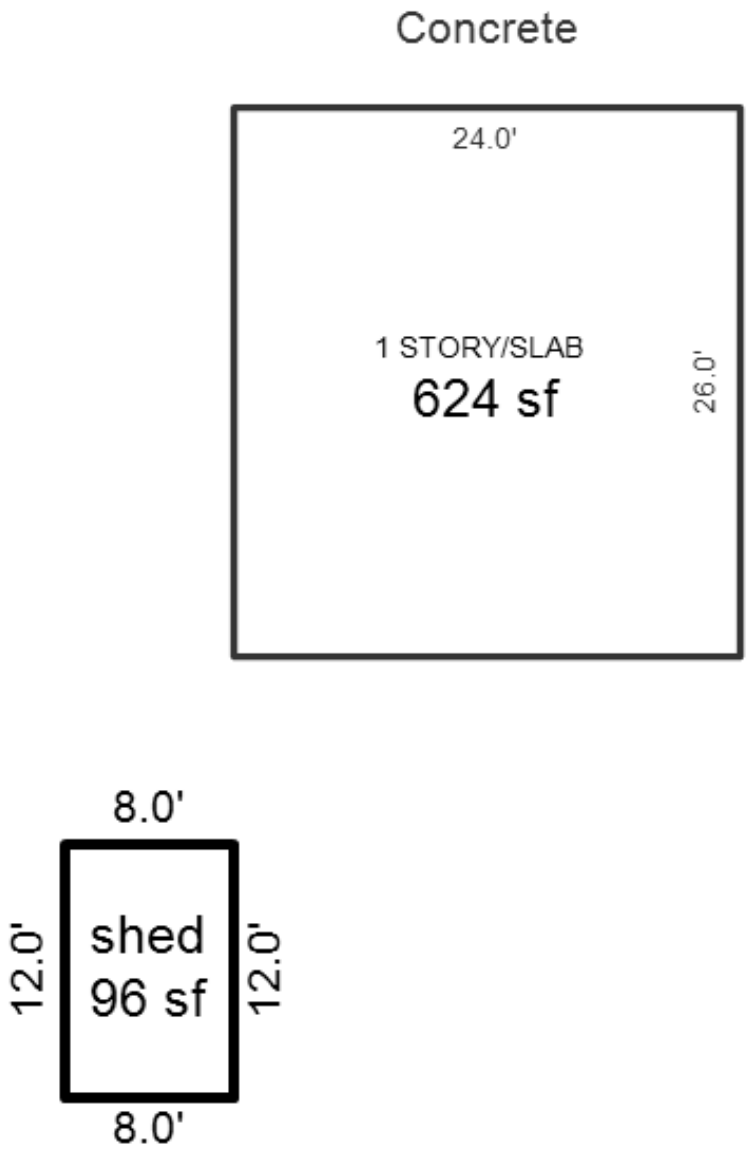
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 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	624			
			Total:	88,887	57,777	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
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	
Local Cost Items						
SANITARY SEWER			1	0	0	*
			Totals:	100,431	65,280	

Notes:
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 71,808

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-460-043-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 03/21/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	07/01/1996	WD	33-TO BE DETERMINED	305:542	DEED	0.0

Property Address

W LAKEVIEW DR

Owner's Name/Address

O'CONNELL GREGORY & LINDA
25421 SHERWOOD
WARREN MI 48091

Taxpayer's Name/Address

O'CONNELL GREGORY & LINDA
25421 SHERWOOD
WARREN MI 48091

Tax Description

. SEC 12 T22N R8W LOTS 43 & 44 MISSAUKEE HEIGHTS 2.

Comments/Influences

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Class: RESIDENTIAL-VACAN | Zoning:

School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

MAP #:

2024 Est TCV 56,721

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	0.9013	1.0489	600	100		28,360
BACK 50' @ 600	50.00	165.00	0.9013	1.0489	600	100		28,360
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	56,721

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	28,400	0	28,400			3,237C
2023	18,900	0	18,900			3,083C
2022	15,000	0	15,000			2,937C
2021	12,000	0	12,000			2,844C

*** Information herein deemed reliable but not guaranteed***