

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DVORAK MARK & KAREN	DVORAK MARK P	0	05/03/2017	PTA	09-FAMILY	2017-01608	PROPERTY TRANSFER	0.0
VAN FLEET DALE C & GRETNA	DVORAK MARK & KAREN	0	01/08/2016	WD	16-LC PAYOFF	2016-00135	PROPERTY TRANSFER	0.0
VAN FLEET DALE & GRETNA T	DVORAK MARK & KAREN	250,000	09/25/2015	LC	03-ARM'S LENGTH	2015-03216	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1810 S GOLDENROD AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	01/19/2016	2016-0024	100%

Owner's Name/Address	MAP #:	2024 Est TC	TCV	466,388	TCV/TFA:	333.13
DVORAK MARK P 3155 PAINT CREEK DR OAKLAND MI 48363						

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value

			A50' @ 4200/FF	40.00	139.00	1.0574 1.0858 4200 100 192,881	
			40 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =	192,881

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SEC 11 T22N R8W LOT 1 MISSAUKEE PARK ORIG PLAT. L222P9				Description Rate Size % Good Cash Value			

Comments/Influences				D/W/P: 4in Concrete	6.97	1434	0	0
	X			D/W/P: Brick on Sand	18.02	137	0	0
	X			D/W/P: Brick on Sand	18.02	106	0	0
	X			D/W/P: Brick on Sand	18.02	355	0	0
	X			Wood Frame	26.25	162	0	0

Topography of Site	Description	Rate	Size	% Good	Cash Value
	Residential Local Cost Land Improvements				
	LAND IMPROVE 5000	5,000.00	1	95	4,750
	Total Estimated Land Improvements True Cash Value =				4,750

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	96,400	136,800	233,200			148,599C
2023	57,400	130,700	188,100			141,523C
2022	52,300	118,900	171,200			134,784C
2021	46,000	123,700	169,700			130,479C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 50 CGEP (1 Story) 239 Treated Wood 43 Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,400 Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Carpport Area:	
Yr Built 1930	Remodeled 2016	Ex	X	Ord		Min	No./Qual. of Fixtures			Floor Area: 1,400 Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Room List		Doors		Solid		H.C.	100 Amps Service			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
(1) Exterior		Kitchen: Hardwood Other: Other:		100 Amps Service			No. of Elec. Outlets			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
(2) Windows		Other:		No. of Elec. Outlets			Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
(3) Roof		(8) Basement		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:
X	Asphalt Shingle Metal	(9) Basement Finish		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		(10) Floor Support		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		(14) Water/Sewer		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Lump Sum Items:		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Other Additions/Adjustments		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Exterior Brick Veneer Plumbing Average Fixture(s) 2 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Treated Wood		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Garages		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Base Cost		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Water/Sewer		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Public Sewer		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Water Well, 100 Feet		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Built-Ins		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Appliance Allow.		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Fireplaces		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		Exterior 1 Story		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	
Chimney:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Basement: 400 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas			Total Base New : 263,105 Total Depr Cost: 184,080 Estimated T.C.V: 268,757		E.C.F. X 1.460		Roof:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
7246 W MISSAUKEE LAKE BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 431,400 TCV/TFA: 275.30									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
MCCORMIC ALLYN L & JANET M DVORAK KAREN 3155 POINT CREEK D OAKLAND MI 48363		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X Dirt Road		Gravel Road		A50' @ 4200/FF 40.00 139.00 1.0574 1.0858 4200 100 192,881											
. SEC 11 T22N R8W LOT 2 MISSAUKEE PARK ORIG PLAT. , L222P9		X Paved Road		Storm Sewer		40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 192,881											
Comments/Influences		X Sidewalk		Water		Land Improvement Cost Estimates											
TOTAL REMODEL FOR 98		X Sewer		D/W/P: 3.5 Concrete		Description Rate Size % Good Cash Value											
		X Electric		Wood Frame		6.16 108 0 0											
		X Gas		Residential Local Cost Land Improvements		23.41 160 73 2,735											
		X Curb		Description		Rate Size % Good Cash Value											
		X Street Lights		LAND IMPROVE 1000		1,000.00 1 95 950											
		Standard Utilities		Total Estimated Land Improvements True Cash Value =		3,685											
		Underground Utils.		Topography of Site													
		X Level		Rolling													
		X High		Landscaped													
				Swamp		Wooded											
				Pond		Waterfront											
				X Ravine		Wetland											
		X Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Private Road		2024		96,400		119,300		215,700						103,894C	
		TPC 12/27/2017 INSPECTED		2023		57,400		113,800		171,200						98,947C	
		TPC 05/04/2016 INSPECTED		2022		52,300		102,500		154,800						94,236C	
				2021		46,000		105,700		151,700						91,226C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:				
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							120 77 250	CGEP (1 Story) CCP (1 Story) Treated Wood	Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1942			Trim & Decoration		Ex	X	Ord											
Remodeled 1997			Size of Closets				Min											
Condition: Average			Lg	X	Ord		Small											
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:													
(1) Exterior			(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		Ex.	X	Ord.		Min									
(2) Windows			(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing													
			Basement: 823 S.F. Crawl: 0 S.F. Slab: 744 S.F. Height to Joists: 0.0		1	Average Fixture(s)												
					1	3 Fixture Bath												
					1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof			(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water												
					1	Public Sewer												
X	Asphalt Shingle		(10) Floor Support		Water Well 1000 Gal Septic 2000 Gal Septic													
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1567 SF Floor Area = 1567 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls CD		Blt 1942						
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
1 Story										Block	Slab	744						
1 Story										Siding	Basement	823						
Other Additions/Adjustments										Total:			181,676	136,252				
Plumbing										Average Fixture(s)		1	1,213	1,043				
										2 Fixture Bath		1	2,561	2,202				
Porches										CGEP (1 Story)		120	7,642	6,572				
										CCP (1 Story)		77	2,017	1,735				
Deck										Treated Wood		250	4,620	3,973				
Water/Sewer										Public Sewer		1	1,326	1,140				
										Water Well, 50 Feet		1	2,585	2,223				
Built-Ins										Appliance Allow.		1	1,934	1,663				
										Fireplaces		1	4,700	4,042				
										Interior 1 Story								
										Local Cost Items								
										SANITARY SEWER		1	0	0				
										Totals:			210,274	160,845				
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 234,834								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MECHANICAL SALES CO	SCHUT THOMAS H & BEVERLY	0	04/25/2011	QC	21-NOT USED/OTHER	2011-01632	DEED	0.0
ANDERSON ROBERST J TRUST	SCHUT THOMAS H & BEVERLY	0	02/24/2011	PTA	16-LC PAYOFF	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7250 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHUT THOMAS H & BEVERLY A 2725 FAIRBROOK STREET JENISON MI 49428	MAP #:					
	2024 Est TCV 341,865 TCV/TFA: 317.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK ORIG PLAT. , L222P9	X	Dirt Road		A50' @ 4200/FF	40.00	140.00	1.0574	1.0878	4200	100	193,227
Comments/Influences		Gravel Road		40 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	193,227		
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size % Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete			6.16	100 0	0		
		Water		D/W/P: 4in Concrete			6.49	400 0	0		
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description			Rate	Size % Good	Cash Value		
	X	Gas		LAND IMPROVE 1000			1,000.00	1 95	950		
	X	Curb		Total Estimated Land Improvements True Cash Value =					950		
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	96,600	74,300	170,900			71,139C
Rolling							
Low							
X High	2023	57,500	71,000	128,500			67,752C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	52,300	63,900	116,200			64,526C
Ravine							
Wetland							
Flood Plain							
X Private Road	2021	46,000	66,000	112,000			62,465C



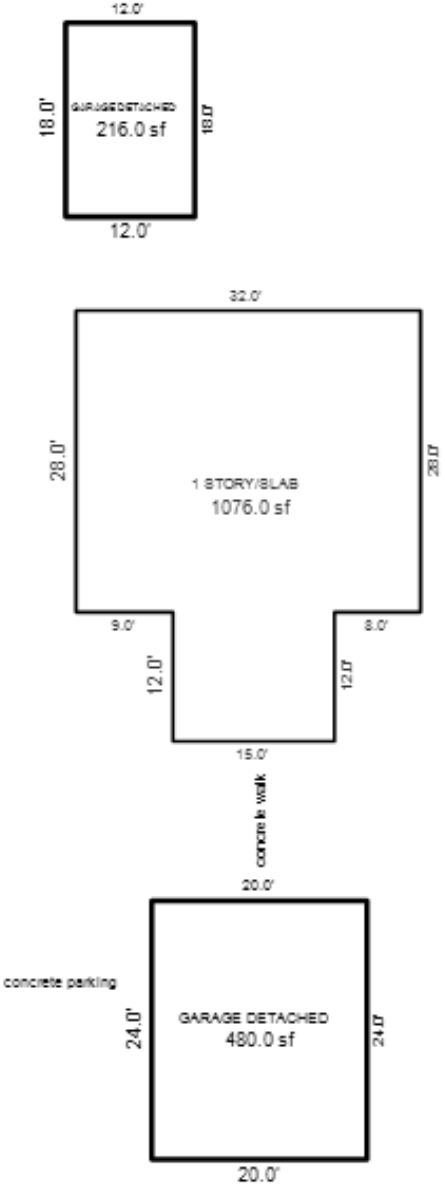
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1968	Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation							100	Amps Service							
(2) Windows		(7) Excavation			No./Qual. of Fixtures											
X	Many Avg. Few	X	Large Avg. Small		Ex. X Ord. Min											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1076 S.F. Height to Joists: 0.0		No. of Elec. Outlets											
					Many	X	Ave.		Few							
(3) Roof		(8) Basement			(13) Plumbing											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer											
	Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(10) Floor Support			Lump Sum Items:											
			Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1076 SF Floor Area = 1076 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1968				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,076 Total: 125,273 75,164																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,230 738																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 480 17,434 10,460																
Door Opener 1 485 291																
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)																
Base Cost 216 10,571 6,343																
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: 168,593 101,156																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:												147,688				

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





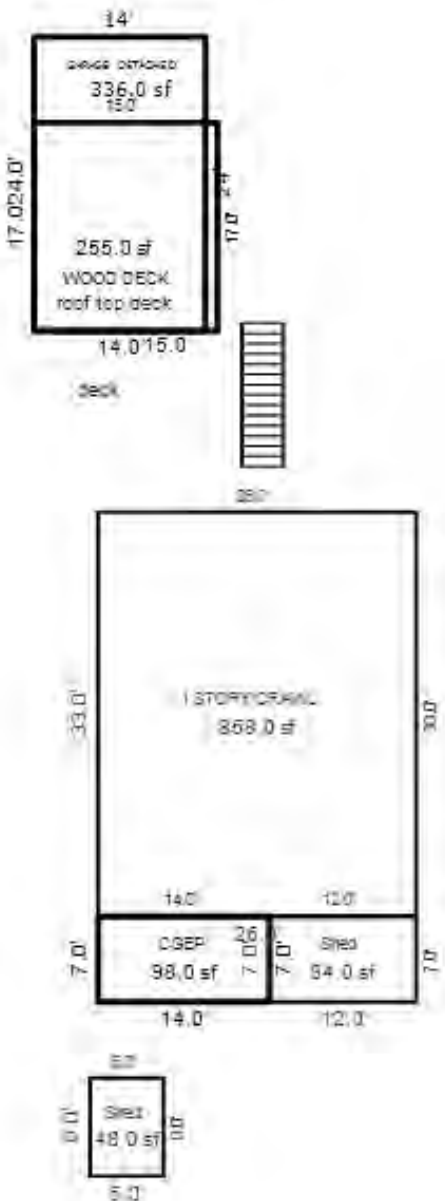
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
7268 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 293,622 TCV/TFA: 342.22		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
BOOMGAARD THOMAS A 2862 E BOMBAY RD MIDLAND MI 48642		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Taxpayer's Name/Address		X Dirt Road		Gravel Road		A50' @ 4200/FF 40.00 141.00 1.0574 1.0897 4200 100 193,572				
BOOMGAARD THOMAS A 2862 E BOMBAY RD MIDLAND MI 48642		X Paved Road		Storm Sewer		40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 193,572				
Tax Description		X Sidewalk		Water		Land Improvement Cost Estimates				
. SEC 11 T22N R8W LOT 4 MISSAUKEE PARK ORIG PLAT. , L222P9		X Sewer		Wood Frame		Description Rate Size % Good Cash Value				
Comments/Influences		X Electric		Wood Frame		30.00 48 50 720				
		X Gas		Curb		25.06 84 50 1,052				
		X Street Lights		Standard Utilities		Underground Utils.		Total Estimated Land Improvements True Cash Value = 1,772		
		Topography of Site		X Level		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		X Rolling		Low		2024 96,800 50,000 146,800				
		X High		Landscaped		2023 57,600 47,700 105,300				
		X Swamp		Wooded		2022 52,300 43,000 95,300				
		X Pond		Waterfront		2021 46,000 44,300 90,300				
		X Ravine		Wetland						
		X Flood Plain		Private Road						
		Who		When		What				
		TPC 12/27/2017		INSPECTED						
		TPC 05/04/2016		INSPECTED						
		TPC 10/23/2012		INSPECTED						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 98 255 80	Type CSEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 858 Total Base New : 122,390 Total Depr Cost: 67,314 Estimated T.C.V: 98,278		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1+S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S		Cls D		Blt 1941			
Yr Built 1941	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 858 SF Floor Area = 858 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas					
Condition: Average		Size of Closets		100 Amps Service			Plumbing		Stories Exterior Foundation		Size		Cost New		Depr. Cost		
Room List		X Lg	Ord	Small	(13) Plumbing			1+ Story Siding Crawl Space		858		Total:		100,404 55,222			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)		Other Additions/Adjustments								
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			3 Fixture Bath		Plumbing		Average Fixture(s)		1		1,025 564		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath		Porches		CSEP (1 Story)		98		3,879 2,133		
	Insulation	X Tile	Ex. X Ord. Min			Softener, Auto			Deck		Treated Wood		255		4,638 2,551		
(2) Windows		(7) Excavation		Many X Ave. Few			Softener, Manual			Water/Sewer		Public Sewer		1		1,175 646	
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Built-Ins		Appliance Allow.		1		1,638 901		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		No. of Elec. Outlets			Extra Toilet			Fireplaces		Exterior 1 Story		1		4,969 2,733	
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	X Ave. Few			Extra Sink			Local Cost Items		SANITARY SEWER		1		0 0		
(3) Roof		(9) Basement Finish		100 Amps Service			Separate Shower			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		98,278			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:		122,390		67,314		*		
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Ceramic Tub Alcove Vent Fan										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEWA DALE J & SHERRY	FEDEWA DALE J & SHERRY L	1	07/21/2014	WD	03-ARM'S LENGTH	2014-02678	PROPERTY TRANSFER	0.0
		235,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3528	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7280 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Remodel	03/28/2007	20070117	Complete

Owner's Name/Address	MAP #:
FEDEWA DALE J & SHERRY L 14141 WEST PARKS FOWLER MI 48835	2024 Est TCV 635,594 TCV/TFA: 343.94

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 5 & E 60 FT OF LOTS 58 & 59. MISSAUKEE PARK ORIG PLAT. , L222P9	X	Dirt Road	40.00	143.00	0.8034	1.0935	4200	100		147,601	
		Gravel Road	80.00	60.00	0.8769	0.9013	600	100		37,936	
		Paved Road	120 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	185,538

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
Add A/C for 08.	X	Water					
	X	Sewer	8.15	1044	0	0	
	X	Electric	3.98	160	0	0	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb					
	X	Street Lights					
		Standard Utilities	5,000.00	1	95	4,750	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				4,750

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	92,800	225,000	317,800			204,867C
	X	Low	2023	56,600	214,900	271,500			195,112C
	X	High	2022	49,500	193,800	243,300			185,821C
	X	Landscaped	2021	42,900	199,900	242,800			179,885C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



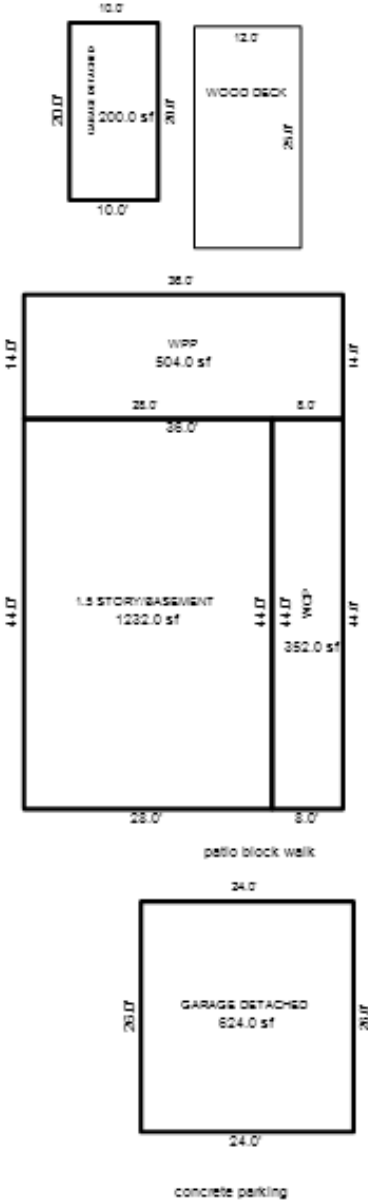
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	56,600	214,900	271,500			195,112C
TPC	05/04/2016	INSPECTED	2022	49,500	193,800	243,300			185,821C
TPC	10/23/2012	INSPECTED	2021	42,900	199,900	242,800			179,885C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 352 504 300	Type WCP (1 Story) WPP Treated Wood	Year Built: 1987 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Ex	X	Ord	Min																	
Building Style: LOG																																
Yr Built 1986	Remodeled 0																															
Condition: Average																																
Room List		Doors		Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service																						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing																						
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	X	Wood				Many			X	Ave.	Few																				
(2) Windows		(7) Excavation		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																						
X	Many Avg. Few	X	Large Avg. Small																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Lump Sum Items:																						
(3) Roof		(9) Basement Finish																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas															Cls BC		Blt 1986															
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,232</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>300,784</td> <td>225,587</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,232			Total:				300,784	225,587
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Pine Logs	Basement	1,232																													
Total:				300,784	225,587																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,172 1,629 3 Fixture Bath 1 6,832 5,124 Porches WCP (1 Story) 352 15,330 11,497 WPP 504 10,871 8,153 Deck Treated Wood 300 5,721 4,291 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 33,933 25,450 Door Opener 1 683 512 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 200 13,012 9,759 Water/Sewer Public Sewer 1 1,914 1,435 Water Well, 50 Feet 1 2,921 2,191 Built-Ins Appliance Allow. 1 3,975 2,981 Fireplaces Exterior 1 Story 1 8,527 6,395																																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENNING KRISTIN M	AVIATIEK LLC	215,000	08/21/2012	WD	03-ARM'S LENGTH	2012-02816 WD	PROPERTY TRANSFER	100.0
HENNING JOHN G & KRISTEN	HENNING KRISTIN M	0	02/22/2012	QC	21-NOT USED/OTHER	2012-02815 QD	DEED	0.0
		257,500	05/01/2003	WD	03-ARM'S LENGTH	03-0:2472	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1811 S ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST		New House	09/11/2012	2012-0473	100%

Owner's Name/Address	MAP #:	2024 Est TC	TCV	TCV/TFA:	TCV
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		894,841	393.16		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 11 T22N R8W LOTS 6 & 7, ALSO LOTS 58 & 59 EXC E'LY 60 FT THOF MISSAUKEE PARK ORIG PLAT. , L222P9	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	A50' @ 4200/FF	80.00	147.00	0.7477	1.1011	4200	100		276,618
Gravel Road	BACK 50' @1200/	80.00	80.00	0.7477	0.9036	1200	100		64,858
Paved Road	160 Actual Front Feet, 0.42 Total Acres								341,476

Comments/Influences	X Sewer	Rate	Size	% Good	Cash Value
21100556 \$258,000 ADD SEWER FOR 05	X	7.59	151	0	0

Electric	Rate	Size	% Good	Cash Value
X	10.26	880	0	0

Gas	Rate	Size	% Good	Cash Value
X	43.57	70	94	2,867

Street Lights	Description	Rate	Size	% Good	Cash Value
X	LAND IMPROVE 5000	5,000.00	1	95	4,750
Standard Utilities	Total Estimated Land Improvements True Cash Value =				7,617
Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	170,700	276,700	447,400			259,116C

X Rolling	2023	103,900	270,000	373,900			246,778C
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X High	2022	86,700	243,500	330,200			235,027C
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Landscaped	2021	75,700	250,900	326,600			227,519C
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Swamp							
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Wooded							
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Pond							
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X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
-------------	--	--	--	--	--	--	--

Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	05/04/2016	INSPECTED				
TPC	11/02/2015	INSPECTED				

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

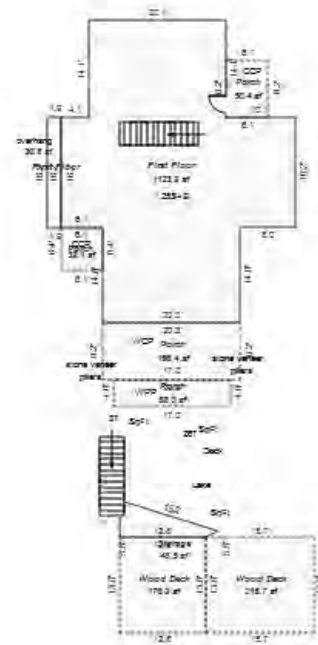


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough	Insulation	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:		
	Wood			Coal	Steam							Interior 2 Story	166	WCP (1 Story)
	Mobile Home	0	Front Overhang	Forced Air w/o Ducts		Forced Air w/ Ducts		2nd/Same Stack		60	CCP (1 Story)	Class:		
	Town Home	0	Other Overhang	Forced Hot Water		Electric Baseboard		Two Sided		39	CCP (1 Story)	Exterior:		
	Duplex	(4) Interior	Drywall Paneled	Plaster Wood T&G	Electric Radiant (in-floor)		Electric Wall Heat		Exterior 1 Story		68	WPP	Brick Ven.:	
	A-Frame				Trim & Decoration		Space Heater		Prefab 1 Story		Exterior 2 Story		267	Treated Wood
X	Wood Frame	Ex	Ord	Min	Wall/Floor Furnace		Unvented Hood		Prefab 2 Story		176	Treated Wood	Common Wall:	
	Building Style: 2S				Size of Closets		Forced Heat & Cool		Vented Hood		Heat Circulator		216	Treated Wood
	Yr Built 2013	Lg	Ord	Small	Heat Pump		Intercom		Raised Hearth				Finished ?:	
	Remodeled 0				Central Air Wood Furnace		Jacuzzi Tub		Jacuzzi repl.Tub		Wood Stove			
	Condition: Average	No Heating/Cooling		Oven		Microwave		Direct-Vented Ga				Mech. Doors:		
	Room List	Doors		Solid		H.C.		Class: BC				Storage Area:		
	Basement	(5) Floors		(12) Electric		0		Effec. Age: 10				Bsmnt Garage:		
	1st Floor	Kitchen:		0		Amps Service		Floor Area: 2,276		E.C.F.		Roof:		
	4 2nd Floor	Other:		No./Qual. of Fixtures		Ex.		Total Base New : 415,333		X 1.460				
	5 Bedrooms	Other:		Ex.		Ord.		Total Depr Cost: 373,800						
(1)	Exterior	No. of Elec. Outlets		Many		Ave.		Estimated T.C.V: 545,748						
	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets		Many		Cost Est. for Res. Bldg: 1 Single Family 2S		Cls BC		Blt 2013		
	Aluminum/Vinyl	Kitchen:		No. of Elec. Outlets		Ave.		(11) Heating System: Forced Heat & Cool						
	Brick	Other:		Many		Ave.		Ground Area = 1123 SF Floor Area = 2276 SF.						
	Insulation	(7) Excavation		Many		Ave.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
	(2) Windows	Basement: 1123 S.F.		Many		Ave.		Building Areas						
X	Many	Crawl: 0 S.F.		Many		Ave.		Stories						
	X Avg.	Slab: 0 S.F.		Many		Ave.		Exterior						
	Few	Height to Joists: 0.0		Many		Ave.		Foundation						
	Large	(8) Basement		Many		Ave.		Basement						
	X Avg.	Conc. Block		Many		Ave.		Overhang						
	X Small	Poured Conc.		Many		Ave.		Total:		355,074		319,566		
		Stone		Many		Ave.		Other Additions/Adjustments						
		Treated Wood		Many		Ave.		Exterior						
		Concrete Floor		Many		Ave.		Stone Veneer		48		2,239 2,015		
	(9) Basement Finish	Vent Fan		Many		Ave.		Plumbing						
		Average Fixture(s)		Many		Ave.		Average Fixture(s)		1		2,172 1,955		
		3		Many		Ave.		3 Fixture Bath		2		13,663 12,297		
		2		Many		Ave.		Extra Toilet						
		1		Many		Ave.		Extra Sink						
		3		Many		Ave.		Separate Shower		166		9,142 8,228		
		2		Many		Ave.		Ceramic Tile Floor		60		2,259 2,033		
		1		Many		Ave.		Ceramic Tile Wains		39		1,555 1,399		
		1		Many		Ave.		Ceramic Tub Alcove		68		3,112 2,801		
		1		Many		Ave.		Vent Fan						
		1		Many		Ave.		WCP (1 Story)		267		5,308 4,777		
		1		Many		Ave.		CCP (1 Story)		176		4,032 3,629		
		1		Many		Ave.		CCP (1 Story)		216		4,644 4,180		
		1		Many		Ave.		WPP						
		1		Many		Ave.		Deck						
		1		Many		Ave.		Treated Wood						
		1		Many		Ave.		Treated Wood						
		1		Many		Ave.		Treated Wood						
		1		Many		Ave.		Water/Sewer						
		1		Many		Ave.		Public Sewer		1		1,914 1,723		
		1		Many		Ave.		Water Well, 100 Feet		1		6,244 5,620		
		1		Many		Ave.		Built-Ins						
		1		Many		Ave.		Appliance Allow.		1		3,975 3,577		
		1		Many		Ave.		Totals:		415,333		373,800		
		1		Many		Ave.		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



Sketch by Apex Sketch

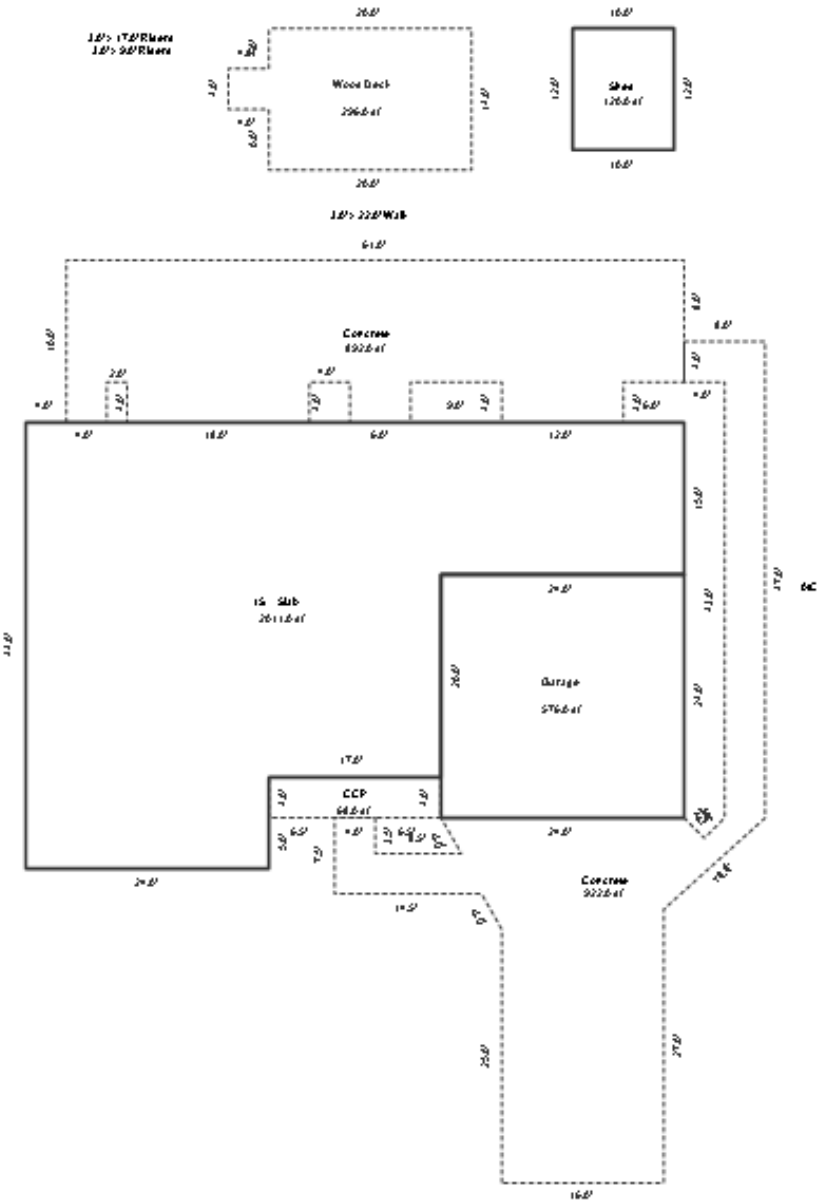
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		145,000	09/01/1996	WD	33-TO BE DETERMINED	307:281	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1810 S ARBUTUS AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		08/10/2018	2018-0396	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 614,954 TCV/TFA: 305.80							
SAYEGH RAYMOND G & MARJORIE J 942 MCDONALD DRIVE NORTHVILLE MI 48167		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
SAYEGH RAYMOND G & MARJORIE J 942 MCDONALD DRIVE NORTHVILLE MI 48167		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A50' @ 4200/FF 81.00 129.00 0.8864 1.0657 4200 100 321,368								
. SEC 11 T22N R8W LOTS 8 & 9 MISSAUKEE PARK ORIG PLAT. , L222P9		X	Paved Road	81 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 321,368								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.58	1814	0	0				
		X	Sewer	Wood Frame	28.00	120	50	1,680				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
		X	Curb	LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 3,580								
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2024	160,700	146,800	307,500		161,460C	
			JWV	10/03/2018	INSPECTED	2023	95,600	140,200	235,800		153,772C	
			TPC	12/27/2017	INSPECTED	2022	80,900	126,300	207,200		146,450C	
			TPC	10/23/2012	INSPECTED	2021	80,900	130,200	211,100		141,772C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 68 296 78	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1948		Remodeled 1997			Ex	X	Ord									
Condition: Average			Trim & Decoration													
Room List			Size of Closets													
	Basement 1st Floor 2nd Floor Bedrooms		Ex	X	Ord		Min									
(1) Exterior			Lg	X	Ord		Small									
	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation		Doors		Solid	X	H.C.									
(2) Windows			(5) Floors		Kitchen: Other: Other:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		200 Amps Service											
(3) Roof			(7) Excavation		No./Qual. of Fixtures											
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2011 S.F. Height to Joists: 0.0		Ex.	X	Ord.		Min							
X	Asphalt Shingle Metal		(8) Basement		No. of Elec. Outlets											
Chimney: Stone			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many	X	Ave.		Few							
			(9) Basement Finish		(13) Plumbing											
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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											
			(10) Floor Support		(14) Water/Sewer											
			Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
					Lump Sum Items:											
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2011 SF Floor Area = 2011 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 2,011 Total: 245,965 159,877											
					Other Additions/Adjustments Exterior Stone Veneer 162 6,150 3,997 Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CCP (1 Story) 68 1,992 1,295 Deck Treated Wood 296 5,352 3,479 Treated Wood 78 2,228 1,448 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 19,405 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER GEORGE A	BECKER GEORGE A & DOUGLAS	0	10/31/2007	WD	21-NOT USED/OTHER	2007/3948	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1810 S ARBUTUS AVE 100	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BECKER GEORGE A & DOUGLAS TRUSTEES PO BOX 608 EVART MI 49631	2024 Est TCV 401,056 TCV/TFA: 290.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			* Factors *							
. SEC 11 T22N R8W LOT 10 MISSAUKEE PARK ORIG PLAT. , L222P9	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Dirt Road			41.00	144.00	1.0509	1.0954	4200
Comments/Influences			Gravel Road			41 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value = 198,230	
			Paved Road							

Comments/Influences	X		Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Water			6.58	500	71	2,336
			D/W/P: 3.5 Concrete						
	X		Sewer			Total Estimated Land Improvements True Cash Value = 2,336			
			Electric						
	X		Gas						
			Curb						
	X		Street Lights						
			Standard Utilities						
			Underground Utils.						



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	99,100	101,400	200,500			90,984C
Rolling	2023	59,000	96,800	155,800			86,652C
Low	2022	53,300	87,200	140,500			82,526C
X High	2021	46,900	89,900	136,800			79,890C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

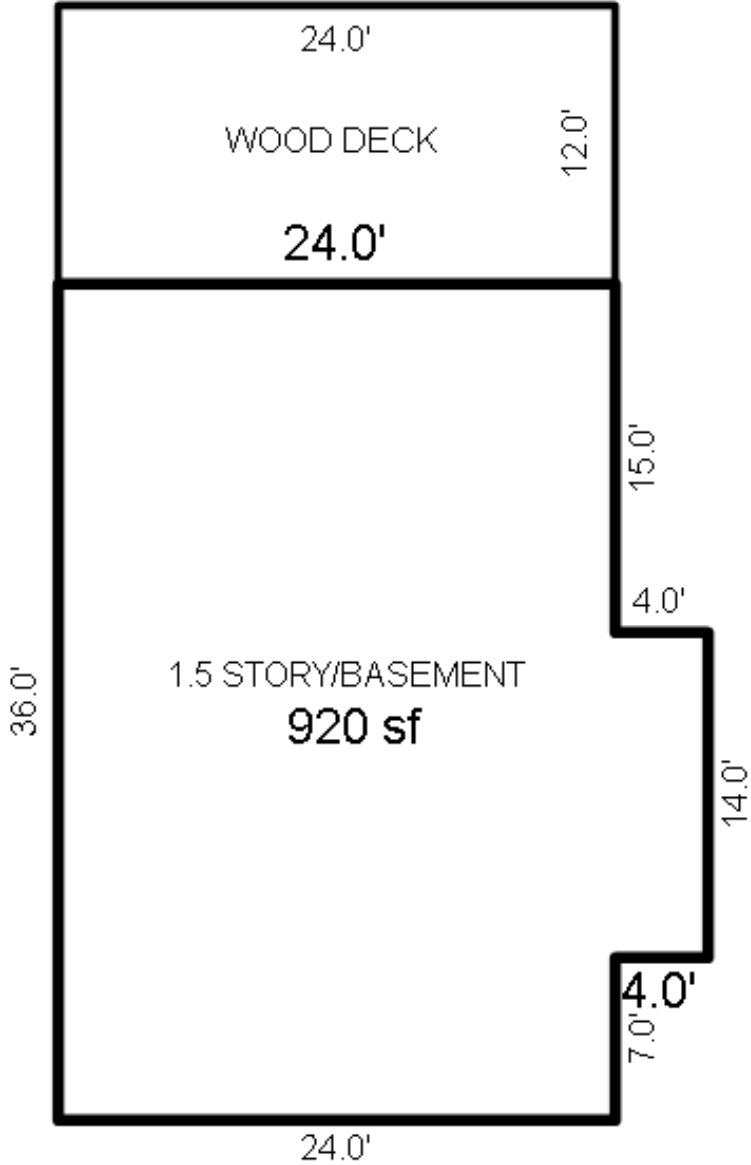
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2023	59,000	96,800	155,800			86,652C
TPC 12/27/2017	INSPECTED		2022	53,300	87,200	140,500			82,526C
TPC 10/23/2012	INSPECTED		2021	46,900	89,900	136,800			79,890C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min			Condition: Average		Room List Doors Solid X H.C.		
Building Style: 1.5S		Yr Built 1970		Remodeled 0		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		
Condition: Average		Lg X Ord Small		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,380 Total Base New : 211,277 Total Depr Cost: 137,322 Estimated T.C.V: 200,490			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 920 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1970			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 920 Total: 186,434 121,175						
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
(2) Windows		Many X Large Avg. Avg. Few Small		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
(3) Roof		(9) Basement Finish		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
X	Asphalt Shingle	(10) Floor Support		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
		Lump Sum Items:		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
		Notes:		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						
		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Treated Wood 288 5,262 3,420 Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Appliance Allow. 1 2,766 1,798 Exterior 1 Story 1 6,513 4,233 SANITARY SEWER 1 0 0			Total: 186,434 121,175						

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZONDERVAN DAVID	ZONDERVAN DAVID G & MARIL	0	01/04/2021	WD	09-FAMILY	2021-00223	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1810 S ARBUTUS AVE 500	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ZONDERVAN DAVID G & MARILYN J TRUST 4153 DELMAR VILLAGE DR SW GRANDVILLE MI 49418-8328	2024 Est TCV 411,224 TCV/TFA: 286.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 11 & E 10 FT OF LOT 12. MISSAUKEE PARK ORIG PLAT. , L222P9	X		A50' @ 4200/FF	51.00	155.00	237,822
Comments/Influences			51 Actual Front Feet, 0.18 Total Acres			237,822

ADD SEWER FOR 05	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 3.5 Concrete	6.16	90 46	255
	X	Electric			
	X	Gas			
	X	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	X Private Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value



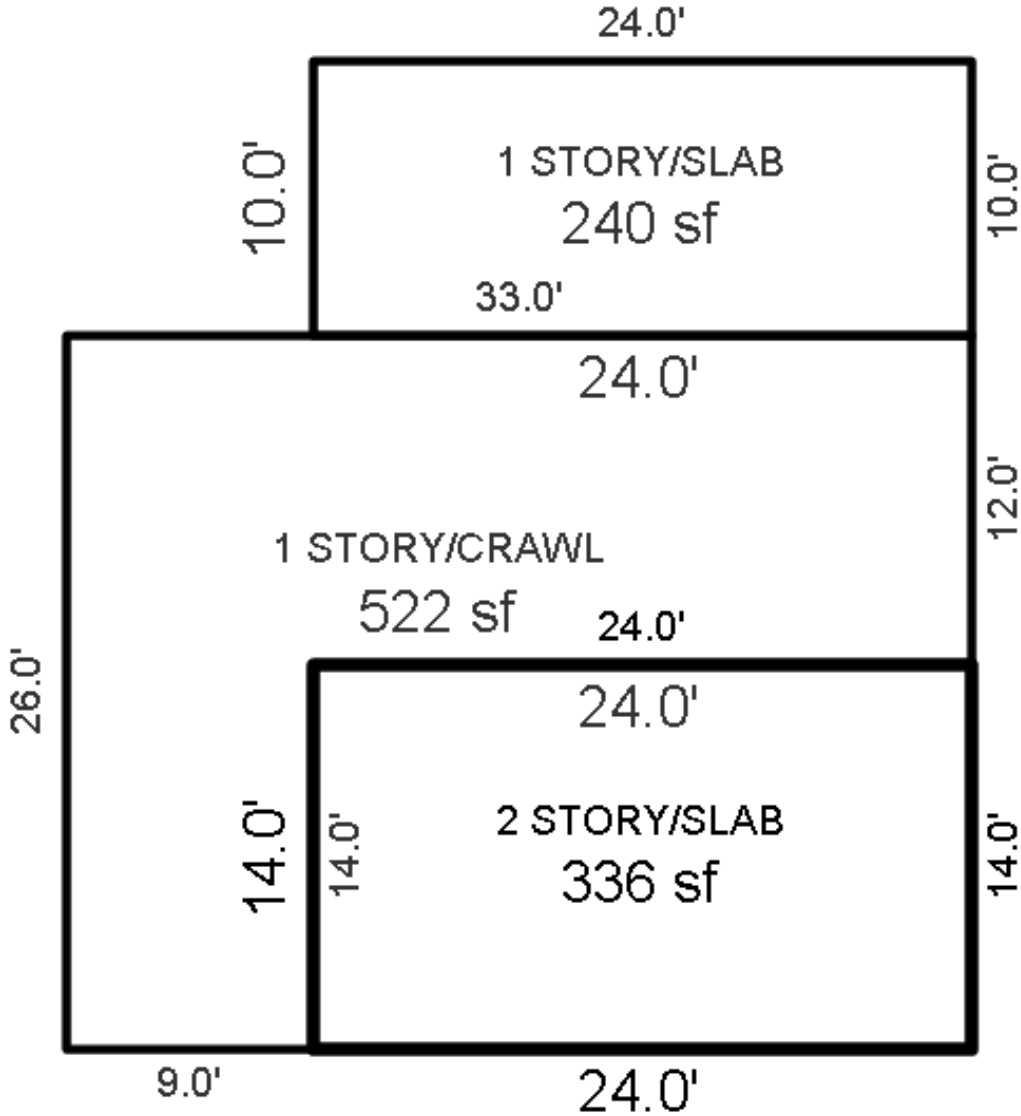
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/06/2018	INSPECTED	2023	70,800	82,700	153,500			79,052C
TPC	12/27/2017	INSPECTED	2022	63,500	74,500	138,000			75,288C
TPC	10/23/2012	INSPECTED	2021	55,900	76,900	132,800			72,883C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		(5) Floors		(12) Electric		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		(14) Water/Sewer		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Building Style: 1.5S		Yr Built 1951		Remodeled 0		Ex		X		Ord		Min		Lg		Ord		X		Small		Central Air Wood Furnace		200 Amps Service		200		200		200		200									
Condition: Average		Size of Closets		Lg		Ord		X		Small		Doors		Solid		X		H.C.		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X		Ord.		Min											
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg. Few		X		Large Avg. Small		Basement: 0 S.F. Crawl: 522 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)		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Chimney: Block					
Cost Est. for Res. Bldg: 1 Single Family 1.5S		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1098 SF		Floor Area = 1434 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		Total:		155,050		108,535		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,230		861	
1 Story		Siding		Slab		240		522		336		Total:		155,050		108,535		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,230		861		2 Fixture Bath		1		2,596		1,817					
1 Story		Siding		Crawl Space		522		336		Total:		155,050		108,535		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,230		861		2 Fixture Bath		1		2,596		1,817							
2 Story		Siding		Slab		336		Total:		155,050		108,535		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,230		861		2 Fixture Bath		1		2,596		1,817									
Water/Sewer		Public Sewer		Water Well, 50 Feet		1		2,585		1,809		Built-Ins		Appliance Allow.		1		1,934		1,354		Fireplaces		Interior 1 Story		1		4,700		3,290		Local Cost Items		SANITARY SEWER		1		0		0	
Totals:		169,421		118,594		173,147		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		173,147		* Totals:		169,421		118,594		173,147		Lump Sum Items:		1		0		0		* Totals:		169,421		118,594		173,147					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	09-FAMILY	2015-02922	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/13/2004					
STEPHAN EDWARD D 1801 X300 ARBUTUS AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 122,132					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	31.00	145.00	1.1269	L0.8324	4200	100		122,132
			0.10	Total Acres	Total Est. Land Value =			122,132

Tax Description  
 . SEC 11 T22N R8W LOT 12 EXC E 10 FT THOF. MISSAUKEE PARK ORIG PLAT. , L222P9  
 Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	61,100	0	61,100			24,056C
2023	47,900	0	47,900			22,911C
2022	42,600	0	42,600			21,820C
2021	37,500	0	37,500			21,123C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	09-FAMILY	2015-02922	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1810 ARBUTUS AVE X300	School: LAKE CITY AREA SCHOOL DIST		Garage	09/18/2012	2012-0481	100%
Owner's Name/Address	P.R.E. 100% 10/13/2004		Other	07/13/2006	20060202	Complete
STEPHAN EDWARD D 1801 X300 ARBUTUS AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 452,873 TCV/TFA: 359.42					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		A50' @ 4200/FF	41.00	136.00	1.0509	1.0799	4200 100	195,418
	Gravel Road		41 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	195,418

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 13 ALSO W 20 FT OF E 60 FT OF LOT 51MISSAUKEE PARK ORIG PLAT. , L222P9	X	Dirt Road	6.97	620	94	4,062
Comments/Influences	X	Gravel Road	26.33	160	71	2,991
ADD SEWER FOR 05. PROPERTY ADDRESS IS 1801-100 WILDROSE AVE BUT SYSTEM WON'T ALLOW ENTRY OF THE DASH.	X	Paved Road	Total Estimated Land Improvements True Cash Value =			7,053
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	97,700	128,700	226,400			104,467C
X	Rolling	2023	58,200	122,700	180,900			99,493C
X	Low	2022	53,300	110,600	163,900			94,756C
X	High	2021	46,900	113,800	160,700			91,729C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	Private Road							

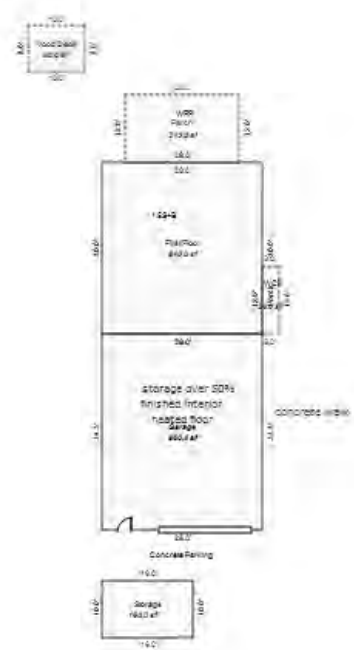


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 240 80	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 480 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,260 Total Base New : 245,013 Total Depr Cost: 171,508 Estimated T.C.V: 250,402		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Yr Built Remodeled 1974 201		Ex X Ord		Min		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1974	
Condition: Average		Lg Ord X Small		Doors Solid X H.C.		(5) Floors		(12) Electric		100 Amps Service		Ground Area = 840 SF Floor Area = 1260 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas	
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		No. of Elec. Outlets		Plumbing		Stories Exterior Foundation		Size		Cost New Depr. Cost	
(1) Exterior		X Tile		(7) Excavation		Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Basement		840		Total: 164,111 114,877	
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing		Other Additions/Adjustments		Recreation Room		420		8,119 5,683	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	420		(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Plumbing		Average Fixture(s) 2 Fixture Bath		1 1,476 1,033		2,176	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WCP (1 Story)		36		2,542 1,779	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Deck		Water/Sewer		Garages		Treated Wood Treated Wood		240 80		4,670 3,269	
										Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost Storage Over Garage Common Wall: 1 Wall Door Opener		960 480 1 1		43,574 6,595 -2,686 547	
										Fireplaces		Exterior 1 Story		1		6,513 4,559	
										Local Cost Items							
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
DEGRAW RODERICK L	DEGRAW RODERICK L & MARY	0	08/30/2018	QC	09-FAMILY	2018-02960	PROPERTY TRANSFER	0.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status								
1801 S WILDROSE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 293,001 TCV/TFA: 373.73										
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE												
DEGRAW RODERICK L & MARY H TRUST 5280 W RIVERBEND ROAD MOUNT PLEASANT MI 48858		Public Improvements		* Factors *														
Tax Description		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value				
. SEC 11 T22N R8W LOT 14 EXC S 50 FT THEREOF MISSAUKEE PARK ORIG PLAT. , L222P9		X Gravel Road		A50' @ 4200/FF		41.00		107.00		1.0509		1.0171		4200 100		184,046		
Comments/Influences		X Paved Road		41 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =		184,046					
		X Storm Sewer		Land Improvement Cost Estimates							Description		Rate		Size % Good		Cash Value	
		X Sidewalk		D/W/P: 3.5 Concrete							5.78		250		0		0	
		X Water		Residential Local Cost Land Improvements							Description		Rate		Size % Good		Cash Value	
		X Sewer		LAND IMPROVE 1000							1,000.00		1		100		1,000	
		X Electric		Total Estimated Land Improvements True Cash Value =							1,000						1,000	
		X Gas																
		X Curb																
		X Street Lights																
		Standard Utilities																
		Underground Utils.																
		Topography of Site																
		X Level																
		Rolling																
		X Low																
		High																
		X Landscaped																
		Swamp																
		Wooded																
		X Pond																
		Waterfront																
		Ravine																
		Wetland																
		Flood Plain																
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value				
		Who		When		What		2024		92,000		54,500		146,500		55,806C		
		TPC 12/27/2017 INSPECTED		2023		54,800		52,000		106,800				53,149C				
		TPC 10/16/2012 INSPECTED		2022		53,300		46,900		100,200				50,619C				
				2021		46,900		48,400		95,300				49,002C				



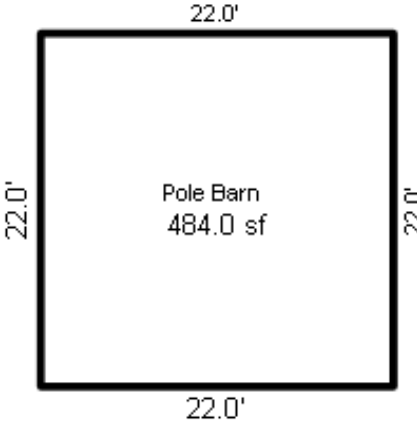
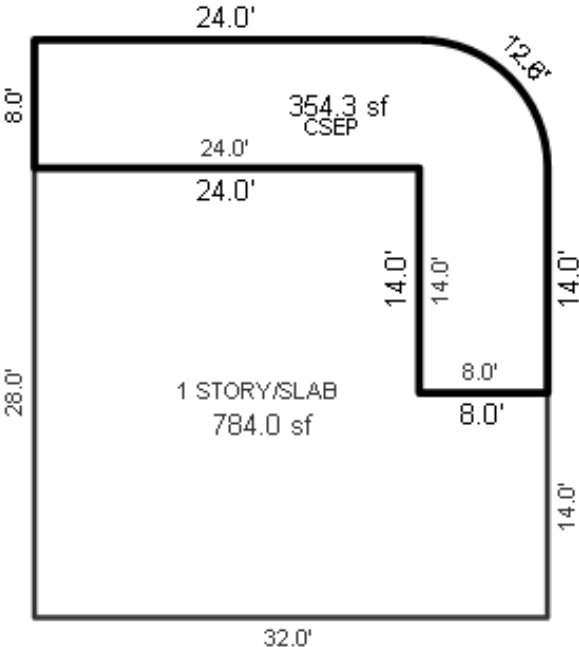
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 358	Type CSEP (1 Story)	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 784 Total Base New : 123,235 Total Depr Cost: 73,942 Estimated T.C.V: 107,955		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1946				
Yr Built 1946	Remodeled 0	Ex	X	Ord	Min	Size of Closets		100 Amps Service		Ground Area = 784 SF		Floor Area = 784 SF.						
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas						
Room List		Doors	Solid	X	H.C.	(12) Electric		Average Fixture(s)		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		100 Amps Service		1		1 Story		Siding	Slab	784	86,545	51,927		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,025	615
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	No. of Elec. Outlets		Many		X	Ave.	Porches		CSEP (1 Story)		358	11,066	6,640		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		484	11,311	6,787
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Public Water		Water/Sewer		Public Sewer		1	1,175	705		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Water Well		Built-Ins		Appliance Allow.		1	1,638	983		
X	X	X	X	(10) Floor Support		1		1000 Gal Septic 2000 Gal Septic		Fireplaces		Exterior 1 Story		1	4,969	2,981		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Sewer		Local Cost Items		SANITARY SEWER		1	0	0		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		Water Well		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:		107,955	*		
X	Asphalt Shingle	Chimney: Metal		Totals:		123,235		73,942										

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHELLE MARSH M	MICHELLE MARSH M & GREGOR	0	01/16/2024	QC	09-FAMILY	2024-00159	PROPERTY TRANSFER	0.0
KATHLYN PETERS	MICHELLE MARSH M	1	01/06/2024	WD	09-FAMILY	2024-00158	PROPERTY TRANSFER	0.0
BORSTLER JANE	MICHELLE MARSH & KATHLYN	0	11/27/2023	OTH	07-DEATH CERTIFICATE	2023-03369	OTHER	0.0
BORSTLER WM B & JANE I	BORSTLER WILLIAM B & JANE	0	11/11/2013	QC	09-FAMILY	2013-03860 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1798 S WILDROSE AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:	2024 Est TCV 257,990 TCV/TFA: 357.33
MICHELLE MARSH M & GREGORY A 4667 ACRON DR TRAVERSE CITY MI 49685		
	X Improved	Vacant
	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE	
	* Factors *	
	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50' @ 4200/FF 40.00 66.00 1.0574 0.9013 4200 100 160,112
		40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 160,112

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
SEC 11 T22N R8W BEG AT NW COR LOT 15 MISSAUKEE PARK ORIGINAL, TH S 01 DEG 45'00"W 55.80 FT, TH SE'L Y TO A PT THAT IS S 01 DEG 45'00"E 64 FT FROM NE COR LOT 15, TH N 76 DEG 57'00"W 40.80 FT TO POB. FOR REFERENCE: PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-178 DESC AS: PART OF LOT 15 MISSAUKEE PARK ORIGINAL. FORMERLY DESCRIBED AS SEC 11 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-178 AND AS DESCRIBED ON 2020-01685 AS PART OF LOT 15 EXC BEG AT A PT ON W LINE LOT 15 68 FT S 01 DEG 45'W OF NW COR	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.		
		Land Improvement Cost Estimates		
		Description	Rate	Size % Good
		D/W/P: 4in Concrete	6.49	20 50
		D/W/P: Flagstone/Sand	18.95	400 50
		D/W/P: 3.5 Concrete	6.16	140 50
		Wood Frame	31.19	64 50
		Wood Frame	31.19	64 50
		Total Estimated Land Improvements True Cash Value =		6,282

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

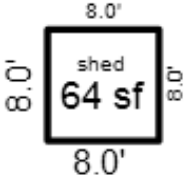
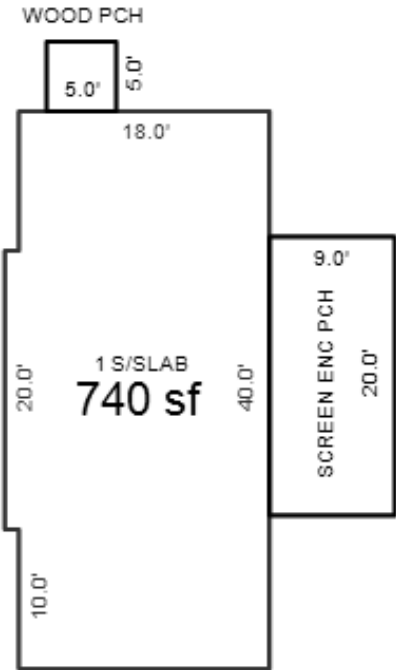
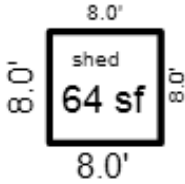


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,100	48,900	129,000			41,904C
2023	47,700	41,300	89,000			39,909C
2022	52,300	37,300	89,600			38,009C
2021	46,000	38,500	84,500			36,795C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 25 64	Type CSEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																												
Yr Built 1955	Remodeled 0		Ex		Ord	X	Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
Condition: Average		Size of Closets			Lg		Ord	X	Small																								
Room List		Doors			Solid	X	H.C.		Central Air Wood Furnace																								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric 100 Amps Service																								
(1) Exterior		No./Qual. of Fixtures			Ex.		Ord.	X	Min																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets				Many		Ave.	X	Few																				
		X	Tile		(13) Plumbing				1	Average Fixture(s)																							
(2) Windows		(7) Excavation			1	3	Fixture Bath		2	Fixture Bath																							
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 722 S.F. Height to Joists: 0.0				1	Softener, Auto																							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1	Water Well																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish				1	Public Water																							
(3) Roof		(14) Water/Sewer			1	1	Public Sewer		1	Water Well																							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	1	1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																								
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:				Notes:																								
Chimney: Brick									ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 722 SF Floor Area = 722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>722</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>84,256</td> <td>50,554</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	722			Total:				84,256	50,554	Cls CD		Blt 1955	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	722																														
Total:				84,256	50,554																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches CSEP (1 Story) 180 6,908 4,145 WPP 25 1,287 772 Deck Treated Wood 64 1,980 1,188 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:		104,561		62,737																	
*** Information herein deemed reliable but not guaranteed***																																	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALIN MARK & RONDA	WRIGHT JULIE	93,500	01/18/2019	WD	03-ARM'S LENGTH	2019-00175	PROPERTY TRANSFER	100.0
BAKER MARGARET A	MALIN MARK & RONDA (HW)	85,000	02/26/2007	WD	03-ARM'S LENGTH	2007/668	DEED	100.0
VELDHEER SANDRA & BAKER	BAKER MARGARET A	0	04/15/2003	QC	21-NOT USED/OTHER	04-0/0566	DEED	0.0
		67,500	02/01/2000	WD	33-TO BE DETERMINED	335:101	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1802 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WRIGHT JULIE 3617 W CHADWICK RD DEWITT MI 48820	2024 Est TCV 133,440 TCV/TFA: 251.77
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		A 50' @ 1200/	64.00	40.00	0.9402	0.7598	1200	100		54,863	
Gravel Road		64 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	54,863

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT LS;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG LS'E 40 FTTO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL 2020-001685	X	Dirt Road					
FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT 15;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH N 66 DEG 13'W 43.16 FT TO POB. MISSAUKEE PARK	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water		24.49	216	94	4,973
	X	Sewer		Total Estimated Land Improvements True Cash Value =			4,973
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	27,400	39,300	66,700			41,919C
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2023	18,300	34,300	52,600			39,923C
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2022	15,000	27,700	42,700			38,022C
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2021	12,500	25,100	37,600			36,808C
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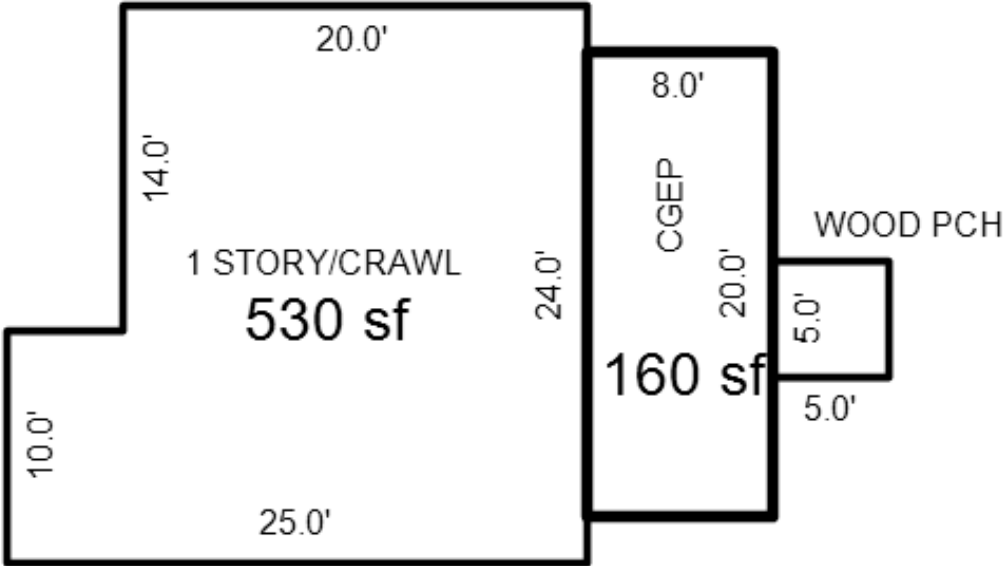
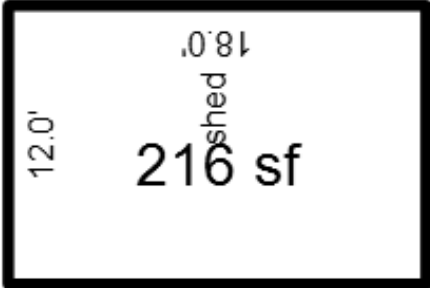


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type WGEP (1 Story) 25 WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Class: C Effec. Age: 35 Floor Area: 530 Total Base New : 102,945 Total Depr Cost: 66,913 Estimated T.C.V: 73,604			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1925 NEW	Remodeled 0	Ex	X	Ord		Min	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior		Lg		Ord	X	Small	100 Amps Service									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets									
X		X	Plaster				Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 530 SF Floor Area = 530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1925	
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 530 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 530 Total: 74,761 48,594						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) Porches WGEP (1 Story) WPP Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			14) Water/Sewer			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:							
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 102,945 66,913						
Chimney: Brick																

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SMITH DAVID P	SMITH DAVID P TRUST	0	06/30/2014	QC	21-NOT USED/OTHER	2014-02494	DEED	0.0		
DOUDNA JOHN H & SANDRA J	SMIT A PETER & SMIT LEONA	0	09/24/2009	QC	33-TO BE DETERMINED	2010/2638	DEED	0.0		
GUNN ROBERT D & DEBORAH D	SMIT A PETER & SMIT LEONA	0	09/18/2009	QC	33-TO BE DETERMINED	2010/2637	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
7400 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 423,414 TCV/TFA: 692.99		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
SMITH DAVID P TRUST 3367 MEADOWWOOD TRAILS DR SE GRAND RAPIDS MI 49546		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		X Dirt Road		Gravel Road		A50' @ 4200/FF 80.00 148.00 0.8891 1.1030 4200 100 329,515				
SEC 11 T22N R8W LOTS 16 & 17 MISSAUKEE PARK ORIG PLAT. , L222P9		X Paved Road		Storm Sewer		80 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 329,515				
Comments/Influences		X Sidewalk		Water		Land Improvement Cost Estimates				
		X Sewer		X Electric		Description Rate Size % Good Cash Value				
		X Gas		Curb		Residential Local Cost Land Improvements				
		X Street Lights		Standard Utilities		Description Rate Size % Good Cash Value				
		X Underground Utils.		Topography of Site		LAND IMPROVE 1000 1,000.00 1 95 950				
		X Level		Rolling		Total Estimated Land Improvements True Cash Value = 950				
		X Low		High		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		X Landscaped		Swamp		2024 164,800 46,900 211,700				
		X Wooded		Pond		2023 98,100 44,800 142,900				
		X Waterfront		Ravine		2022 80,100 40,400 120,500				
		X Wetland		Flood Plain		2021 80,100 41,700 121,800				
		X Private Road		Who When What		TPC 12/27/2017 INSPECTED 2023 98,100 44,800 142,900				
				TPC 10/16/2012 INSPECTED		2022 80,100 40,400 120,500				
						2021 80,100 41,700 121,800				

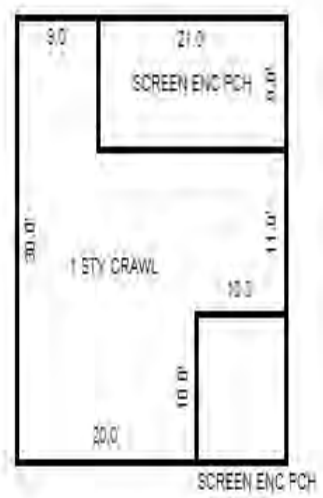


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 189 100	Type WSEP (1 Story) WSEP (1 Story)	Year Built: 1998 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1924		Remodeled 1952			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	Ave.	X	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 611 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
(3) Roof		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Metal		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 611 SF Floor Area = 611 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 611 Total: 70,912 39,003 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 564 Porches WSEP (1 Story) 189 7,826 4,304 WSEP (1 Story) 100 4,783 2,631 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 20,923 11,508 Water/Sewer Public Sewer 1 1,175 646 Water Well, 50 Feet 1 2,498 1,374 Built-Ins Appliance Allow. 1 1,638 901 Fireplaces Exterior 1 Story 1 4,969 2,733 Local Cost Items SANITARY SEWER 1 0 0 Totals: 115,749 63,664										E.C.F. X 1.460		Cls D Blt 1924				
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:										92,949		*				

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
SMIT A PETER & SMIT LEONA	SMIT PETER A ET AL	0	01/31/2022	OTH	09-FAMILY	PTA	PROPERTY TRANSFER	0.0								
SMIT A PETER & SMIT LEONA		0	06/23/2010	OTH	09-FAMILY	2010-2636TRUST	PROPERTY TRANSFER	0.0								
DOUDNA JOHN H & SANDRA J	SMIT A PETER & SMIT LEONA	0	09/24/2009	QC	21-NOT USED/OTHER	2010/2638	DEED	0.0								
GUNN ROBERT D & DEBORAH D	SMIT A PETER & SMIT LEONA	0	09/18/2009	QC	23-PART OF REF	2010/2637	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
7404 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST														
Owner's Name/Address		P.R.E. 0%														
SMIT PETER A ET AL 2335 BIRNAM WOODS NE GRAND RAPIDS MI 49505		MAP #:		2024 Est TCV 278,358 TCV/TFA: 414.22												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
. SEC 11 T22N R8W LOT 18 MISSAUKEE PARK ORIG PLAT. , L222P9		X		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		X		Paved Road		A50' @ 4200/FF		40.00	155.00	1.0574	1.1158	4200	100		198,207	
		X		Storm Sewer		40 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		198,207		
		X		Sidewalk		Land Improvement Cost Estimates										
		X		Water		Description		Rate	Size	% Good	Cash Value					
		X		Sewer		Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value					
		X		Electric		LAND IMPROVE 1000		1,000.00	1	95	950					
		X		Gas		Total Estimated Land Improvements True Cash Value =					950					
		X		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
				Who		When	What	2024	99,100	40,100	139,200			46,807C		
				TPC 04/30/2021		INSPECTED	2023	59,000	38,300	97,300			44,579C			
				TPC 12/27/2017		INSPECTED	2022	52,300	34,500	86,800			42,457C			
				TPC 10/16/2012		INSPECTED	2021	46,000	35,600	81,600			41,101C			

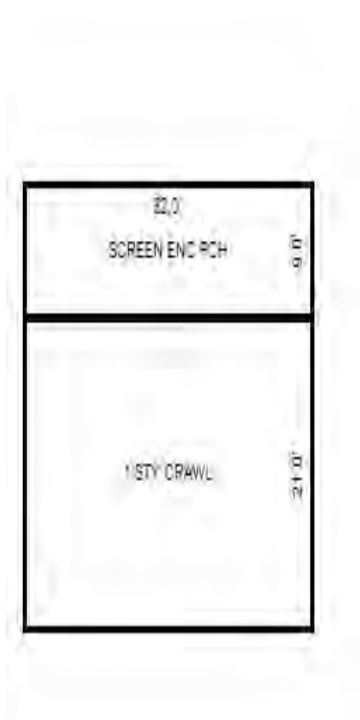


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1924		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
	Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Many											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ave.											
(3) Roof		(9) Basement Finish			(13) Plumbing											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer											
		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
					Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:											
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 672 Total: 76,716 42,194 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 564 Porches WSEP (1 Story) 288 10,610 5,835 Water/Sewer Public Sewer 1 1,175 646 Water Well, 50 Feet 1 2,498 1,374 Built-Ins Appliance Allow. 1 1,638 901 Fireplaces Exterior 1 Story 1 4,969 2,733 Local Cost Items SANITARY SEWER 1 0 0 Totals: 98,631 54,247											
					Cls D Blt 1924											

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUDNA JOHN H & SANDRA J	SMIT A PETER & SMIT LEONA	0	09/24/2009	QC	21-NOT USED/OTHER	2010/2638	DEED	0.0
GUNN ROBERT D & DEBORAH D	SMIT A PETER & SMIT LEONA	0	09/18/2009	QC	23-PART OF REF	2010/2637	DEED	0.0
		184,900	07/01/2001	WD	33-TO BE DETERMINED	01-0:3049	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7408 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	10/02/2023	2023-0661	0%
Owner's Name/Address	P.R.E. 0%		New House	09/15/2016	2016-0448	100%
BORKE THOMAS J & SHARLENE M 45140 PATRICK DRIVE CANTON MI 48187	MAP #:					
	2024 Est TCV 613,819 TCV/TFA: 368.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 11 T22N R8W LOT 19 EXC 16 FT; N & S BY 40 FT; E & W FOR DRIVING ALLEY MISSAUKEE PARK ORIG PLAT. , L222P9	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			A50' @ 4200/FF	40.00	144.00	1.0574 1.0954 4200 100 194,593
			40 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value = 194,593

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X	Dirt Road	D/W/P: Patio Blocks	15.61	46 0	0
X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	1158 0	0
X	Paved Road	Metal Prefab	20.55	81 50	832
X	Storm Sewer	Residential Local Cost Land Improvements			
X	Sidewalk	Description	Rate	Size % Good	Cash Value
X	Water	LAND IMPROVE 5000	5,000.00	1 95	4,750
X	Sewer	Total Estimated Land Improvements True Cash Value = 5,582			
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
	Standard Utilities				
	Underground Utils.				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	97,300	209,600	306,900			215,475C
	Rolling	2023	57,900	202,300	260,200			205,215C
	Low	2022	52,300	182,400	234,700			195,443C
	High	2021	46,000	188,100	234,100			189,200C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain							
X	Private Road							



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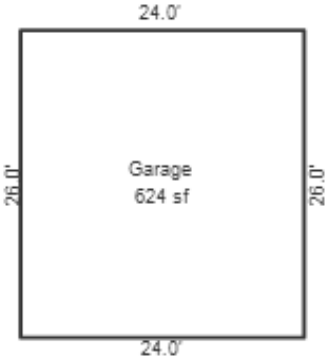
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	63 126	CCP (1 Story) CCP (1 Story)	Area Type	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Direct-Vented Ga	Class: C +10 Effec. Age: 5 Floor Area: 1,668 Total Base New : 298,227 Total Depr Cost: 283,318 Estimated T.C.V: 413,644	E.C.F. X 1.460	Bsmt Garage: Carport Area: Roof:								
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration															
Yr Built 2017	Remodeled 0	Ex	Ord		Min	Size of Closets														
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace															
Room List		Doors	Solid	H.C.	(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service													
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.	Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing			1	Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1271 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	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	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding			Foundation Basement Basement			Size 476 795				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Public Water												
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Sewer			Water Well												
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			2000 Gal Septic														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:															
Chimney:																				
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 10 Blt 2017										
(11) Heating System: Forced Heat & Cool																				
Ground Area = 1271 SF Floor Area = 1668 SF.																				
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95																				
Building Areas																				
Stories Exterior Foundation																				
1 Story Siding Basement																				
1.5 Story Siding Basement																				
Other Additions/Adjustments																				
Plumbing																				
Average Fixture(s)																				
3 Fixture Bath																				
Porches																				
CCP (1 Story)																				
CCP (1 Story)																				
Garages																				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																				
Base Cost																				
Door Opener																				
Water/Sewer																				
Public Sewer																				
Water Well, 50 Feet																				
Built-Ins																				
Appliance Allow.																				
Fireplaces																				
Direct-Vented Gas																				
Local Cost Items																				
SANITARY SEWER																				
Totals:																				

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

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUDNA JOHN H & SANDRA J	SMIT A PETER & SMIT LEONA	0	09/24/2009	QC	23-PART OF REF	2010/2638	DEED	0.0
GUNN ROBERT D & DEBORAH D	SMIT A PETER & SMIT LEONA	0	09/18/2009	QC	21-NOT USED/OTHER	2010/2637	DEED	0.0
		60,000	07/01/1997	WD	33-TO BE DETERMINED	311:1217	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7420 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/08/2015	2015-0423	100%
	P.R.E. 100% 06/19/2015		Shed	09/08/2015	2015-0422	100%

Owner's Name/Address	MAP #:
THOMPSON DAVID A & DONNA R 7420 W MISSAUKEE BLVD LAKE CITY MI 49651	2024 Est TCV 433,535 TCV/TFA: 380.29

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 20 MISSAUKEE PARK ORIG PLAT. , L222P9	X		A50' @ 4200/FF	40.00	165.00	201,330
Comments/Influences			40 Actual Front Feet, 0.15 Total Acres			201,330

Comments/Influences	X	Description	* Factors *			Cash Value
			Rate	Size	% Good	
	X	Dirt Road	8.18	440	0	0
	X	Gravel Road	6.97	66	0	0
	X	Paved Road	28.00	120	94	3,158
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description			
	X	Water	D/W/P: 4in Ren. Conc.			
	X	Sewer	D/W/P: 4in Concrete			
	X	Electric	Wood Frame			
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description			
	X	Street Lights	LAND IMPROVE 1000			1,900
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			5,058
		Underground Utils.				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	100,700	116,100	216,800			125,178C
		TPC 12/27/2017 INSPECTED	2023	59,900	117,600	177,500			119,218C
		TPC 09/14/2015 INSPECTED	2022	52,300	106,000	158,300			113,541C
			2021	46,000	109,200	155,200			109,914C

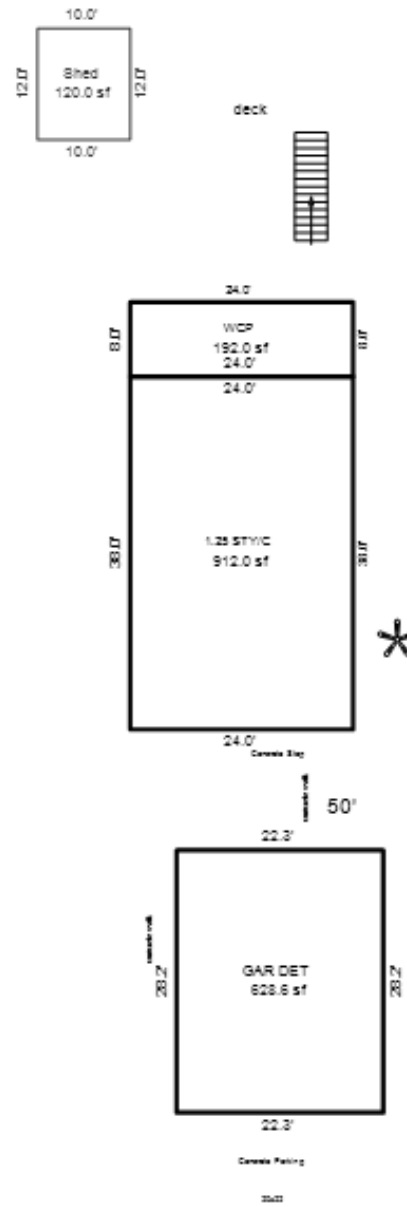
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2015 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: 628 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							192 48 130	WCP (1 Story) CPP Treated Wood					
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,140 Total Base New : 194,475 Total Depr Cost: 155,580 Estimated T.C.V: 227,147			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 912 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 1998			Building Areas		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Crawl Space 912 Total: 147,048 117,638			Other Additions/Adjustments		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			Many X Ave. Few			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 1,181 Porches WCP (1 Story) 192 7,818 6,254 CPP 48 1,174 939 Deck Treated Wood 130 3,121 2,497 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 628 26,345 21,076 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 Local Cost Items SANITARY SEWER 1 0 0 *		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing			(14) Water/Sewer			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 227,147		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		(14) Water/Sewer			Lump Sum Items:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
Chimney:																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUDNA JOHN H & SANDRA J	SMIT A PETER & SMIT LEONA	0	09/24/2009	QC	21-NOT USED/OTHER	2010/2638	DEED	0.0
GUNN ROBERT D & DEBORAH D	SMIT A PETER & SMIT LEONA	0	09/18/2009	QC	23-PART OF REF	2010/2637	DEED	0.0
CHUICHIARELLI SUSAN M	CHUICHIARELLI SILVANO & S	0	12/04/2004	QC	21-NOT USED/OTHER	05-0/410	DEED	0.0
		110,000	12/01/1998	WD	33-TO BE DETERMINED	325:680	DEED	0.0

Property Address: 1801 S SWEETBRIAR AVE  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: CHIUCHIARELLI SILVANO & SUSAN M  
 2755 GRANGER RD  
 OXFORD MI 48371  
 MAP #: 2024 Est TCV 358,914 TCV/TFA: 305.72

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

Public Improvements		* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	40.00	170.00	1.0574	1.1419	4200	100		202,838
40 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =		202,838

Tax Description: . SEC 11 T22N R8W LOT 21 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
X Sewer	D/W/P: 3.5 Concrete	5.78	104	0	0
X Electric	D/W/P: 4in Concrete	6.06	576	0	0
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =					950

Comments/Influences



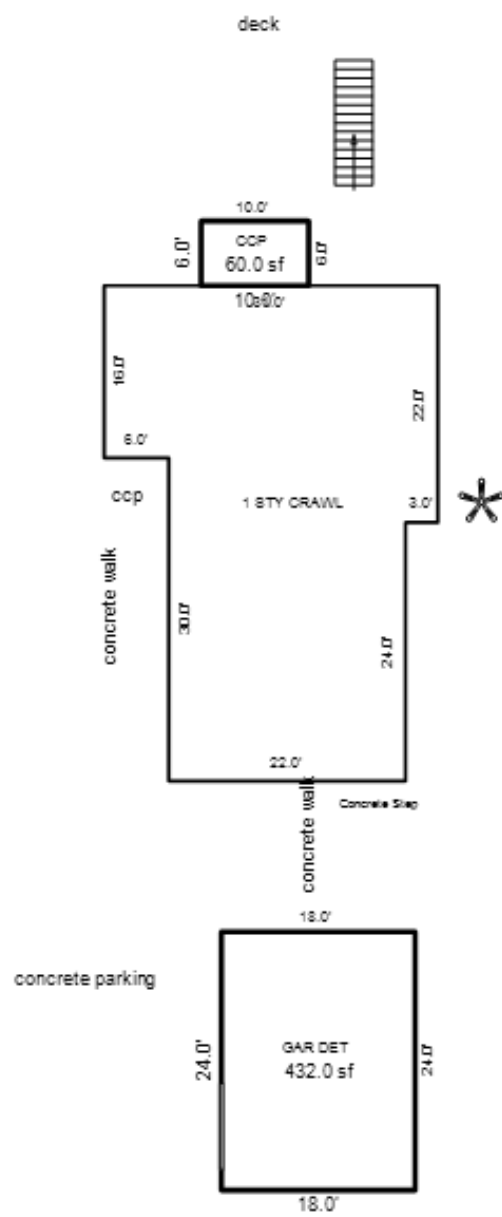
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling		2024	101,400	78,100	179,500			85,665C
X High	Landscaped		2023	60,400	74,500	134,900			81,586C
X Waterfront	Swamp		2022	52,300	67,100	119,400			77,701C
	Wooded		2021	46,000	69,300	115,300			75,219C
	Pond								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	09/14/2015	INSPECTED							
TPC	11/06/2012	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior									60	CCP (1 Story)			
	Building Style: 1S		Drywall Paneled	X								36	CCP (1 Story)			
	Yr Built 1950	Remodeled 0	Plaster Wood T&G									362	Treated Wood			
	Condition: Average		Trim & Decoration													
	Room List		Ex X Ord													
	Basement 1st Floor 2nd Floor Bedrooms		Min													
	(1) Exterior		Size of Closets													
	Wood/Shingle Aluminum/Vinyl Brick		Lg X Ord													
	Insulation		Small													
	(2) Windows		Doors													
	Many Avg. X Avg. Few Small		Solid X H.C.													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		(5) Floors													
	Storms & Screens		Kitchen: Other: Other:													
	(3) Roof		(6) Ceilings													
	X Gable Hip Flat		X Plaster													
	X Asphalt Shingle		(7) Excavation													
	Chimney: Brick		Basement: 0 S.F. Crawl: 1174 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													
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
			(12) Electric													
			150 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			Central Air Wood Furnace													
			(16) Porches/Decks													
			Class: D Effec. Age: 35 Floor Area: 1,174 Total Base New : 163,466 Total Depr Cost: 106,251 Estimated T.C.V: 155,126													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1174 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 Story Siding Crawl Space 1,174 Total: 127,751 83,036 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) 60 1,497 973 CCP (1 Story) 36 982 638 Deck Treated Wood 362 5,835 3,793 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 432 13,928 9,053 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 Fireplaces Interior 1 Story 1 4,129 2,684 Local Cost Items SANITARY SEWER 1 0 0 Totals: 163,466 106,251													
			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 155,126													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDES MARILYN (FORMER SP	WILDES STEPHEN G	0	07/13/2005	OTH	21-NOT USED/OTHER	05-0/2800	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	09/18/2015	2015-0453	100%
Owner's Name/Address	P.R.E. 0%		Addition	05/22/2008	20080183	100%
WILDES STEPHEN G 215 WANATAH DR MIDLAND MI 48640	MAP #:		New House	08/31/2005	20050292	100%
	2024 Est TCV 551,303 TCV/TFA: 322.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 22 MISSAUKEE PARK ORIG PLAT. , L222P9	X		* Factors *			
			A50' @ 4200/FF	40.00	134.00	191,123
Comments/Influences			40 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 191,123

989-839-0533	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
989-839-0533	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	924 0	0
			Residential Local Cost Land Improvements			
989-839-0533	X	Gravel Road	Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 5000	5,000.00	2 95	9,500
989-839-0533	X	Paved Road	Total Estimated Land Improvements True Cash Value =			9,500

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Topography of Site	X	Rolling	2024	95,600	180,100	275,700			161,138C
		Low	2023	56,900	178,000	234,900			153,465C
Topography of Site	X	High	2022	52,300	160,800	213,100			146,158C
		Landscaped	2021	46,000	165,800	211,800			141,489C
Topography of Site	X	Swamp							
		Wooded							
Topography of Site	X	Pond							
		Waterfront							
Topography of Site	X	Ravine							
		Wetland							
Topography of Site	X	Flood Plain							



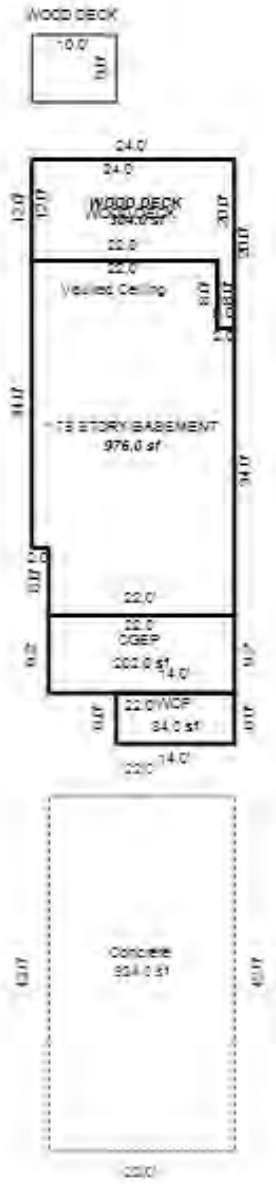
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 202 CGEP (1 Story) 84 WCP (1 Story) 304 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 2S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,708 Total Base New : 282,554 Total Depr Cost: 240,192 Estimated T.C.V: 350,680		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex		X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 10 Blt 2005		
2005	201							Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool				
Condition: Average		Lg		X	Ord		Small	No. of Elec. Outlets			Ground Area = 976 SF Floor Area = 1708 SF.				
Room List		Doors			Solid	X	H.C.	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1.75 Story Siding		976			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Other Additions/Adjustments		Total: 237,544		201,934	
(2) Windows		(7) Excavation		Basement: 976 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,476 1,255 1 4,646 3,949	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		CGEP (1 Story) WCP (1 Story)		12,498 10,623 4,364 3,709	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Deck		Treated Wood		5,445 4,628	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer Water Well, 100 Feet		1 1,494 1,270 1 5,808 4,937	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Appliance Allow.			Fireplaces		Exterior 1 Story		1 6,513 5,536	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER			Notes:			Local Cost Items		1 0 0		* Totals: 282,554 240,192	
Chimney: Brick		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			350,680										

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWMAN NANCY A LIVING TRU	BOWMAN NANCY A	0	09/22/2022	QC	09-FAMILY	2022-03027	PROPERTY TRANSFER	0.0
BOWMAN NANCY A	BOWMAN NANCY A	0	09/22/2022	QC	15-LADY BIRD	2022-03028	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
BOWMAN NANCY A PO BOX 600 Lake City MI 49651	MAP #: 2024 Est TCV 434,281 TCV/TFA: 317.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 11 T22N R8W LOT 23 MISSAUKEE PARK ORIG PLAT. , L222P9	X		* Factors *					
			A50' @ 4200/FF	40.00	135.00	1.0574	1.0779	4200 100
Comments/Influences			40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 191,479					
GRG AND 1S/CR FOR 03..REMOVE WD/TW	X		Land Improvement Cost Estimates					
			Description				Rate	Size % Good
			D/W/P: 4in Ren. Conc.			8.18	288 0	0
			Residential Local Cost Land Improvements					
			Description			Rate	Size % Good	Cash Value
			Gas	LAND IMPROVE 2500		2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value = 2,375					



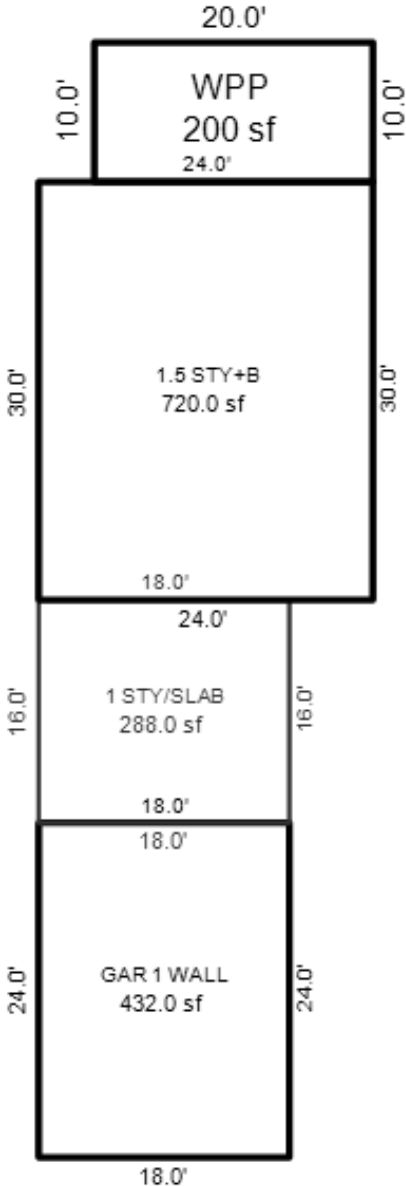
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	95,700	121,400	217,100			100,550C
	Rolling								
X	High		2023	57,000	117,000	174,000			95,762C
	Landscaped								
	Swamp		2022	52,300	105,200	157,500			91,202C
	Wooded								
	Pond		2021	46,000	108,600	154,600			88,289C
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								
Who	When	What							
TPC 04/30/2021	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 11/03/2015	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type WPP	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																											
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																
Yr Built 1977		Remodeled 0			Ex	X	Ord	Min																													
Condition: Average		Trim & Decoration			Size of Closets																																
Room List		Doors	Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																
(1) Exterior			Kitchen: Other: Other:		200 Amps Service																																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																
	Insulation	X	Drywall		Ex.	X	Ord.	Min																													
(2) Windows		(7) Excavation			No. of Elec. Outlets																																
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																													
X	Wood Sash Metal Sash Vinyl Sash	Basement: 720 S.F. Crawl: 0 S.F. Slab: 288 S.F. Height to Joists: 0.0			(13) Plumbing																																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)																																
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			Generator																																
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1008 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>191,286</td> <td>133,909</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	720			1 Story	Siding	Slab	288			Total:				191,286	133,909	E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Basement	720																																		
1 Story	Siding	Slab	288																																		
Total:				191,286	133,909																																
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Porches WPP 200 4,552 3,186 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,447 14,313 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 1 547 383 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Exterior 2 Story 1 8,024 5,617 Local Cost Items GENERATOR 1 1 1 *										Totals: 235,239 164,676		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUXTABLE DENISE	HUXTABLE THOMAS	0	09/10/2020	AFF	07-DEATH CERTIFICATE	2020-02869	DEED	0.0
FALKENHAGEN FRANK	WOTELA	78,000	10/25/1985	WD	03-ARM'S LENGTH	785P789	DEED	0.0
WOTILA	KEELEAN LARRY	79,000	10/30/1984	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S SWEETBRIAR AVE X 200	School: LAKE CITY AREA SCHOOL DIST		REPAIR	02/02/2022	2022-0047	100%
	P.R.E. 100% 04/24/2008		Addition	08/02/1989	1989-5030	100%

Owner's Name/Address	MAP #:	2024 Est TCV 642,653 TCV/TFA: 325.23
HUXTABLE THOMAS 1800 X200 S SWEET BRIAR AVE Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 11 T22N R8W LOTS 24 & 25 MISSAUKEE PARK ORIG PLAT. , L222P9			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Dirt Road	A50' @ 4200/FF	80.00	144.00	0.8891	1.0954	4200	100		327,265	
		Gravel Road	80 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value =	327,265
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer	D/W/P: 4in Concrete		6.97	1663	50				5,795	
	X	Electric	Total Estimated Land Improvements True Cash Value =									5,795
	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	163,600	157,700	321,300			178,617C
2023	97,400	150,500	247,900			170,112C
2022	80,100	126,900	207,000			162,012C
2021	80,100	130,900	211,000			156,837C

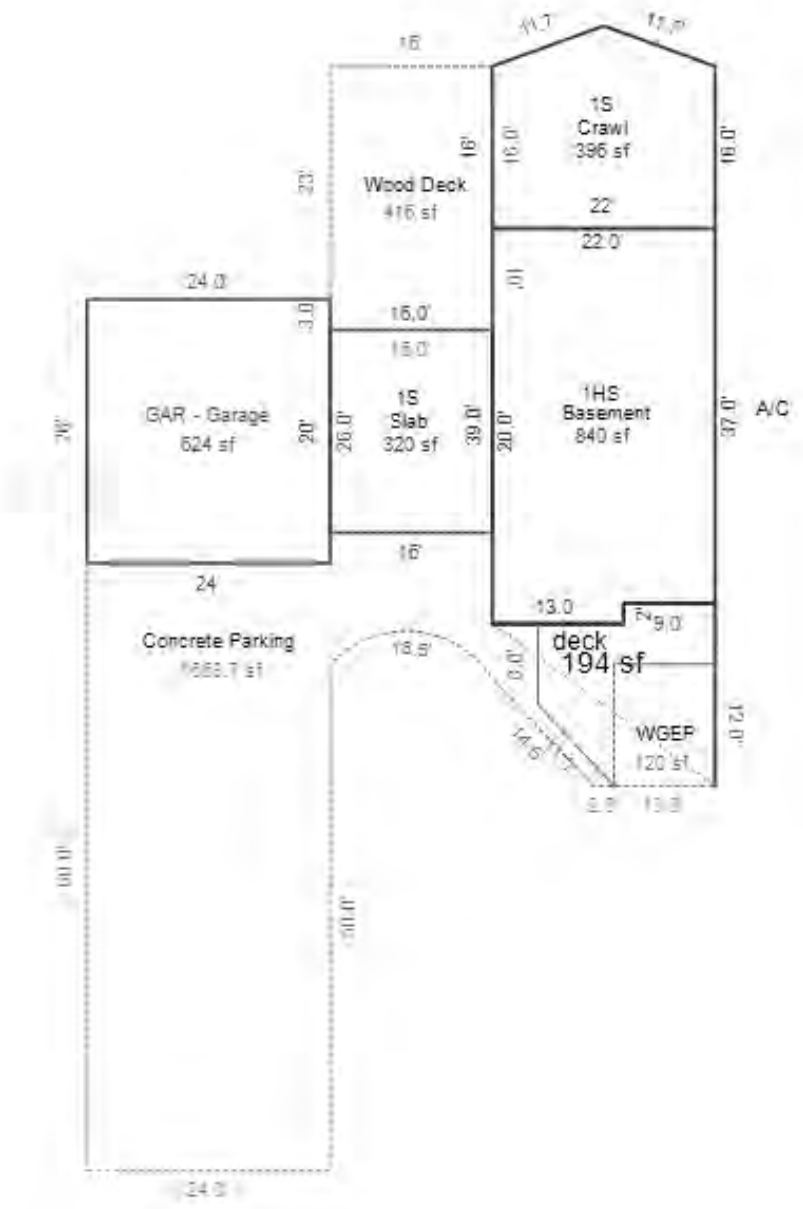
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Who	When	What
JWV	05/02/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/20/2016	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 416 194	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																						
Building Style: 1.5S		X	Drywall	X	Paneled	Plaster Wood T&G																																					
Yr Built 1935		Remodeled 1991	Ex	X	Ord	Min																																					
Condition: Average		Trim & Decoration			Size of Closets																																						
Room List		Doors	Lg	X	Ord	Small																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:																																							
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall																																								
(2) Windows		(7) Excavation			No. of Elec. Outlets																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 840 S.F. Crawl: 396 S.F. Slab: 320 S.F. Height to Joists: 0.0			Many			X	Ave.	Few																															
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing																																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																						
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1 1																																						
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1556 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Mich Bsmnt.</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>396</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>320</td> <td></td> <td></td> </tr> <tr> <td colspan="4"><b>Total:</b></td> <td><b>258,118</b></td> <td><b>169,415</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 945 3 Fixture Bath 1 4,646 2,973 Porches WGEP (1 Story) 120 10,957 7,012 Deck Treated Wood 416 6,693 4,284 Treated Wood 194 4,055 2,595 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 31,606 20,228 Common Wall: 1 Wall 1 -2,686 -1,719 Door Opener 2 1,093 700 Water/Sewer Public Sewer 1 1,494 956 Water Well, 100 Feet 1 5,808 3,717 Built-Ins Appliance Allow. 1 2,766 1,770 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Mich Bsmnt.	840			1 Story	Siding	Crawl Space	396			1 Story	Siding	Slab	320			<b>Total:</b>				<b>258,118</b>	<b>169,415</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1.5 Story	Siding	Mich Bsmnt.	840																																								
1 Story	Siding	Crawl Space	396																																								
1 Story	Siding	Slab	320																																								
<b>Total:</b>				<b>258,118</b>	<b>169,415</b>																																						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRUESDALE MARY KODL (MW)	TRUESDALE MARY KODL TRUST	0	02/21/2006	QC	21-NOT USED/OTHER	06-0/591	DEED	0.0
KODL JAMES G ETAL	MARY KODL TRUESDALE	0	08/01/2004	QC	21-NOT USED/OTHER	04-0, 3509	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S SWEETBRIAR AVE 300	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TRUESDALE MARY KODL TRUST 8750 W 170TH ST ORLAND PARK IL 60462	MAP #:					
	2024 Est TCV 329,588 TCV/TFA: 325.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 26 MISSAUKEE PARK ORIG PLAT. , L222P9	X		Dirt Road	41.00	153.00	1.0509 1.1122	4200 100	201,258
Comments/Influences			Gravel Road	41 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value =	201,258
ADD SEWER FOR 05	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
	X		Curb					
	X		Street Lights					
			Standard Utilities					
			Underground Utils.					



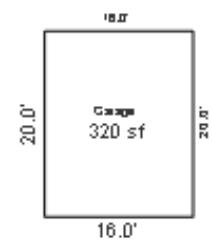
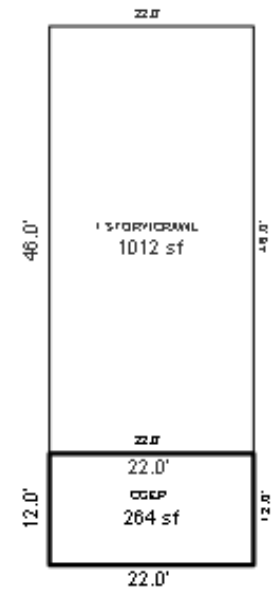
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	100,600	64,200	164,800			101,595C
	Rolling								
	Low								
X	High		2023	59,900	61,300	121,200			96,758C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2022	53,300	55,700	109,000			92,151C
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road		2021	46,900	58,000	104,900			89,208C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 320	Type WGEP (1 Story)	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall X Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
	Yr Built 1946	Remodeled 1992	Ex X Ord Min		(12) Electric 100 Amps Service											
	Condition: Average		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. Ord. X Min											
	Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many Ave. X Few											
	(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 1012 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Notes:											
X	(3) Roof Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Chimney: Block				Other Additions/Adjustments Plumbing Average Fixture(s) Porches WGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER											
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1012 SF Floor Area = 1012 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 Block Crawl Space 1,012 Total: 117,218 64,469											
					Totals: 158,023 86,911											
					Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 126,890											

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUXTABLE THOMAS E & DENIS	VELDHEER EDWIN J & MORGAN	250,000	06/20/2019	WD	03-ARM'S LENGTH	2019-01923	PROPERTY TRANSFER	100.0
GALLAGHER KASPER KATHLEEN	HUXTABLE THOMAS E & DENIS	272,500	06/27/2005	OTH	03-ARM'S LENGTH	05-0/2678	DEED	100.0
GALLAGHER JOSEPH P TRUST	GALLAGHER KASPER KATHLEEN	0	10/03/2004	OTH	21-NOT USED/OTHER	05-0/2677	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1801 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/11/2019	2019-0581	100%
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	11/08/2005	20050398	Complete
VELDHEER EDWIN J & MORGAN E 710 PLYMOUTH AVE SE GRAND RAPIDS MI 49506	MAP #:					
	2024 Est TCV 1,150,613 TCV/TFA: 354.03					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOTS 27 & 28 MISSAUKEE PARK ORIG PLAT. , L222P9	X			A50' @ 4200/FF	81.00	167.00	0.8864 1.1368	4200 100	342,795	
Comments/Influences				81 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =	342,795	
ADD SEWER FOR 05..BLDGS REMOVED & WELL CAPPED FOR 06.	X			Land Improvement Cost Estimates						
	X			Description			Rate	Size % Good	Cash Value	
	X			D/W/P: 4in Ren. Conc.			8.18	3144 0	0	
	X			D/W/P: 4in Concrete			6.97	264 0	0	
	X			D/W/P: Patio Blocks			15.61	113 0	0	
	X			Wood Frame			28.00	120 50	1,680	
	X			Residential Local Cost Land Improvements						
	X			Description			Rate	Size % Good	Cash Value	
	X			LAND IMPROVE 10000			10,000.00	1 100	10,000	
				Total Estimated Land Improvements True Cash Value =						11,680



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	171,400	403,900	575,300			481,902C
X	Rolling		2023	102,000	390,800	492,800			458,955C
X	Low		2022	80,900	356,200	437,100			437,100S
X	High		2021	80,900	361,600	442,500			435,139C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

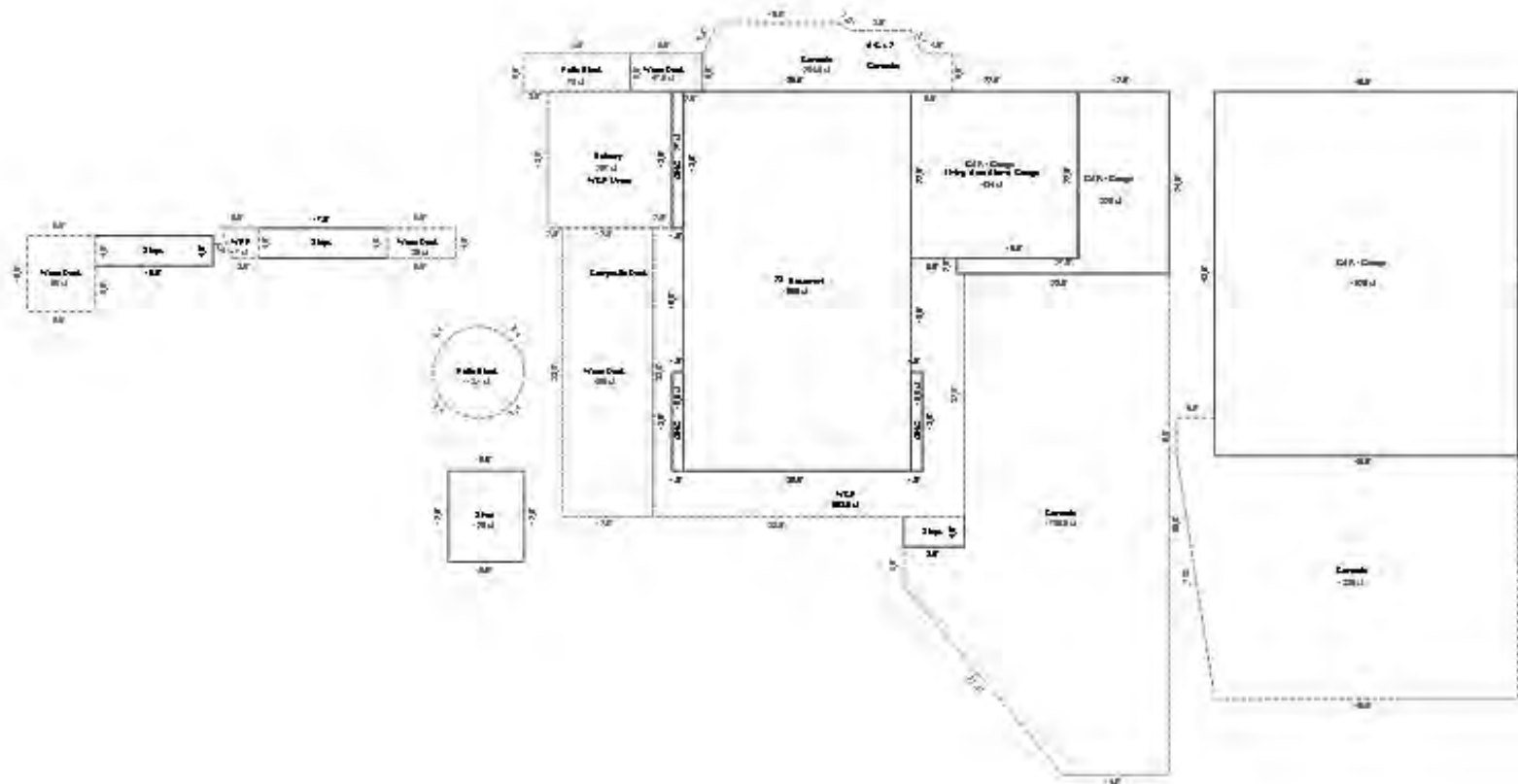
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 297 568 456 47 143 297	Type WCP (1 Story) WCP (1 Story) Composite Composite Treated Wood Wood Balcony	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 804 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 4 Floor Area: 3,250 Total Base New : 568,044 Total Depr Cost: 545,300 Estimated T.C.V: 796,138			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 3250 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C 5 Blt 2020						
Yr Built 2020	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			Plumbing			Total: 384,359 368,964						
Room List		Doors	Solid	H.C.	(12) Electric 0 Amps Service			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s) 1 1,476 1,417 3 9,291 8,919 Separate Shower 1 1,360 1,306						
(1) Exterior		(6) Ceilings		Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches			WCP (1 Story) 297 9,801 9,409 WCP (1 Story) 568 18,500 17,760						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			Deck			Treated Wood 143 3,323 3,190 Composite 456 7,291 6,999 Composite 47 1,723 1,654						
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Balcony		Wood Balcony 297 12,100 11,616				
Many Avg. Few	Large Avg. Small			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 804 37,884 36,369 Common Wall: 1 Wall 1 -2,686 -2,579 Door Opener 2 1,093 1,049			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle Metal															

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUXTABLE DENISE	HUXTABLE THOMAS	0	09/10/2020	AFF	07-DEATH CERTIFICATE	2020-02869	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/21/2009					
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Owner's Name/Address	MAP #:
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HUXTABLE THOMAS E 1800 X200 S SWEET BRIAR AVE Lake City MI 49651	2024 Est TCV 102,477 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100		52,748
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								52,748

Tax Description	X	Improvements
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. SEC 11 T22N R8W LOT 29 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water
---	---	--

Comments/Influences	X	Sewer
---------------------	---	-------

CHG FROM 1S TO FIN GRG FOR 10.	X	Electric
--------------------------------	---	----------

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

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

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

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

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

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

X Level
---------

Rolling
---------

Low
-----

High
------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	26,400	24,800	51,200			16,840C
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2023	17,600	21,600	39,200			16,039C
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2022	15,000	20,800	35,800			15,276C
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2021	12,500	18,800	31,300			14,788C
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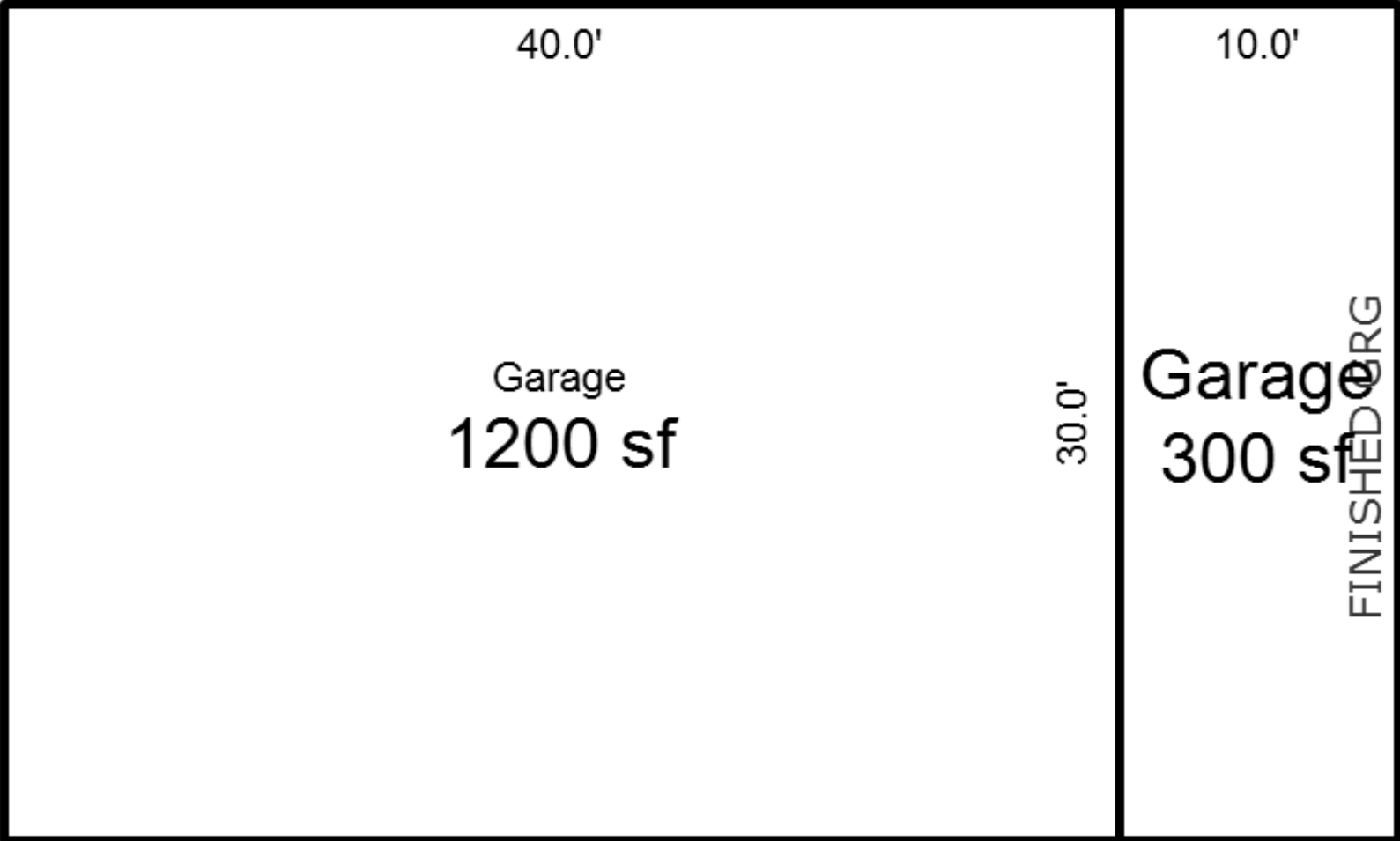
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace											
Yr Built Remodeled 1991 GAR 0		Ex	X Ord	Min	(12) Electric											
Condition: Average		Trim & Decoration			0 Amps Service											
Room List		Lg	X Ord	Small	No./Qual. of Fixtures											
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	X H.C.	X Ex. Ord. Min											
(1) Exterior		(5) Floors			No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:		Many	X Ave.	Few	Cost Est. for Res. Bldg: 1 Single Family GRG								
(2) Windows		(6) Ceilings			(13) Plumbing											
X	Many Avg. Few Large Avg. Small	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(8) Basement			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish			Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,093 820 Base Cost 1200 42,624 31,968 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 300 19,245 14,434 Common Wall: 1 Wall 1 -2,686 -2,014 Totals: 60,276 45,208 Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 49,729																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIEL BRIAN C & DEBRA K	SHIVLIE LOUIE G	94,000	07/27/2015	WD	03-ARM'S LENGTH	2015-02574	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1831 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST		Garage	06/20/2006	20060165	Complete
	P.R.E. 100% 10/31/2015					

Owner's Name/Address	MAP #:
SHIVLIE LOUIE G 1831 S PAVILLION DR LAKE CITY MI 49651	2024 Est TCV 201,501 TCV/TFA: 196.78

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 30 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100	52,748
Comments/Influences			40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 52,748							

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Public Improvements</th> <th colspan="4">Land Improvement Cost Estimates</th>	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
12X16 ADD'N FOR 04 ALSO NEW WW ADD SEWER FOR 05	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	590 0	0
	X	Gravel Road	Wood Frame	28.83	100 50	1,441
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Water	Total Estimated Land Improvements True Cash Value = 2,391			

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	26,400	74,400	100,800			55,112C



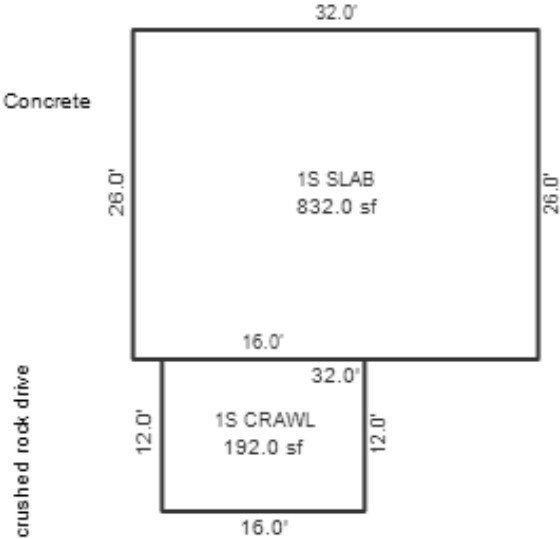
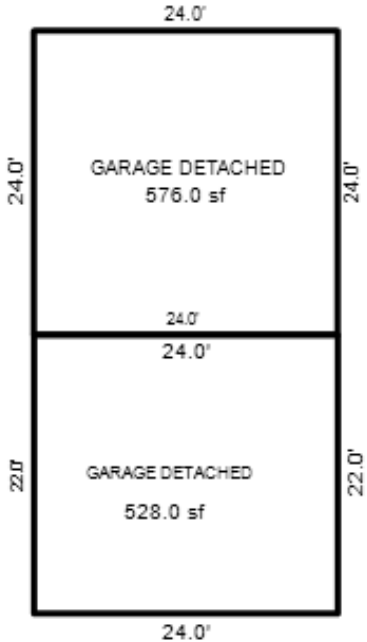
Who	When	What	2024	26,400	74,400	100,800			55,112C
TPC	04/30/2021	INSPECTED	2023	17,600	64,800	82,400	0M		0
TPC	12/27/2017	INSPECTED	2022	15,000	58,400	73,400	0M		0
TPC	05/18/2015	INSPECTED	2021	12,500	52,800	65,300	0M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type Roof Cover Onl	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 1,024 Total Base New : 204,712 Total Depr Cost: 133,056 Estimated T.C.V: 146,362			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace							Carpport Area: Roof:		
Trim & Decoration			Ex		Ord	X	Min	No./Qual. of Fixtures								
Yr Built 1965	Remodeled 2003		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1965			
Condition: Average			Doors			X	Ord	X	H.C.	Building Areas						
Room List		(5) Floors		(12) Electric			150 Amps Service									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		150 Amps Service			No. of Elec. Outlets									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Many			X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 192 S.F. Slab: 832 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath			1 Story Siding			Foundation Slab Crawl Space		Size 832 192		Cost New 143,799 93,464	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Plumbing Average Fixture(s) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins Appliance Allow. Deck w/Roof (Roof portion) Local Cost Items SANITARY SEWER									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding			Foundation Slab Crawl Space		Size 832 192		Cost New 143,799 93,464	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:							146,362		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Totals:			204,712		133,056		*		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON ROBERT F TRUST	MASLOWSKY GERALD L & NANC	1	08/11/2014	QC	09-FAMILY	2014-02773	DEED	0.0
WARDEN RONALD L & SANDRA	MASLOWSKY GERALD L & NANC	0	10/29/1999	WD	16-LC PAYOFF	2013-01816	DEED	0.0
WARDEN RONALD L & SANDRA	MASLOWSKY GERALD L & NANC	27,500	07/15/1994	LC	16-LC PAYOFF		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1841 S PAVILION DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MASLOWSKY GERALD L & NANCY J & JAMES H & PATRICA E 1829 KIPLING BERKLEY MI 48072	2024 Est TCV 135,428 TCV/TFA: 155.31					

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
	Public Improvements		* Factors * LOT 31 & 1/4 OF LOT 32			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			A 50' @ 1200/	50.00	140.00	1.0000 1.0393 1200 100 62,357
			50 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value = 62,357

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. LOT TRANSFER 10' 2014, FORMELRY SEC 11 T22N R8W LOT 31 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			
	X	Sewer	30.00	48 71	1,022
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 1,022			

Comments/Influences  
ADD SEWER FOR 05  
2014 ORIGINAL DESCRIPTIONS PARCEL IDJ  
009-470-0JL-00: LOT 31, ORIGINAL PLAT OF



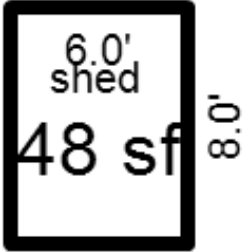
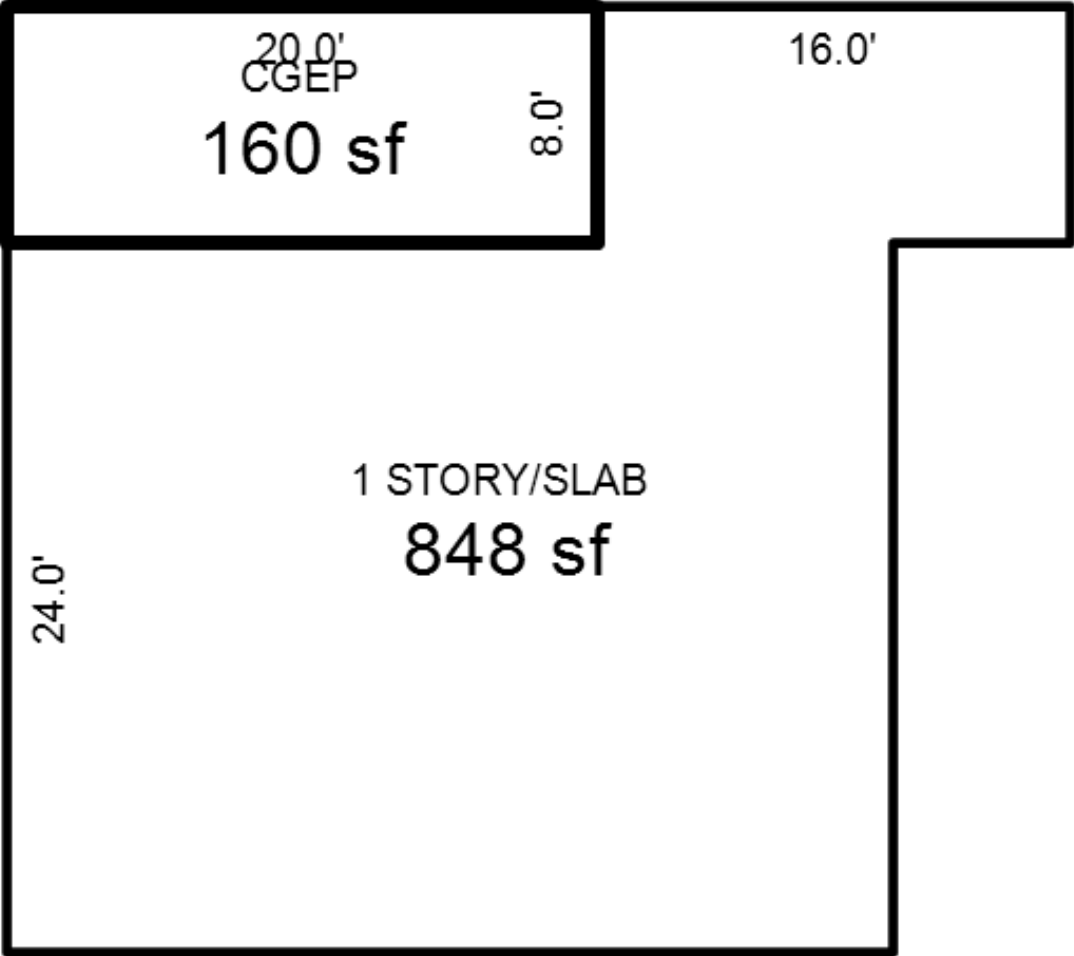
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	31,200	36,500	67,700			28,851C
Rolling	2023	20,800	31,800	52,600			27,478C
Low	2022	15,000	28,000	43,000			26,170C
High	2021	12,500	25,200	37,700			25,334C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 872 Total Base New : 109,165 Total Depr Cost: 65,499 Estimated T.C.V: 72,049		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall		Plaster	Trim & Decoration			Size of Closets		Lg		Ord	X	Small		
Yr Built 1945	Remodeled 0	Ex		Ord		X	Min	No./Qual. of Fixtures			Ex.		X	Ord.	Min		
Condition: Average		Doors		Solid	X	H.C.	No. of Elec. Outlets			Many		X	Ave.	Few	(13) Plumbing		
Room List		(5) Floors		Kitchen: Other: Other:			150 Amps Service			Average Fixture(s) 1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 872 SF Floor Area = 872 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 872 Total: 94,432 56,659			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1		1,025 615	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 872 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		CGEP (1 Story) 160		8,397 5,038		Water/Sewer	
(2) Windows		Many Avg. Few		Large Avg. Small		(8) Basement			Built-Ins			Appliance Allow. 1		1,638 983		Local Cost Items	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			SANITARY SEWER 1		0 0		Totals: 109,165 65,499		Notes:	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		72,049		* 72,049			
X	Asphalt Shingle	Chimney: Block		(10) Floor Support			Joints: Unsupported Len: Cntr.Sup:										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE KEVIN B & ROSLIND	VARGO LOUIS F & JUDY K	130,000	10/08/2019	WD	03-ARM'S LENGTH	2019-03165	PROPERTY TRANSFER	100.0
JOHNSON ROBERT F TRUST	COLE KEVIN B & ROSLIND	62,000	11/22/2016	WD	03-ARM'S LENGTH	2016-03825	DEED	100.0
JOHNSON ROBERT F TRUST	MASLOWSKY GERALD L & NANC	1	08/11/2014	QC	09-FAMILY	2014-02773	DEED	0.0
JOHNSON ROBERT F	JOHNSON ROBERT F TRUST	0	12/17/2013	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7476 W MISSAUKEE BLVD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/09/2019					
Owner's Name/Address	MAP #:		2024 Est TCV 214,638 TCV/TFA: 212.93			
VARGO LOUIS F & JUDY K 7476 W MISSAUKEE BLVD LAKE CITY MI 49651						

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
			* Factors * LOTS 33 AND 34 & PRT OF32								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 50' @\$800/	60.00	140.00	0.8211	1.0393	800	100	LOT 34	40,961
			A 50' @ 1200/	50.00	140.00	0.8211	1.0393	1200	100	LOT 33 & 3/4 OF LOT 32	5
			110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 92,163								

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
2014 TRANSFER 10' FORMERLY SEC 11 T22N R8W LOTS 32, 33 & 34 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Sewer	D/W/P: 3.5 Concrete	6.16	140	0	0
	X	Electric	D/W/P: Asphalt Paving	2.89	840	0	0
	X	Gas	Fencing: Wire Mesh, #9	3.74	680	0	0
		Curb	Wood Frame	33.66	48	50	808
	X	Street Lights	Metal Prefab	12.54	336	50	2,106

Comments/Influences	Description	Rate	Size	% Good	Cash Value
ADD WPF/GE @45% FOR 02 CO,P FOR 03 2014 ORIGINAL DESCRIPTIONS PARCEL IDJ	Residential Local Cost Land Improvements				
	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =				3,864



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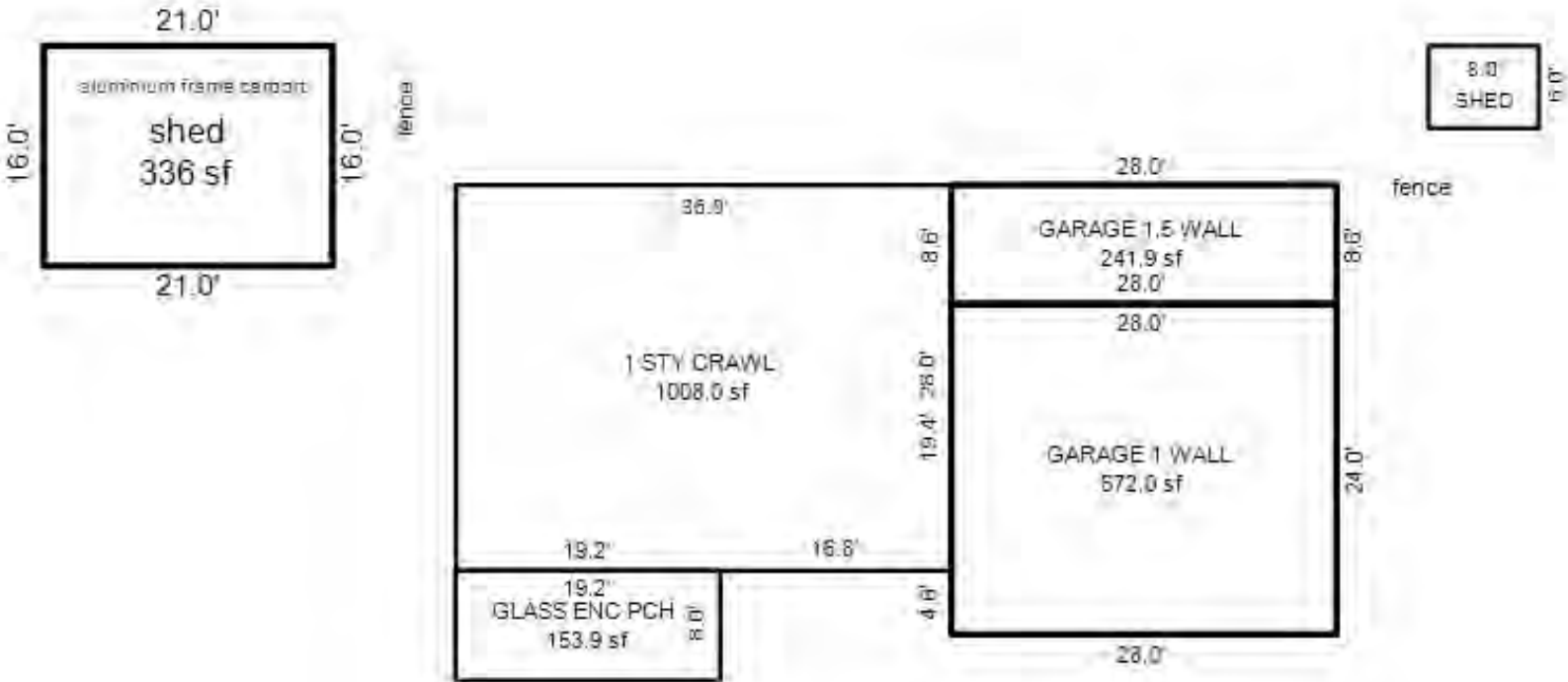
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	46,100	61,200	107,300			54,275C
Rolling	2023	27,300	53,400	80,700			51,691C
Low	2022	10,000	43,400	53,400			49,230C
High	2021	10,000	39,200	49,200			47,658C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 153	Type WGEP (1 Story)	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 40 Floor Area: 1,008 Total Base New : 179,712 Total Depr Cost: 107,828 Estimated T.C.V: 118,611		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1958			
Yr Built 1958	Remodeled 198 0	Ex	X	Ord		Min	(11) Heating System: Forced Hot Water		Ground Area = 1008 SF		Floor Area = 1008 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior	
Room List		Doors		Solid	X	H.C.	(12) Electric		Foundation		Size		Cost New	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service		Crawl Space		1,008		Total: 122,317 73,391	
(1) Exterior		(6) Ceilings		No. of Plumbing			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s)		1 1,230 738	
(2) Windows		(8) Basement		Basement Finish			(13) Plumbing		Porches		WGEP (1 Story)		153 11,544 6,926	
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)		Garages		Class: CD Exterior: Siding		Foundation: 42 Inch (Unfinished)	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Public Water			1 Public Water		Class: CD Exterior: Siding		Foundation: 42 Inch (Finished)		Base Cost	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Water Well			1000 Gal Septic		Base Cost		Common Wall: 1 Wall		1 -2,512 -1,507	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			Lump Sum Items:		Common Wall: 1.5 Wall		Water/Sewer		Public Sewer	
X	Gable Hip Flat	Gambrel Mansard Shed		SANITARY SEWER			1 0 0 *		Water Well, 100 Feet		Built-Ins		Appliance Allow.	
X	Asphalt Shingle	Chimney: Brick		Totals: 179,712 107,828			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Fireplaces		Wood Stove		1 2,149 1,289	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON NANCY R	THOMPSON NANCY R	0	05/24/2021	QC	09-FAMILY	2021-01874	PROPERTY TRANSFER	0.0
THOMPSON TERRY D		0	01/10/2004	AFF	07-DEATH CERTIFICATE	2004 DC TERRY	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7450 W MISSAUKEE BLVD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:		2024 Est TCV 232,806 TCV/TFA: 213.58			
THOMPSON NANCY R 7450 W MISSAUKEE BLVD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				LOTS 35, 36 & 37				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 35, 36 & 37 MISSAUKEE PARK ORIG PLAT. ,L222P9	X			A 50' @ 1200/	40.00	140.00	0.8034	1.0393	1200	100	LOT 35	40,080
				B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
				B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
				120 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =		93,519		

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Residential Local Cost Land Improvements		
			Description	Rate	Size	% Good	Cash Value		
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	121	0	0		
	X	Gravel Road	D/W/P: 4in Concrete	6.97	600	0	0		
	X	Paved Road	Wood Frame	34.04	70	50	1,191		
	X	Storm Sewer	Residential Local Cost Land Improvements						
		Sidewalk	Description	Rate	Size	% Good	Cash Value		
		Water	LAND IMPROVE 1000	1,000.00	1	95	950		
		Sewer	Total Estimated Land Improvements True Cash Value =				2,141		
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



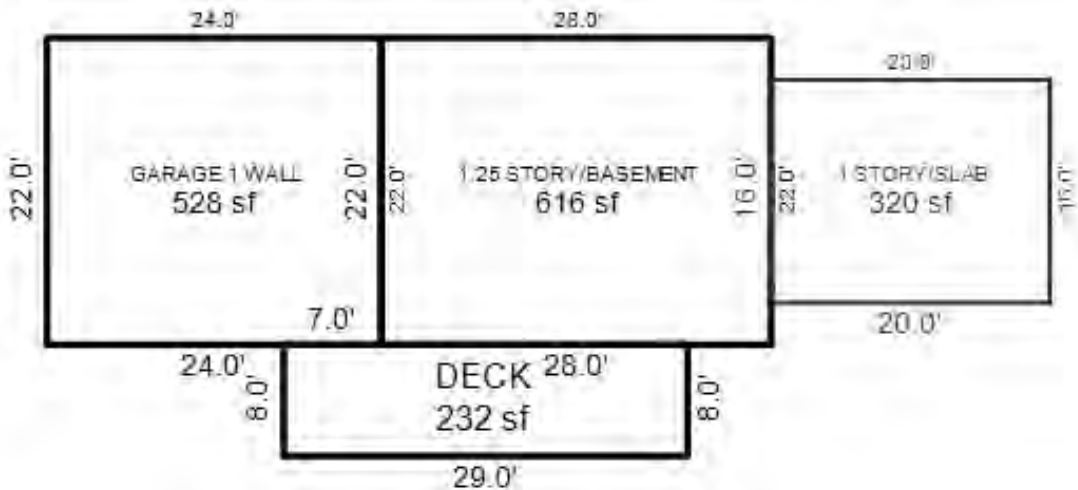
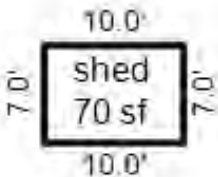
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	46,800	69,600	116,400			46,605C
	Rolling		2023	26,700	60,700	87,400			44,386C
	Low		2022	15,000	53,000	68,000			42,273C
	High		2021	10,000	47,100	57,100			40,923C
	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							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 140 232	Type Treated Wood Treated Wood Treated Wood	Year Built: 1946 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,090 Total Base New : 207,789 Total Depr Cost: 124,678 Estimated T.C.V: 137,146		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall		Plaster											
Yr Built 1946			Paneled		Wood T&G											
Remodeled 0			Trim & Decoration													
Condition: Average		Ex	X	Ord	Min											
Room List		Size of Closets														
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg	Ord	X	Small											
(1) Exterior		Doors	Solid	X	H.C.											
(2) Windows		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1946				
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		100 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts						
Insulation		(6) Ceilings		No. of Elec. Outlets			Ground Area = 936 SF Floor Area = 1090 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(3) Roof		X Tile		(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Many Avg. X Large Avg. X Small		Basement: 616 S.F. Crawl: 0 S.F. Slab: 320 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 616 1 Story Siding Slab 320			Total: 158,736 95,245						
X Wood Sash Metal Sash Vinyl Sash Double Hung		(7) Excavation		(14) Water/Sewer			Other Additions/Adjustments			Plumbing						
X Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone		1 Public Water 1 Public Sewer			Plumbing			Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788						
X Double Glass Patio Doors Storms & Screens		X Treated Wood Concrete Floor		1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 140 3,279 1,967 Treated Wood 232 4,570 2,742 Treated Wood 20 913 548						
(3) Roof		(8) Basement		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X Gable Hip Flat		X Gambrel Mansard Shed					Water/Sewer			Base Cost 528 23,396 14,038 Common Wall: 1 Wall 1 -2,686 -1,612						
X Asphalt Shingle Metal		(9) Basement Finish					Public Sewer			Water Well, 50 Feet 1 2,686 1,612						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Built-Ins			Appliance Allow. 1 2,766 1,660						
		Joists: Unsupported Len: Cntr.Sup:					Fireplaces			Exterior 1 Story 1 6,513 3,908						
							Local Cost Items			SANITARY SEWER 1 0 0 *						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN DARREN R & TRACY L	BROWN DARREN R & TRACY L	0	08/08/2023	WD	09-FAMILY	2023-02226	PROPERTY TRANSFER	0.0
	BROWN	85,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2821	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1840 S SWEETBRIAR AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 160,496 TCV/TFA: 280.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 38 & 39 MISSAUKEE PARK ORIG PLAT. ,L222P9	X			A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200	100		44,356
				A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200	100		44,356
				80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 88,711								

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates				
		Description	Rate	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road		Wood Frame	24.89	120	50	1,493
	X	Gravel Road		Total Estimated Land Improvements True Cash Value = 1,493				
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						



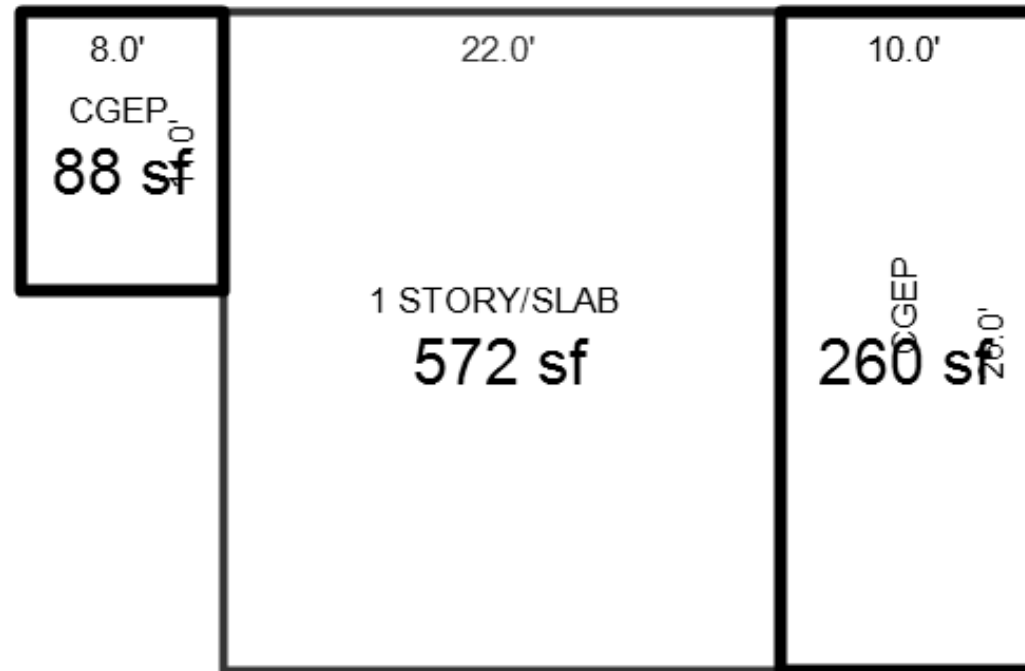
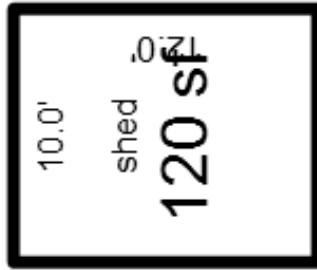
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	44,400	35,800	80,200			30,395C
	Rolling		2023	29,600	31,200	60,800			28,948C
	Low		2022	20,000	26,500	46,500			27,570C
	High		2021	17,500	23,900	41,400			26,690C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 88 260	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1955		Remodeled 0			Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small									
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 S.F. Height to Joists: 0.0			(13) Plumbing												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish		1	(14) Water/Sewer												
Chimney: Block		(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1955					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 572 Total: 68,676 44,640																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,230 799																	
Porches																	
CGEP (1 Story) 88 6,210 4,036																	
CGEP (1 Story) 260 13,296 8,642																	
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: 98,312 63,902																	
Notes:																	
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 70,292																	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDES MARILYN (FORMER SP	WILDES STEPHEN G	0	07/13/2005	OTH	21-NOT USED/OTHER	05-0/2800	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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WILDES STEPHEN G 215 WENETA DR MIDLAND MI 48640	2024 Est TCV 72,874 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100		52,748
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								52,748

Tax Description	X	Land Improvement Cost Estimates
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. SEC 11 T22N R8W LOT 40 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	
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Comments/Influences	X	Description	Rate	Size % Good	Cash Value
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	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	26,400	10,000	36,400			9,466C
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2023	17,600	8,800	26,400			9,016C
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2022	15,000	8,000	23,000			8,587C
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2021	12,500	7,300	19,800			8,313C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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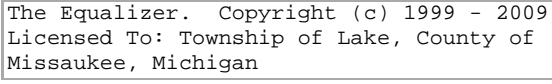
TPC 12/27/2017	INSPECTED	
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TPC 09/14/2015	INSPECTED	
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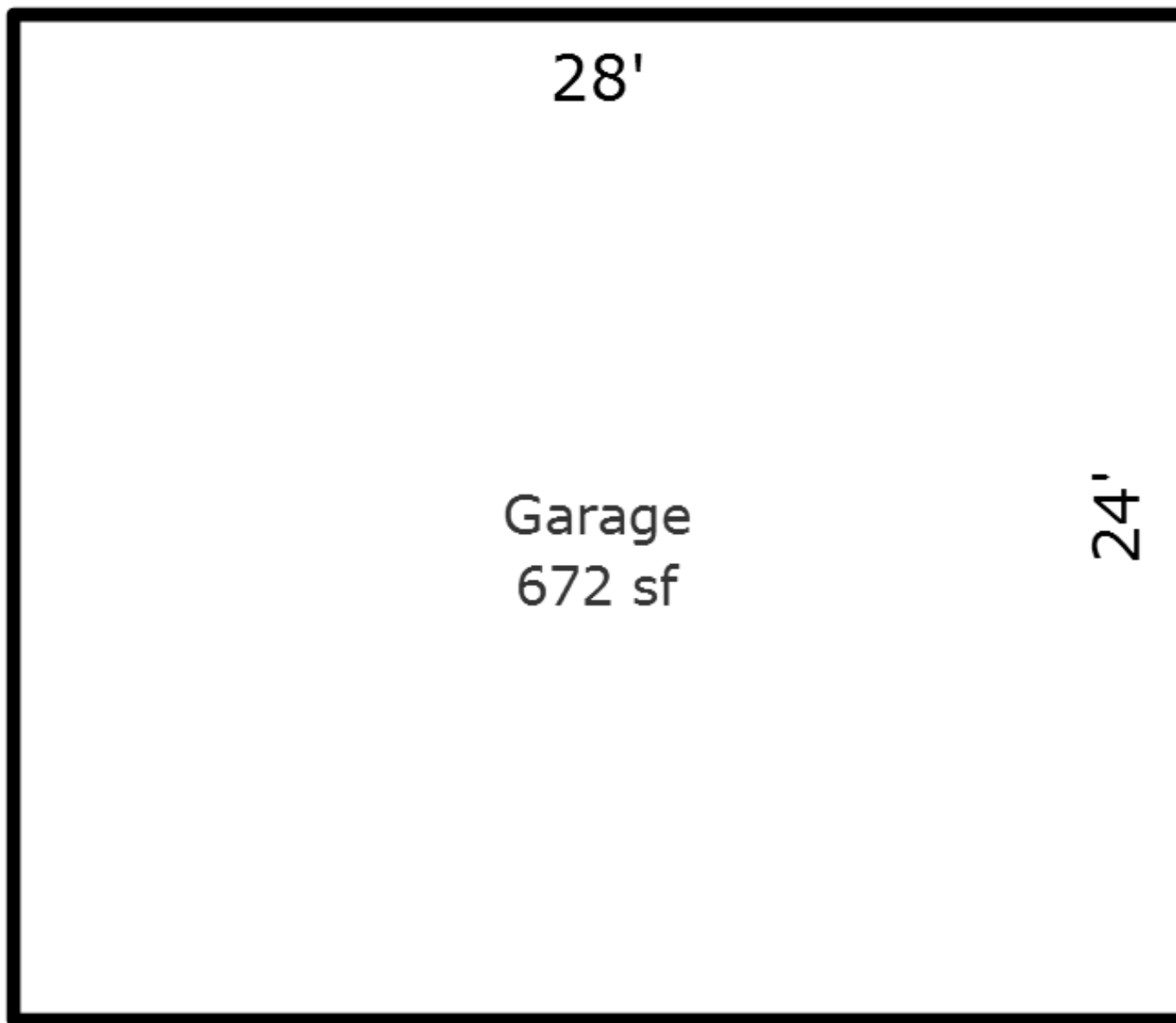
Licensed To: Township of Lake, County of Missaukee, Michigan		
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*** Information herein deemed reliable but not guaranteed***		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		X No Heating/Cooling		Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling 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: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,904 17,433 Totals: 24,904 17,433			
Building Style: GRG		Ex	Ord	Min	Size of Closets		0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few		
Yr Built 1967	Remodeled 0	Lg		Ord	Small	(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Condition: Average		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	
Room List		Basement		1st Floor		2nd Floor		Bedrooms		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Large		Avg. Avg.	
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:	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OZANICH FAMILY TRUST	HANBURY MICHAEL E & TINA	300,000	09/23/2022	WD	03-ARM'S LENGTH	2022-03062	PROPERTY TRANSFER	100.0
OZANICH WALTER J	OZANICH FAMILY TRUST	1	03/07/2016	WD	09-FAMILY	2016-00729	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1825 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	01/06/2005	200500006	Complete
	P.R.E. 100% 09/23/2022					

Owner's Name/Address	MAP #:	2024 Est TCV 235,322 TCV/TFA: 175.09
HANBURY MICHAEL E & TINA JO 1825 S SWEETBRIAR AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
. SEC 11 T22N R8W LOT 41 & N 1/2 OF LOT 42 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value

517-321-2422			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: 4in Ren. Conc.	8.18	240 0	0	
	X		D/W/P: Patio Blocks	15.61	36 0	0	
	X		Wood Frame	32.30	80 50	1,292	
	X		Wood Frame	28.00	120 50	1,680	
	X		Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value =				3,922

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	35,700	82,000	117,700			99,960C
2023	23,800	71,400	95,200			95,200S
2022	15,000	63,700	78,700		78,700W	49,574C
2021	12,500	57,500	70,000			47,991C

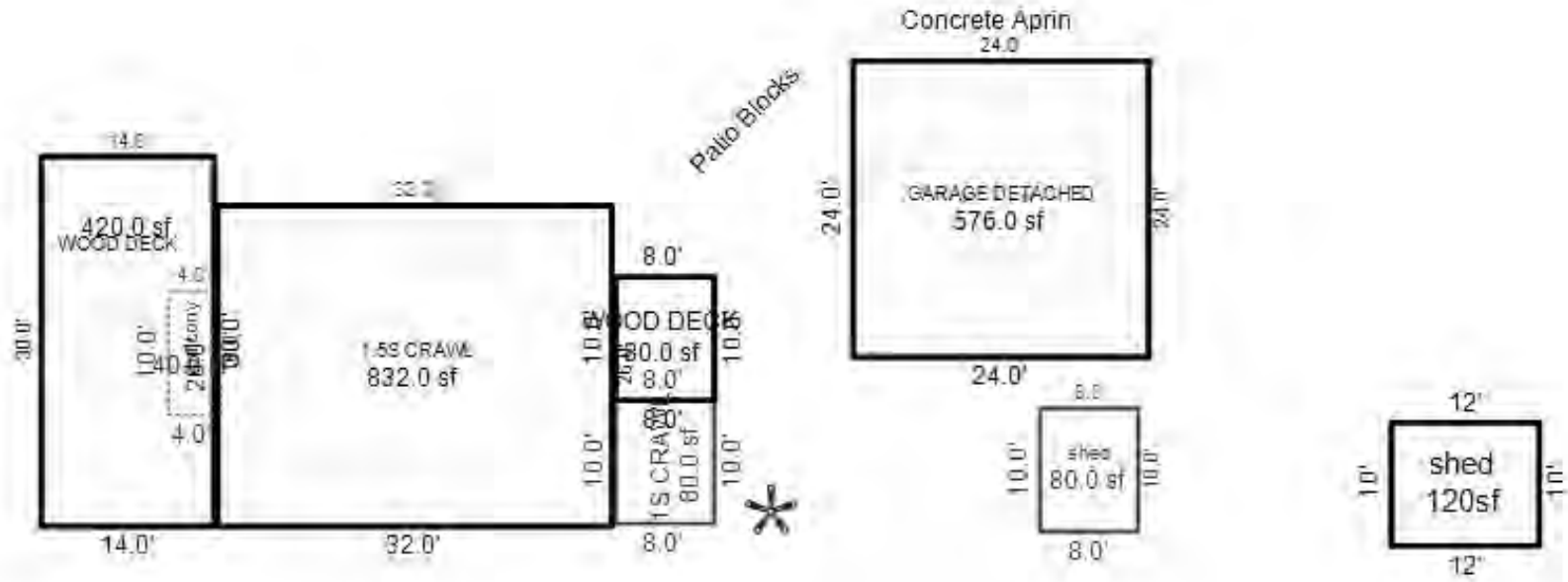
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420 80 40	Type Treated Wood Treated Wood Wood Balcony	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																				
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G																																																																																		
Yr Built Remodeled 1972 200 2005			Ex	X	Ord		Min																																																																																		
Condition: Average		Trim & Decoration		Size of Closets																																																																																					
Room List			Lg	X	Ord		Small																																																																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:																																																																																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		X	Drywall																																																																																					
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																					
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 928 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		No./Qual. of Fixtures																																																																																					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets																																																																																					
(3) Roof		(9) Basement Finish		(13) Plumbing																																																																																					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																					
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer																																																																																					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																					
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 928 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>164,166</td> <td>106,709</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1,476</td> <td>959</td> </tr> <tr> <td>2 Fixture Bath</td> <td>4,646</td> <td>3,020</td> </tr> <tr> <td>2 Fixture Bath</td> <td>3,108</td> <td>2,020</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>420</td> <td>6,737</td> <td>4,379</td> </tr> <tr> <td>Treated Wood</td> <td>80</td> <td>2,264</td> <td>1,472</td> </tr> <tr> <td>Balcony Wood Balcony</td> <td>40</td> <td>1,630</td> <td>1,059</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>576</td> <td>27,331</td> <td>17,765</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,494</td> <td>971</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>1,746</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,798</td> </tr> <tr> <td>Fireplaces Interior 1 Story</td> <td>1</td> <td>5,338</td> <td>3,470</td> </tr> </tbody> </table> Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	832			1 Story	Siding	Crawl Space	96			Total:				164,166	106,709	Average Fixture(s)	Cost	Depr. Cost	3 Fixture Bath	1,476	959	2 Fixture Bath	4,646	3,020	2 Fixture Bath	3,108	2,020	Material	Area	Cost	Depr. Cost	Treated Wood	420	6,737	4,379	Treated Wood	80	2,264	1,472	Balcony Wood Balcony	40	1,630	1,059	Item	Area	Cost	Depr. Cost	Base Cost	576	27,331	17,765	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
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																				
1.5 Story	Siding	Crawl Space	832																																																																																						
1 Story	Siding	Crawl Space	96																																																																																						
Total:				164,166	106,709																																																																																				
Average Fixture(s)	Cost	Depr. Cost																																																																																							
3 Fixture Bath	1,476	959																																																																																							
2 Fixture Bath	4,646	3,020																																																																																							
2 Fixture Bath	3,108	2,020																																																																																							
Material	Area	Cost	Depr. Cost																																																																																						
Treated Wood	420	6,737	4,379																																																																																						
Treated Wood	80	2,264	1,472																																																																																						
Balcony Wood Balcony	40	1,630	1,059																																																																																						
Item	Area	Cost	Depr. Cost																																																																																						
Base Cost	576	27,331	17,765																																																																																						
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																																																																																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TRAVIS KIM D & SANDRA K	TRAVIS KIM D & SANDRA K	0	06/04/2020	QC	09-FAMILY	2020-01653	PROPERTY TRANSFER	0.0				
ASSELIN NANCY E	TRAVIS KIM D & SANDRA K	83,000	11/30/2018	WD	03-ARM'S LENGTH	2018-03887	PROPERTY TRANSFER	100.0				
WILMA MONTGOMERY TRUST	ASSELIN NANCY E (MW)	0	03/06/2008	QC	21-NOT USED/OTHER	2008/2530	DEED	100.0				
MONTGOMERY WILMA E & ASSE	MONTGOMERY WILMA E (TTEE)	0	02/13/1999	QC	21-NOT USED/OTHER	2008/358	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1845 S SWEETBRIAR AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
TRAVIS KIM D & SANDRA K 9667 EAST PLEASANT VALLEY RD SHEPHERD MI 48883		MAP #:										
		2024 Est TCV 148,808 TCV/TFA: 235.46										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
SEC 11 T22N R8W S 1/2 OF LOT 42 & LOT 43 MISSAUKEE PARK ORIG PLAT. ,L222P9		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 50' @ 1200/	60.00	140.00	0.9554	1.0393	1200	100		71,495
		Paved Road		60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 71,495								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Concrete	6.49	240	0	0				
		X	Sewer	D/W/P: 3.5 Concrete	6.16	80	0	0				
		X	Electric	Wood Frame	34.90	36	50	628				
		X	Gas	Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,578								
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	35,700	38,700	74,400		40,124C		
		TPC 04/30/2021 INSPECTED			2023	23,800	33,700	57,500		38,214C		
		TPC 05/06/2018 INSPECTED			2022	15,000	30,400	45,400		36,395C		
		TPC 12/27/2017 INSPECTED			2021	12,500	27,500	40,000		35,233C		



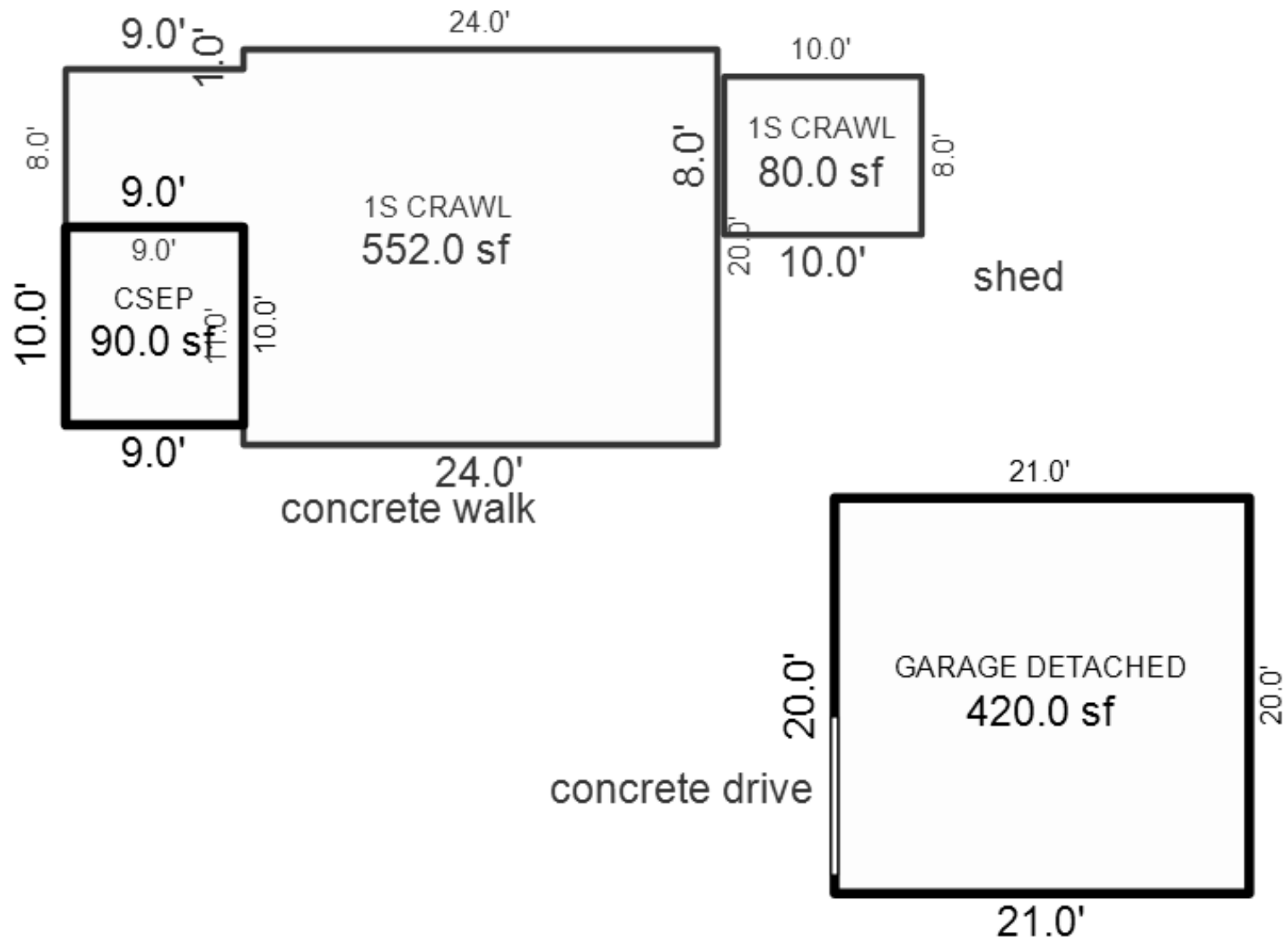
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type CSEP (1 Story)	Year Built: 1954 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: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 632 Total Base New : 105,926 Total Depr Cost: 68,850 Estimated T.C.V: 75,735		E.C.F. X 1.100	Bsmnt Garage:	
Building Style: 1S		Ex Ord X Min		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1954	
Yr Built 1954	Remodeled 0	Ex	Ord	X	Min	No. of Elec. Outlets			Ground Area = 632 SF Floor Area = 632 SF.						
Condition: Average		Lg Ord X Small		(12) Electric			60 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space 552					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many Ave. X Few			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 80		Total: 78,940 51,310			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 632 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments					
X	Many Avg. X Large Avg. X Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,230 799					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CSEP (1 Story) 90 4,014 2,609					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 420 15,897 10,333					
X	Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680					
X	Asphalt Shingle	(15) Fireplaces		Chimney: Block			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 75,735			Built-Ins Appliance Allow. 1 1,934 1,257 Local Cost Items SANITARY SEWER 1 0 0 *		Totals: 105,926 68,850			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEHIGH RAYMOND & SANDRA	DREUTH KEVIN T & KRIN M (	119,000	07/22/2005	WD	03-ARM'S LENGTH	05-0/2880	DEED	100.0
		67,000	09/01/1998	WD	33-TO BE DETERMINED	322:747	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1865 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/19/2014	2014-0199	100%
	P.R.E. 100% 10/06/2010		Garage	09/23/2011	2011-0531	100%

Owner's Name/Address	MAP #:
DREUTH KEVIN T & KRIN M 1865 S SWEETBRIAR AVE LAKE CITY MI 49651	2024 Est TCV 224,833 TCV/TFA: 186.27

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																																			
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">2 LOTS</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason Value</th> </tr> </thead> <tbody> <tr> <td>A 50' @ 1200/</td> <td>40.00</td> <td>140.00</td> <td>0.8891</td> <td>1.0393</td> <td>1200 100</td> <td>44,356</td> </tr> <tr> <td>B 50' @\$800/</td> <td>40.00</td> <td>140.00</td> <td>0.8891</td> <td>1.0393</td> <td>800 100</td> <td>29,570</td> </tr> <tr> <td colspan="6">80 Actual Front Feet, 0.26 Total Acres</td> <td>Total Est. Land Value = 73,926</td> </tr> </tbody> </table>	Public Improvements		* Factors *		2 LOTS			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200 100	44,356	B 50' @\$800/	40.00	140.00	0.8891	1.0393	800 100	29,570	80 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value = 73,926
Public Improvements		* Factors *		2 LOTS																																	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value																															
A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200 100	44,356																															
B 50' @\$800/	40.00	140.00	0.8891	1.0393	800 100	29,570																															
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Tax Description	X	Land Improvement Cost Estimates																																																																
. SEC 11 T22N R8W LOTS 44 & 45 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Dirt Road</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gravel Road</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Paved Road</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storm Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sidewalk</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sewer</td> <td>7.35</td> <td>1000 0</td> <td>0</td> </tr> <tr> <td>Electric</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gas</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Curb</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Street Lights</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Standard Utilities</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Underground Utils.</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">LAND IMPROVE 1000</td> <td>1,900</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>1,900</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	Dirt Road				Gravel Road				Paved Road				Storm Sewer				Sidewalk				Water				Sewer	7.35	1000 0	0	Electric				Gas				Curb				Street Lights				Standard Utilities				Underground Utils.				LAND IMPROVE 1000			1,900	Total Estimated Land Improvements True Cash Value =			1,900
Description	Rate	Size % Good	Cash Value																																																															
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LAND IMPROVE 1000			1,900																																																															
Total Estimated Land Improvements True Cash Value =			1,900																																																															

Comments/Influences	X	Topography of Site
14X26 ADD'N FOR 00 12X14 ADD'N FOR 01	X	<ul style="list-style-type: none"> <li>Level</li> <li>Rolling</li> <li>Low</li> <li>High</li> <li>Landscaped</li> <li>Swamp</li> <li>Wooded</li> <li>Pond</li> <li>Waterfront</li> <li>Ravine</li> <li>Wetland</li> <li>Flood Plain</li> </ul>

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	37,000	75,400	112,400			51,018C
2023	22,200	65,700	87,900			48,589C
2022	10,000	59,300	69,300			46,276C
2021	10,000	53,600	63,600			44,798C

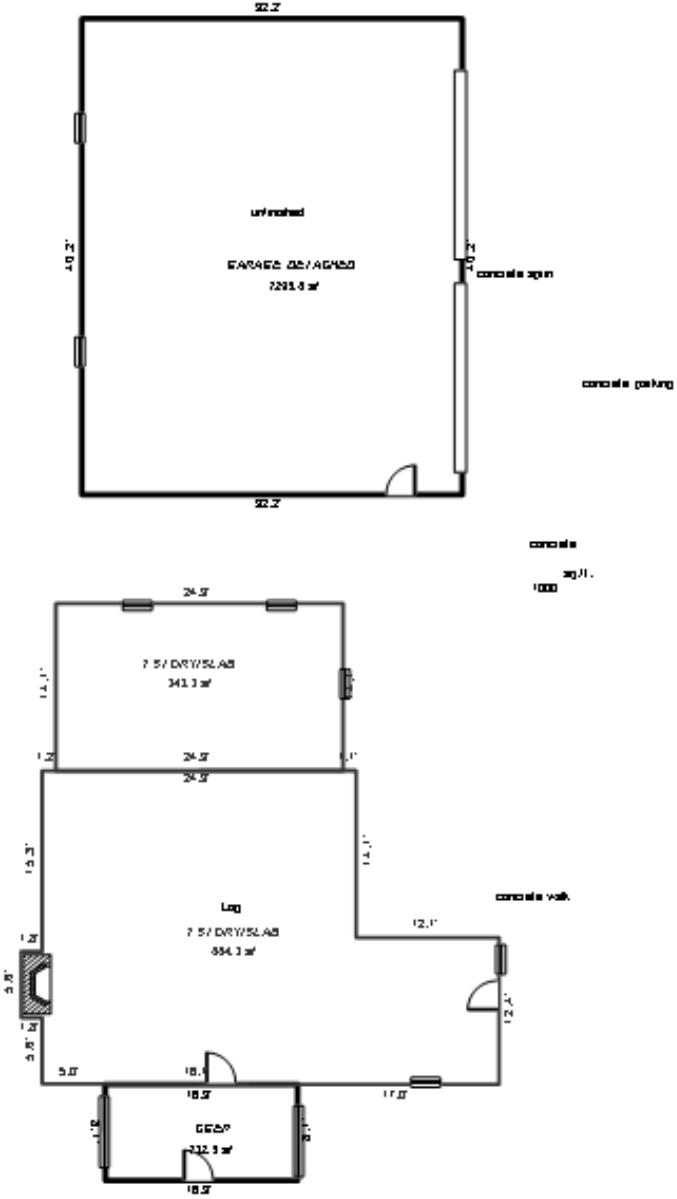


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2011 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: 1295 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			1		Class: CD Effec. Age: 35 Floor Area: 1,207 Total Base New : 208,404 Total Depr Cost: 135,461 Estimated T.C.V: 149,007		132	CGEP (1 Story)	Bsmnt Garage: Carport Area: Roof:																									
Building Style: LOG		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X		E.C.F. X 1.100																													
Yr Built 1948	Remodeled 0	Ex	Ord	X	Min	Size of Closets																																	
Condition: Average		Lg	Ord	X	Small	Central Air Wood Furnace																																	
Room List		Doors	Solid	X	H.C.	(12) Electric																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service																																
(1) Exterior		No./Qual. of Fixtures		Ex. Ord. X Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1948																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many Ave. X Few			(13) Plumbing			(11) Heating System: Wall/Floor Furnace Ground Area = 1207 SF Floor Area = 1207 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>343</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>137,206</td> <td>89,183</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Slab	864			1 Story	Siding	Slab	343			Total:				137,206	89,183				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
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(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches CGEP (1 Story) 132 8,270 5,375 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,093 710 Base Cost 1295 45,998 29,899 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 *																																
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1207 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items: Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																															
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			Notes:																																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well, 100 Feet 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 *			Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 149,007																													
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Totals: 208,404 135,461																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																				
X	Asphalt Shingle																																						
Chimney: Metal																																							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX SANDRA M	FOX SANDRA M TRUST	0	08/16/2018	QC	09-FAMILY	2018-02708	DEED	0.0
FOX LINUS P & SANDRA M	FOX SANDRA	0	09/15/2004	QC	21-NOT USED/OTHER	04-0/4058	DEED	0.0
		58,000	09/01/2000	WD	33-TO BE DETERMINED	339:1283	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7390 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
-----------------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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FOX SANDRA M TRUST 1255 NORTHWAY DR 6 DEWITT MI 48820	2024 Est TCV 197,869 TCV/TFA: 188.81
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X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements		* Factors *		LOT 46 & 47	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

					Value
--	--	--	--	--	-------

	A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200	100	44,356
--	---------------	-------	--------	--------	--------	------	-----	--------

	B 50' @\$800/	40.00	140.00	0.8891	1.0393	800	100	29,570
--	---------------	-------	--------	--------	--------	-----	-----	--------

	80 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value =	73,926
--	--	--	--	--	--	--	-------------------------	--------

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
---------------------------------	--	-------------	------	-------------	------------

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

	X	Sewer	23.53	308	0
--	---	-------	-------	-----	---

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

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

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

	X	Street Lights	1,000.00	1	97
--	---	---------------	----------	---	----

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Who	When	What	2024	37,000	61,900	98,900			47,309C
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		TPC 04/30/2021	INSPECTED		2023	22,200	53,900	76,100			45,057C
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		TPC 12/27/2017	INSPECTED		2022	10,000	48,700	58,700			42,912C
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		TPC 11/02/2015	INSPECTED		2021	10,000	44,000	54,000			41,542C
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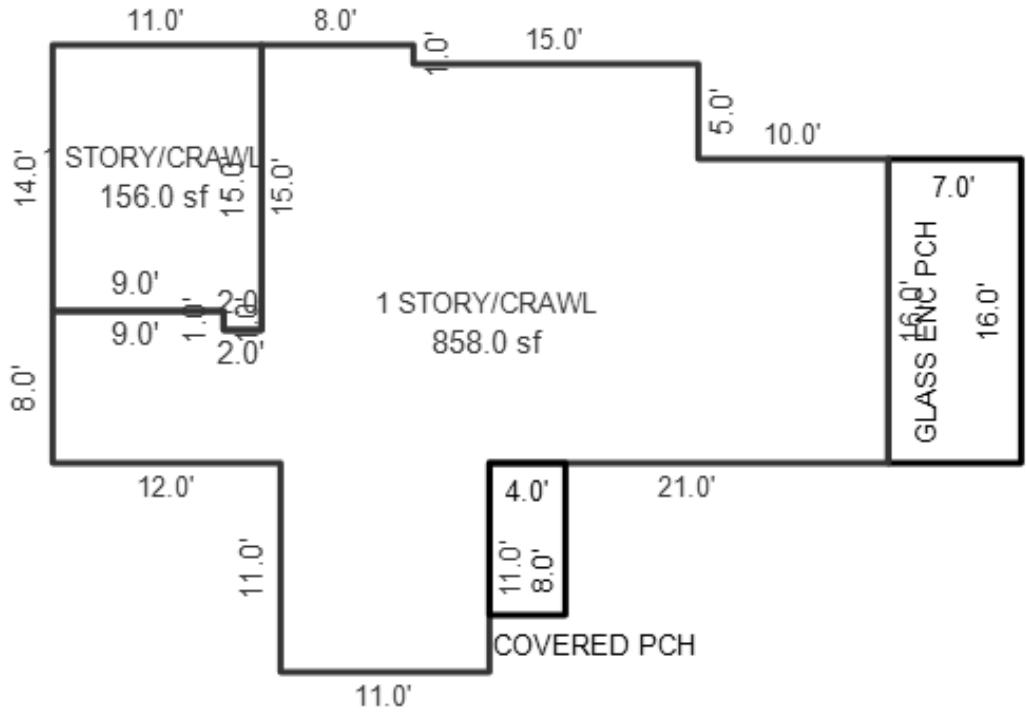
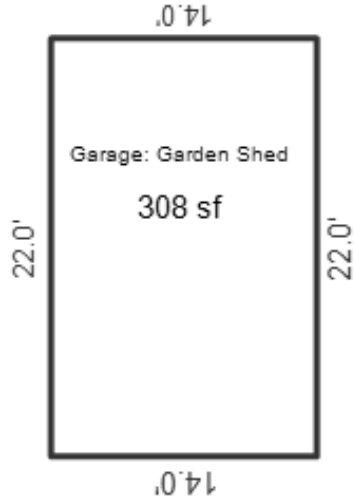


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 32 112	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1981 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,048 Total Base New : 171,990 Total Depr Cost: 111,794 Estimated T.C.V: 122,973			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1048 SF Floor Area = 1048 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1969			
Yr Built 1969	Remodeled 1999	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Total:					
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			891 157		139,231		90,501		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			56		963		626	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches			1		1,476		959	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many			X	Ave.	Few	CCP (1 Story) CGEP (1 Story)			32 112		1,048 8,328		681 5,413	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1048 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet			308		10,977		7,135	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1048 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			1		2,766		1,798	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			1		3,021		1,964	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			SANITARY SEWER			Local Cost Items			1		0		0 *	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			Direct-Vented Gas			1		3,021		1,964	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Totals:			171,990			111,794								
X	Asphalt Shingle Metal	Chimney: Brick		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		32,500	05/01/1995	WD	33-TO BE DETERMINED	293:744	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1866 S WILDROSE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 143,398 TCV/TFA: 142.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W LOT 48 MISSAUKEE PARK ORIG PLAT. ,L222P9	X			A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100	52,748
Comments/Influences				40 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	52,748		

ADD SEWER FOR 05	X	Public Improvements		* Factors *			
		Description	Rate	Size	% Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	D/W/P: 3.5 Concrete	6.16	750	0	0
		Residential Local Cost Land Improvements				
	X	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
2023	17,600	39,500	57,100			33,436C
2022	15,000	35,600	50,600			31,844C
2021	12,500	32,200	44,700			30,827C



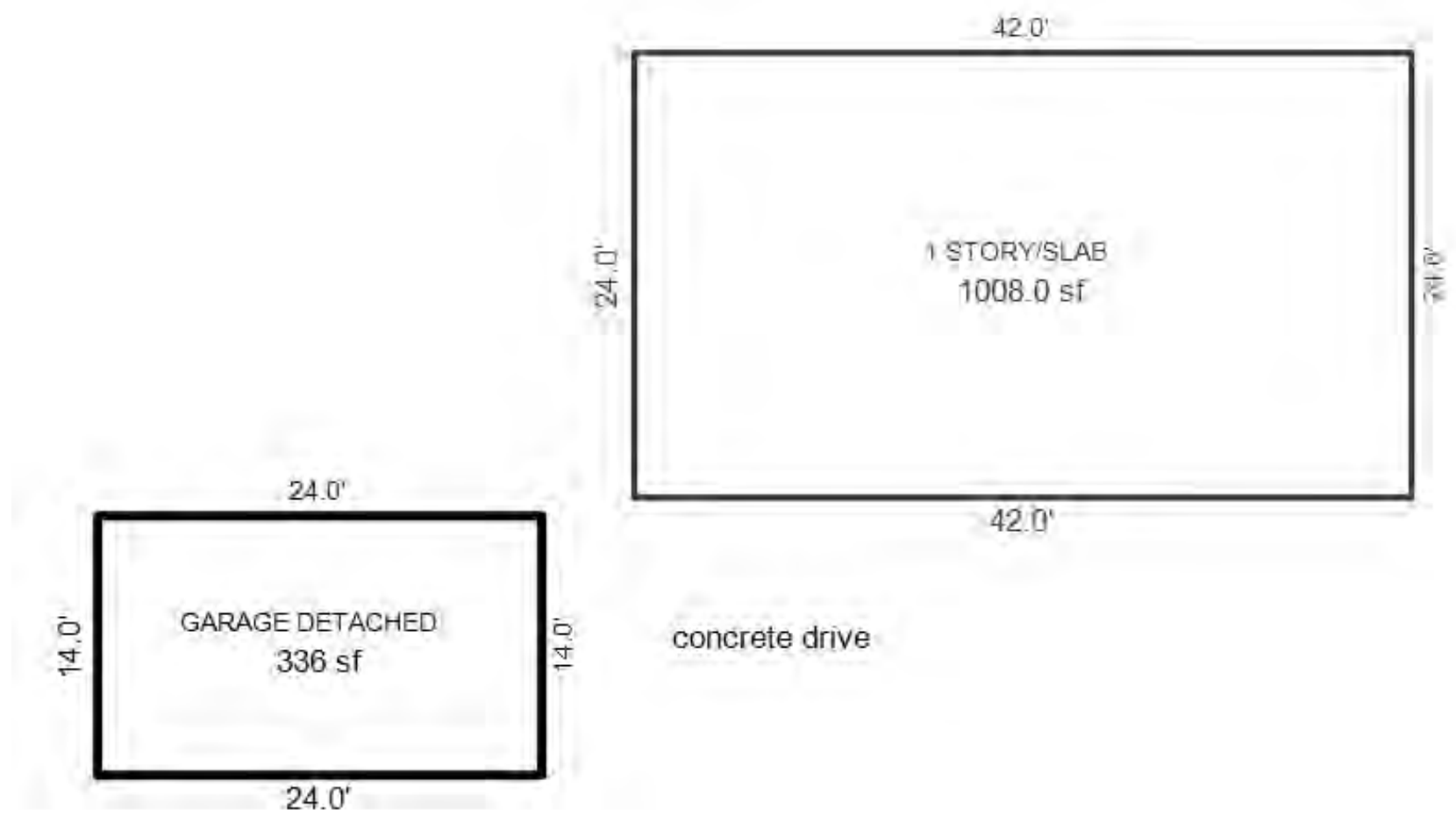
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,008 Total Base New : 135,907 Total Depr Cost: 81,545 Estimated T.C.V: 89,700		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Floor Area: 1,008		E.C.F. X 1.100		Roof:	
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	150 Amps Service			Total Base New : 135,907		E.C.F. X 1.100		Storage Area: 0		
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Depr Cost: 81,545		E.C.F. X 1.100		% Good: 0	
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ex. X Ord. Min			Ground Area = 1008 SF Floor Area = 1008 SF.			Total Base New : 135,907		E.C.F. X 1.100		Estimated T.C.V: 89,700	
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
	Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1008 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,008			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Many Avg. X Few	Large Avg. X Small		1 Average Fixture(s) 1 3 Fixture Bath			Other Additions/Adjustments			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Average Fixture(s) 1 3 Fixture Bath			Base Cost			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath			Water/Sewer			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
Chimney: Block		(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Depr Cost: 81,545		E.C.F. X 1.100		Estimated T.C.V: 89,700	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLOHA NANCY SUE ESTATE	KLOHA MARK ALAN REV	0	07/20/2021	WD	09-FAMILY	2021-02520	PROPERTY TRANSFER	0.0
STARTSMAN DANIEL JR & KLO	STARTSMANN DANIEL B III T	0	08/02/2019	WD	09-FAMILY	2019-02692	PROPERTY TRANSFER	0.0
STARTSMAN DANIEL B TRUST	STARTSMAN DANIEL B JR	0	08/09/2018	WD	09-FAMILY	2018-02729	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1810 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	11/08/2007	20070855	100%

Owner's Name/Address	MAP #:
STARTSMANN DANIEL B III TRUSTEE & KLOHA MARK ALAN REV 223 RUGBY AVE TERRACE PARK OH 45174	2024 Est TCV 172,488 TCV/TFA: 233.41

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SEC 11 T22N R8W LOTS 49 & 50 MISSAUKEE PARK ORIG PLAT. L222P9	X		Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 88,711										

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
ADD SEWER FOR 05	X	D/W/P: 4in Ren. Conc.	7.35	373	94	2,577
	X	D/W/P: Crushed Rock	2.19	700	94	1,441
	X	Metal Prefab	21.16	35	71	526
	X	Total Estimated Land Improvements True Cash Value =				4,544



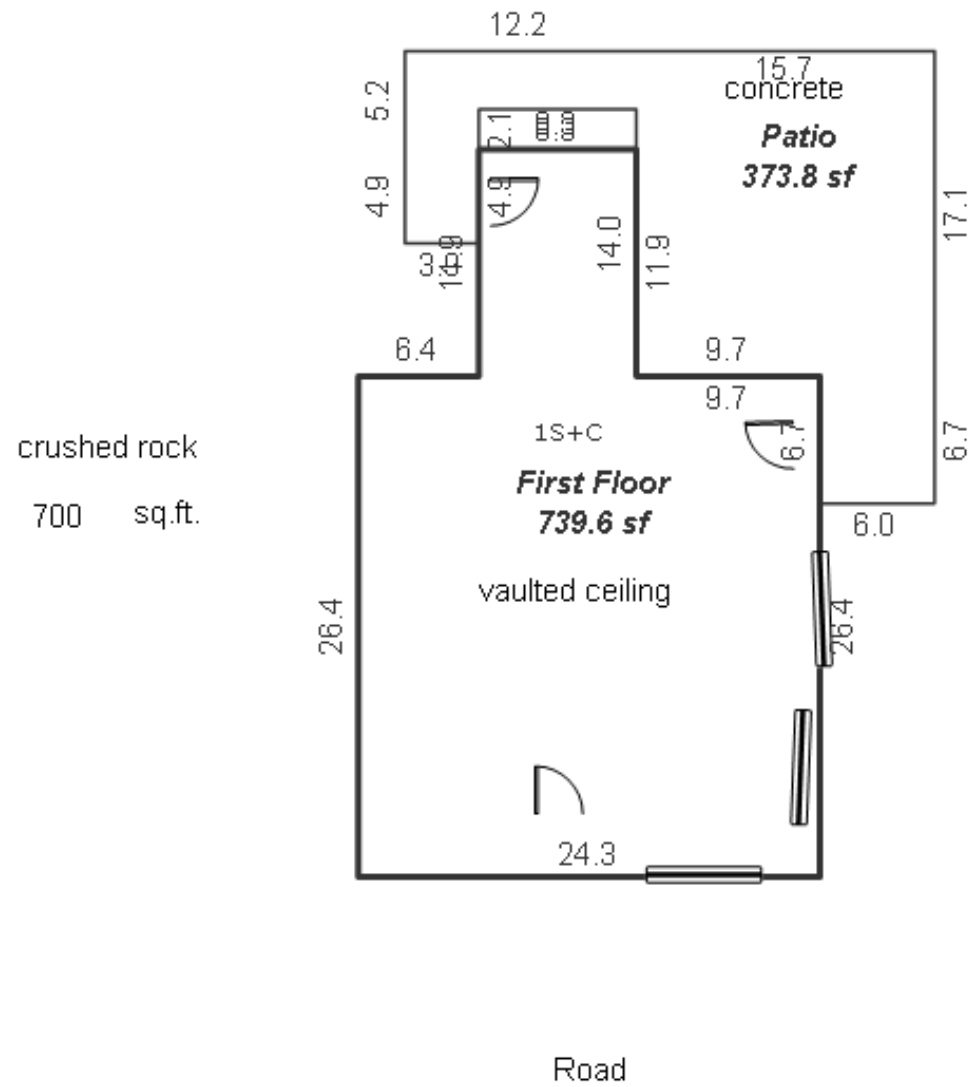
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	44,400	41,800	86,200			32,704C
Rolling	2023	29,600	36,500	66,100			31,147C
Low	2022	30,000	32,900	62,900			29,664C
High	2021	25,000	29,800	54,800			28,717C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior													
Building Style: 1+S		X	Drywall Paneled												
Yr Built 1967			Plaster Wood T&G												
Remodeled 2010			Trim & Decoration												
Condition: Average			Ex		Ord	X	Min								
Room List			Size of Closets												
	Basement 1st Floor 2nd Floor 2 Bedrooms		Lg		Ord	X	Small								
(1) Exterior			Doors		Solid	X	H.C.								
(2) Windows			(5) Floors												
Wood/Shingle Aluminum/Vinyl Brick  Insulation			Kitchen: Other: Other:												
(3) Roof			(6) Ceilings												
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation												
			Basement: 0 S.F. Crawl: 739 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Asphalt Shingle		(8) Basement												
	Chimney: Metal		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:												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Space Heater Ground Area = 739 SF Floor Area = 739 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 739 Total: 92,768 64,939										E.C.F. X 1.100		Cls CD Blt 1967			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 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: 102,898 72,030															
Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 79,233															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	09-FAMILY	2015-02922	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 10/13/2004

Owner's Name/Address: STEPHAN EDWARD D  
 1801 X300 ARBUTUS AVE  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 21,339

Improved X Vacant Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Public Improvements	* Factors *	PRT OF LOT 51	Value							
Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Gravel Road	A 50' @ 1200/	40.00	60.00	1.0574	0.8409	1200	50	1/2 OF LOT 51	21,339	
Paved Road	40 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	21,339

Tax Description: . SEC 11 T22N R8W E 40 FT OF LOT 51  
 MISSAUKEE PARK ORIG PLAT. ,L222P9  
 Comments/Influences:

- 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



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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/23/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,700	0	10,700			1,311C
2023	7,100	0	7,100			1,249C
2022	7,500	0	7,500			1,190C
2021	6,300	0	6,300			1,152C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1815 S WILDROSE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		11/19/2010	20100715	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 225,502 TCV/TFA: 192.08						
STAPLETON LINDA A ETAL 17756 SE 90TH CLEMSON CIR LADY LAKE FL 32162		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Tax Description		Public Improvements		* Factors * 50' LOT 14 & W 1/2 51								
SEC 11 T22N R8W S 50 FT OF LOT 14 MISSAUKEE PARK ORIG PLAT & WEST 1/2 OF LOT 51 MISSAUKEE PARK ORIG PLAT 2011 ROLL COMBINE 014-50 WITH 51-50 L222P9		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Sewer	A 50' @ 1200/	40.00	60.00	0.8633	0.8409	1200	100		34,847
2011 COMBINATION 009-470-014-50 2011 ROLL COMBINE 470-014-50 WITH 051-50		X	Electric	A 50' @ 1200/	50.00	40.00	0.8633	0.7598	1200	100		39,360
		X	Gas	90 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 74,207								
		X	Curb	Land Improvement Cost Estimates								
		X	Street Lights	Description				Rate	Size % Good		Cash Value	
		X	Standard Utilities	D/W/P: 3.5 Concrete				6.58	110	77	557	
		X	Underground Utils.	Residential Local Cost Land Improvements								
		X	Topography of Site	Description				Rate	Size % Good		Cash Value	
		X	Level	LAND IMPROVE 1000				1,000.00	1	95	950	
		X	Rolling	Total Estimated Land Improvements True Cash Value = 1,507								
		X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	High	2024	37,100	75,700	112,800			46,277C		
		X	Landscaped	2023	18,900	65,900	84,800			44,074C		
		X	Swamp	2022	10,000	59,400	69,400			41,976C		
		X	Wooded	2021	10,000	53,600	63,600			40,636C		
		X	Pond	Who When What								
		X	Waterfront	TPC 04/30/2021 INSPECTED								
		X	Ravine	TPC 12/27/2017 INSPECTED								
		X	Wetland	TPC 11/15/2011 INSPECTED								
		X	Flood Plain									



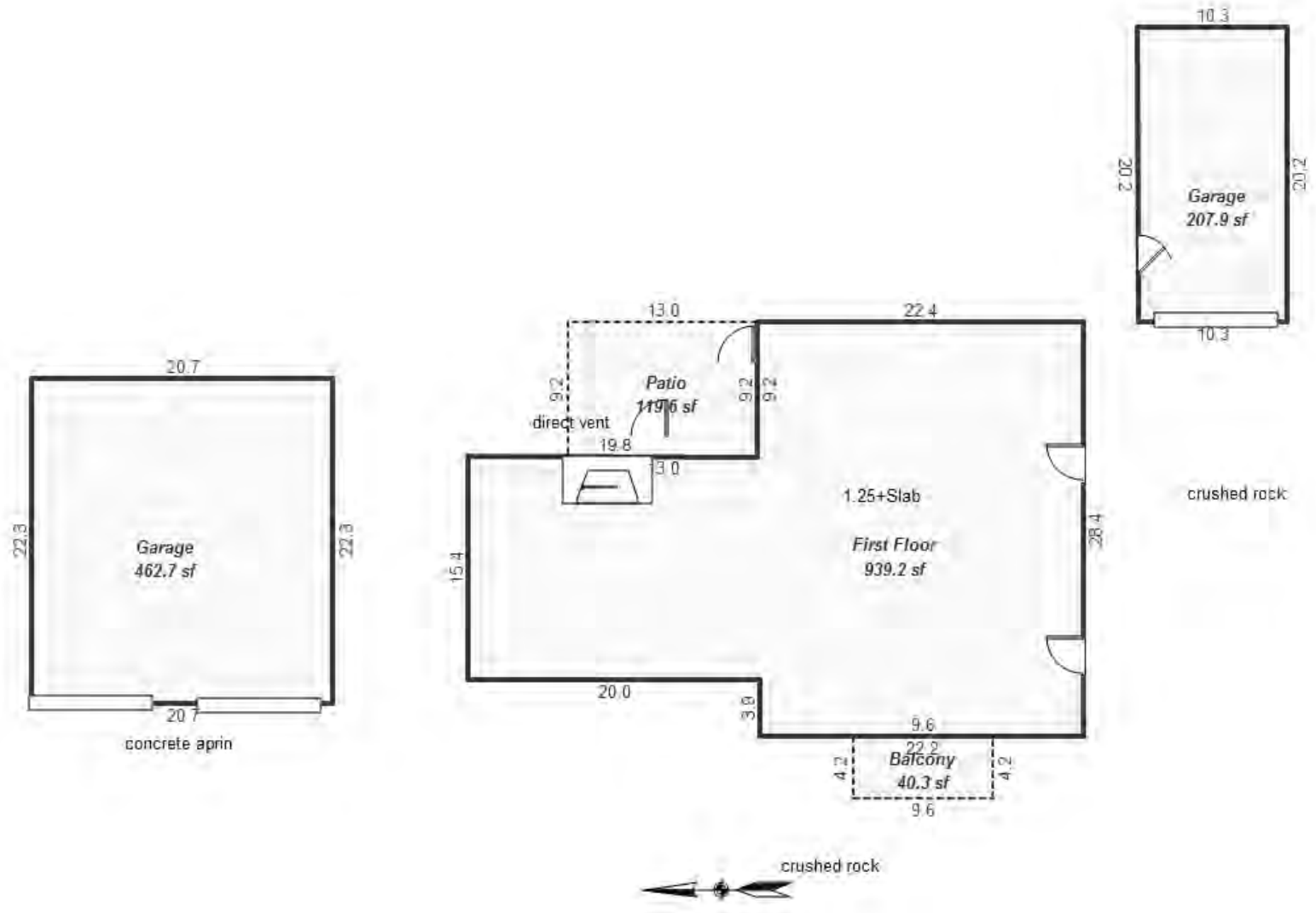
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 40	Type Wood Balcony	Year Built: 1970 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: 207 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,174 Total Base New : 209,498 Total Depr Cost: 136,171 Estimated T.C.V: 149,788		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 209,498 Total Depr Cost: 136,171 Estimated T.C.V: 149,788		E.C.F. X 1.100		Carpport Area:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10		Blt 1956			
1956 201	1970	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts			Floor Area = 1174 SF.					
Condition: Average		Lg	X	Ord		Small	Ground Area = 939 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors		Solid	X	H.C.	Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			1.25 Story Siding Slab			939		156,870		101,964	
		Kitchen: Other: Other:		Many X Ave. Few			Other Additions/Adjustments			Total:		1,476		959	
(1) Exterior		(6) Ceilings		(13) Plumbing			Plumbing			Average Fixture(s)		1		4,646	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			Average Fixture(s)			3 Fixture Bath		1		3,020	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 939 S.F. Height to Joists: 0.0		2			3 Fixture Bath			Softener, Auto		1		4,646	
		(8) Basement		Softener, Manual			Solar Water Heat			No Plumbing		40		1,630	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Extra Sink			Separate Shower		462		21,391	
		(9) Basement Finish		Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove		207		10,396	
		(10) Floor Support		Vent Fan			Ceramic Tub Alcove			Vent Fan		1		1,494	
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water			Water Well, 100 Feet		1		5,808	
				Public Sewer			Built-Ins			Appliance Allow.		1		2,766	
				Water Well			Fireplaces			Direct-Vented Gas		1		3,021	
				1000 Gal Septic			Local Cost Items			SANITARY SEWER		1		0	
				2000 Gal Septic			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TC		0		0	
		Lump Sum Items:					Totals:			209,498		136,171			
							Totals:			209,498		136,171			
							Totals:			209,498		136,171			

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





Sketch by Apex Sketch

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1865 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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WEISS PHILLIP E	MAP #:					
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5930 MAPLE RD	2024 Est TCV 165,586 TCV/TFA: 202.92					
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FRANKENMUTH MI 48734	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
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Tax Description	Public Improvements	* Factors *				W 1/2 OF 3 LOTS		Value	
		Description	Frontage	Depth	Front	Depth	Rate		%Adj. Reason
. SEC 11 T22N R8W LOTS 52, 53 & 54 EXC E 50 FT THOF MISSAUKEE PARK ORIG PLAT. L222P9	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	A 50' @ 1200/	40.00	90.00	0.8034	0.9306	1200	100	35,888
		B 50' @\$800/	40.00	90.00	0.8034	0.9306	800	100	23,926
		B 50' @\$800/	40.00	90.00	0.8034	0.9306	800	100	23,926
		120 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =

Comments/Influences	X Sewer X Electric X Gas Curb	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size	% Good	
ADD SEWER FOR 05	X	Metal Prefab	15.55	100	46	715
Total Estimated Land Improvements						True Cash Value = 715

ADD SEWER FOR 05	X Street Lights Standard Utilities Underground Utils.					
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	Topography of Site					
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	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	41,900	40,900	82,800			37,403C
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2023	23,900	35,600	59,500			35,622C
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2022	15,000	32,100	47,100			33,926C
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2021	15,000	29,000	44,000			32,843C
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	Who	When	What			
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	TPC 04/30/2021	INSPECTED				
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	TPC 12/27/2017	INSPECTED				
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	TPC 04/22/2013	INSPECTED				
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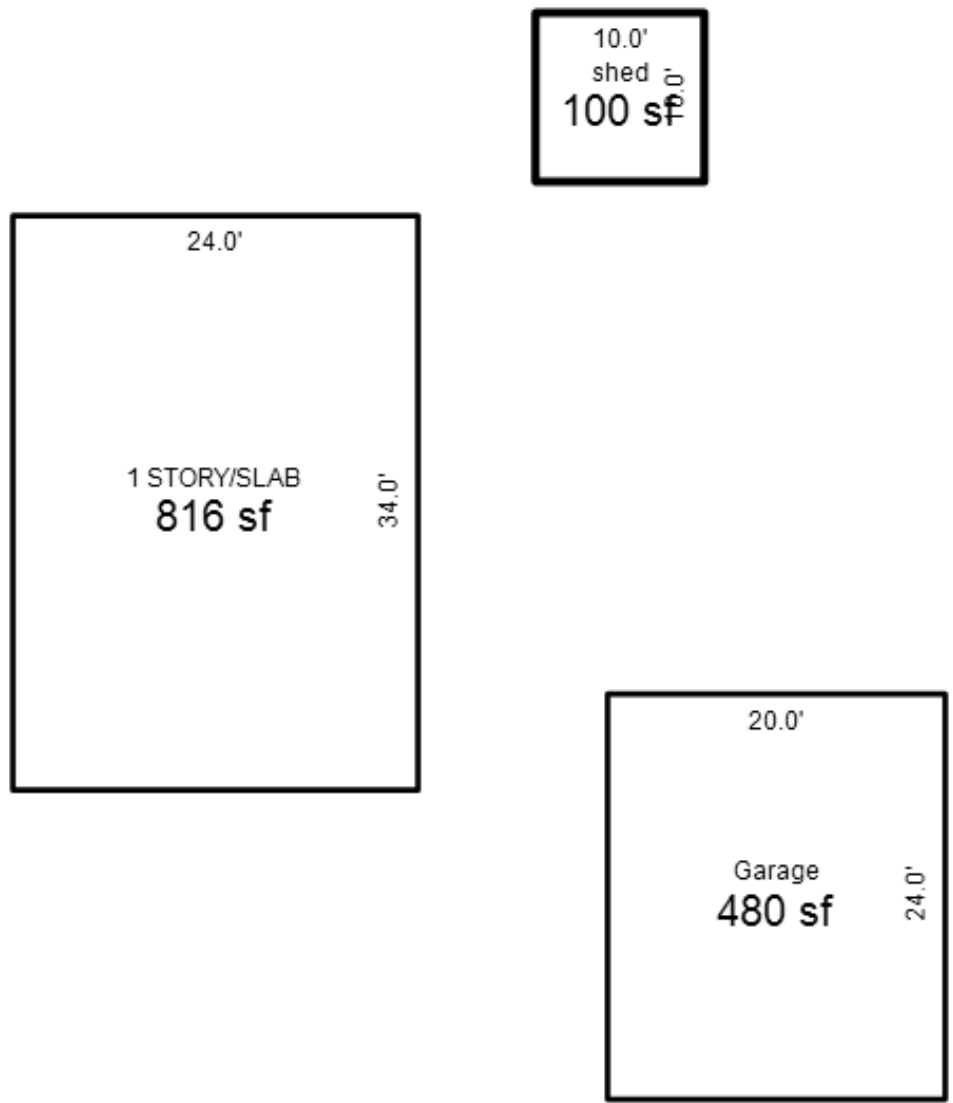
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*** Information herein deemed reliable but not guaranteed***						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1962	Remodeled 0		Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Condition: Average		Size of Closets			Lg		Ord	X	Central Air Wood Furnace							
Room List		Doors			Solid	X	H.C.		(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:				100	Amps Service						
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets											
		X	Tile													
(2) Windows		(7) Excavation			Many			X	Ave.							
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
(3) Roof		(10) Floor Support			Public Water											
X	Gable Hip Flat		Gambrel Mansard Shed		Public Sewer											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Water Well											
	Chimney: Block				1000 Gal Septic 2000 Gal Septic											
					Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1962				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 816 Total: 93,716 56,230																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,230 738				
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										480		17,434 10,460				
Water/Sewer																
Public Sewer										1		1,326 796				
Water Well, 50 Feet										1		2,585 1,551				
Built-Ins																
Appliance Allow.										1		1,934 1,160				
Fireplaces																
Interior 1 Story										1		4,700 2,820				
Local Cost Items																
SANITARY SEWER										1		0 0				
Notes:										Totals:		122,925 73,755				
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:												81,131				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POPPE DONALD L JR & BONNI	SELVES (LE) & UPON DEATH	0	12/22/2009	QC	21-NOT USED/OTHER	2009/4386	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Carport	06/29/2006	20060179	Complete

Owner's Name/Address	MAP #:
POPPE DONALD L JR & BONNIE (LE) 1309 PIUS ST SAGINAW MI 48603	2024 Est TCV 62,870 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
. SEC 11 T22N R8W E 50 FT OF LOTS 52, 53 & 54 MISSAUKEE PARK ORIG PLAT. ,L222P9 Comments/Influences	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	A 50' @ 1200/	50.00	120.00	1.0000	1.0000	1200	100		60,000
Gravel Road	50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	60,000

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

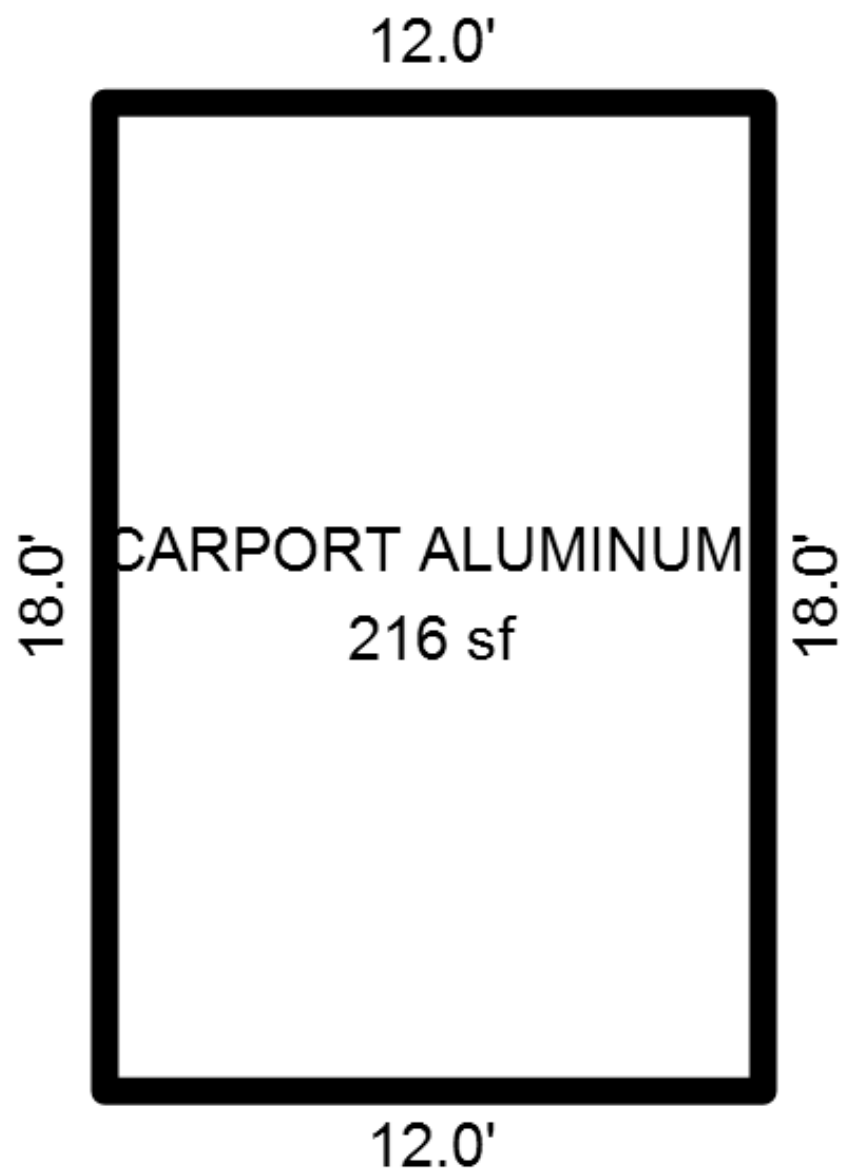


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	30,000	1,400	31,400			4,590C
TPC 12/27/2017	INSPECTED		2023	20,000	1,200	21,200			4,372C
TPC 07/11/2017	INSPECTED		2022	15,000	1,300	16,300			4,164C
			2021	12,500	1,200	13,700			4,031C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 2,899 Total Depr Cost: 2,609 Estimated T.C.V: 2,870								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
Yr Built 0		Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:						
Condition: Average		Trim & Decoration		No Heating/Cooling			Total Base New : 2,899 Total Depr Cost: 2,609 Estimated T.C.V: 2,870								
Room List		Doors	Solid	H.C.	(12) Electric			Bsmnt Garage:							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Carport Area: 216								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Roof: Aluminum								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 0			
	Insulation			No. of Elec. Outlets			(11) Heating System: No Heating/Cooling								
(2) Windows		(7) Excavation		Many Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.								
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Building Areas								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Stories Exterior Foundation			Size		Cost New		Depr. Cost	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Carports								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Aluminum			216		2,899		2,609	
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Notes:								
							ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:							2,870	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOTZ FRED & CHRISTINE TRU	RADEMACHER ROGER J & JUDI	250,000	06/10/2022	WD	03-ARM'S LENGTH	2022-01918	PROPERTY TRANSFER	100.0
MOTZ FREDERICK & CHRISTIN	MOTZ FRED & CHRISTINE TRU	0	12/18/2020	QC	09-FAMILY	2020-03908	PROPERTY TRANSFER	0.0
		79,000	03/01/2001	WD	03-ARM'S LENGTH	01-0:0952	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7314 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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RADEMACHER ROGER J & JUDITH E 5741 AMBLER ST HOLT MI 48842	2024 Est TCV 214,595 TCV/TFA: 223.54					
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
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Public Improvements	* Factors *		2 LOTS		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 50' @ 1200/	40.00	140.00	0.8891	1.0393	1200	100		44,356
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B 50' @\$800/	40.00	140.00	0.8891	1.0393	800	100		29,570
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80 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 73,926
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Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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X Sewer	D/W/P: 3.5 Concrete	6.58	450 0	0
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X Electric	Metal Prefab	20.66	80 50	826
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X Gas	Residential Local Cost Land Improvements			
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Description	Rate	Size	% Good	Cash Value
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X Street Lights	LAND IMPROVE 1000	1,000.00	2 95	1,900
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Standard Utilities				Total Estimated Land Improvements True Cash Value = 2,726
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Underground Utils.								
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Topography of Site								
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X Level								
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Rolling								
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Low								
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High								
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Landscaped								
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Swamp								
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Wooded								
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Pond								
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Waterfront								
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Ravine								
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Wetland								
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Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	37,000	70,300	107,300			87,675C
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2023	22,200	61,300	83,500			83,500S
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2022	30,000	55,300	85,300			41,654C
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2021	25,000	50,000	75,000			40,324C
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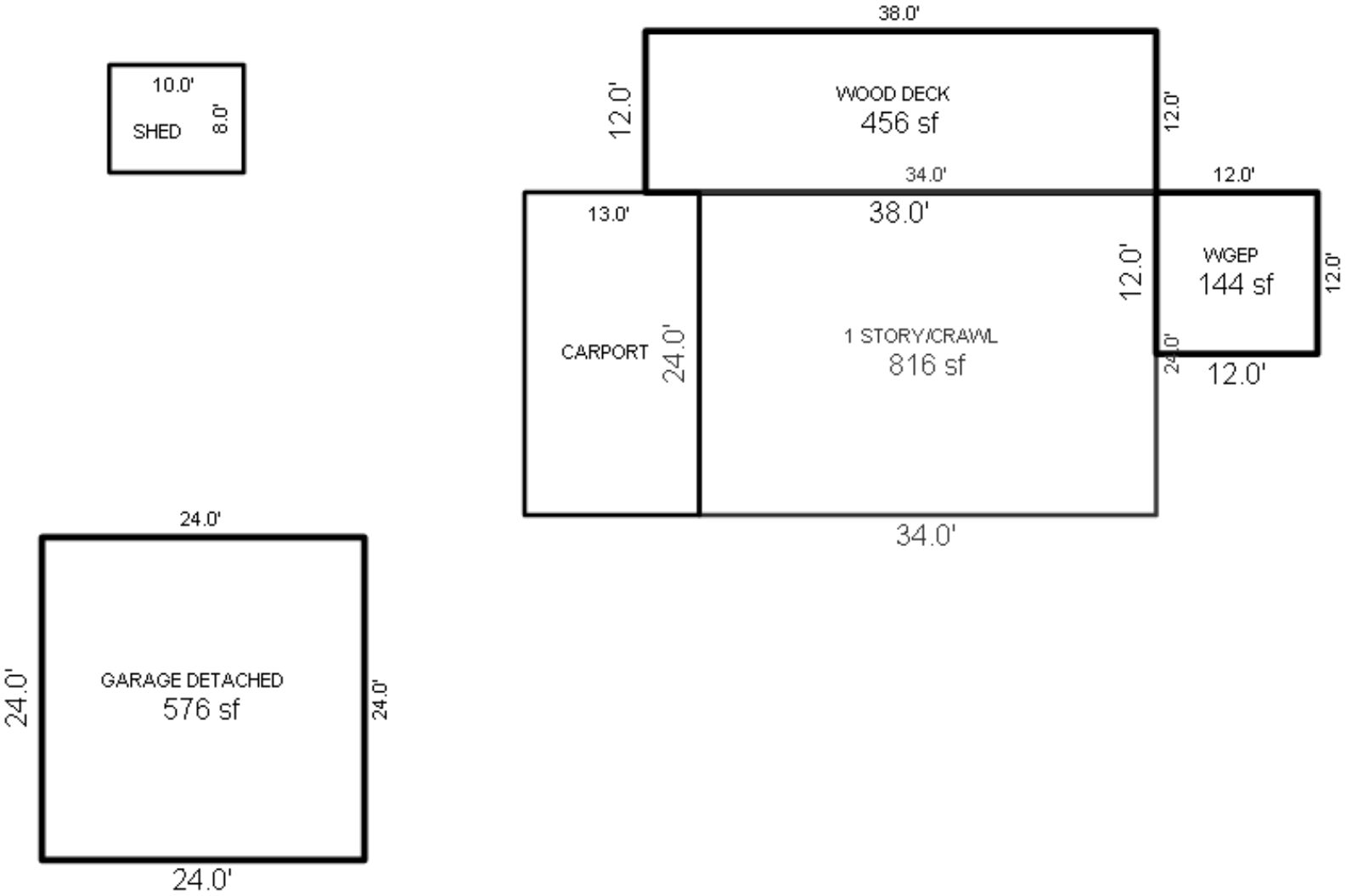


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 456	Type WGEP (1 Story) Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 960 Total Base New : 192,927 Total Depr Cost: 125,402 Estimated T.C.V: 137,943		E.C.F. X 1.100		Bsmnt Garage: Carport Area: 312 Roof: Fiberglass		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1972			
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	Size of Closets			150 Amps Service		Ground Area = 960 SF Floor Area = 960 SF.					
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			1 Story Siding Foundation 816		Total: 129,972 84,482				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 Average Fixture(s)			Other Additions/Adjustments		Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	1 3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,476 959			
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		WGEP (1 Story) 144 12,210 7,936		Foundation: Shallow 144 -1,122 -729		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water			Deck		Treated Wood 456 7,104 4,618			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Double Hung Horiz. Slide Casement	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			1 Water Well			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 22,285 14,485				
X	Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1 1,494 971				
(2) Windows		(15) Fireplaces		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet		Water Well 1 5,808 3,775				
X	Many Avg. X Few	Large Avg. X Small	(16) Porches/Decks		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 2,766 1,798			
X	Wood Sash Metal Sash Vinyl Sash	(17) Garage		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Fireplaces		Exterior 1 Story 1 6,513 4,233				
X	Double Hung Horiz. Slide Casement	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Carpports		Fiberglass 312 4,421 2,874				
X	Double Glass Patio Doors Storms & Screens	Chimney: Brick		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



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

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

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

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

Owner's Name/Address      2024 Est TCV 45,861

SAYEGH RAYMOND G & MARJORIE J  
942 MCDONALD DRIVE  
NORTHVILLE MI 48167

Improved    X    Vacant      Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

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

. SEC 11 T22N R8W E 80 FT OF LOT 57      X      Dirt Road      A 50' @ 1200/      40.00      80.00      1.0574      0.9036      1200      100      45,861

MISSAUKEE PARK ORIG PLAT. ,L222P9      X      Gravel Road      40 Actual Front Feet, 0.07 Total Acres      Total Est. Land Value =      45,861

Comments/Influences      X      Paved Road      REMOVE NEG R/T FOR 05      X      Sewer      X      Electric      X      Gas      X      Curb      X      Street Lights      Standard Utilities      Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,900	0	22,900			3,020C
2023	15,300	0	15,300			2,877C
2022	15,000	0	15,000			2,740C
2021	12,500	0	12,500			2,653C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER GEORGE A	BECKER GEORGE A & DOUGLAS	0	10/31/2007	WD	21-NOT USED/OTHER	2007/3948	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BECKER GEORGE A & DOUGLAS TRUSTEES PO BOX 608 EVART MI 49631	2024 Est TCV 56,059 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W W 60 FT OF LOT 57 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		Dirt Road	40	60.00	1.0574	0.8409	1200	100		42,679
Comments/Influences			Paved Road	40 Actual Front Feet,	0.06 Total Acres			Total Est. Land Value =			42,679

REMOVE NEG R/T FOR 05	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
	X	Water	D/W/P: 3.5 Concrete	5.78	648	0		0
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size <td>% Good</td> <td>Cash Value</td> <td> </td>	% Good	Cash Value	
	X	Gas	LAND IMPROVE 1000	1,000.00	2	95	1,900	
	X	Curb	Total Estimated Land Improvements True Cash Value =				1,900	

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	21,300	6,700	28,000			8,285C
Rolling		2023	14,200	6,000	20,200			7,891C
Low		2022	15,000	5,400	20,400			7,516C
High		2021	12,500	7,700	20,200			7,276C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Private Road	X							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 0		
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G			(12) Electric			Ex. Ord. Min		(11) Heating System: No Heating/Cooling					
A-Frame	Trim & Decoration		Kitchen: Other: Other:			0 Amps Service			No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.					
Building Style: GRG		Ex	Ord	Min	No./Qual. of Fixtures			Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Yr Built 0	Remodeled 0	Size of Closets			No. of Elec. Outlets			Many Ave. Few		Building Areas						
Condition: Average		Lg	Ord	Small	(13) Plumbing			Average Fixture(s)		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	H.C.	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		528 16,056 10,436				
(1) Exterior		Kitchen: Other: Other:			Lump Sum Items:					Totals:		16,056 10,436				
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings								Notes:						
Insulation		(7) Excavation								ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:		11,480				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Many Avg. Few Large Avg. Small		(8) Basement														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK ELAINE G TRUST	SCHUT THOMAS & BEVERLY A	0	06/23/2015	WD	16-LC PAYOFF	2015-0273	PROPERTY TRANSFER	0.0
CLARK ELAINE G TRUST	SCHUT THOMAS & BEVERLY A	70,000	02/01/2000	LC	16-LC PAYOFF	334:1334	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7240 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHUT THOMAS & BEVERLY A 2725 FAIRBROOK JENISON MI 49428	MAP #:					
	2024 Est TCV 135,606 TCV/TFA: 150.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
				Description	Frontage	Depth	Rate	Value	
SEC 11 T22N R8W LOTS 60 & 61 EXC THE W'LY 90 FT THOF; OF EACH MISSAUKEE PARK ORIG PLAT	X			A 50' @ 1200/	50.00	80.00	1.0000 0.9036	1200 100	54,216
SPLIT ON 4/26/2019 50' & GARAGE TO 009-470-060-75				50 Actual Front Feet, 0.09 Total Acres				Total Est. Land Value =	54,216

Tax Description	X	Public Improvements	* Factors *				LOT 60&61 EXP W'LY 90' EA		
			Description	Rate	Size % Good	Cash Value	Description	Rate	Size % Good
FROMERLY . SEC 11 T22N R8W LOTS 60 & 61 EXC THE W 40 FT; OF EACH MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							

Comments/Influences	Topography of Site
Split/Comb. on 04/30/2019 completed 04/30/2019 TIM ; Parent Parcel(s): 009-470-060-00; Child Parcel(s): 009-470-060-75;	

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	27,100	40,700	67,800			34,217C
Low	2023	18,100	35,400	53,500			32,588C
High	2022	15,000	32,000	47,000			31,037C
Landscaped	2021	12,500	28,900	41,400			30,046C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	18,100	35,400	53,500			32,588C
TPC	04/30/2019	INSPECTED	2022	15,000	32,000	47,000			31,037C
TPC	12/27/2017	INSPECTED	2021	12,500	28,900	41,400			30,046C

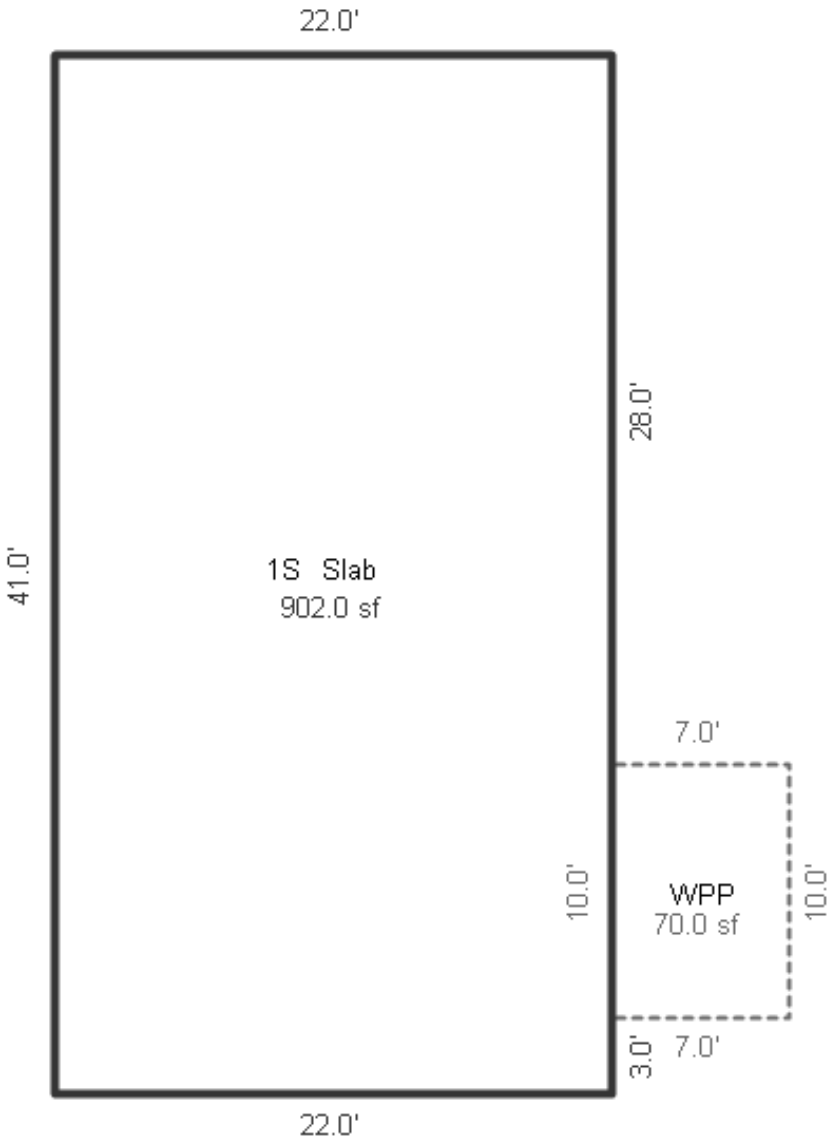
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							70	WPP			
Building Style: 1S		Trim & Decoration														
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. X Few	Large Avg.	Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 902 S.F. Height to Joists: 0.0														
X		(8) Basement														
(3) Roof		576	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		150 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath													
			2 Fixture Bath													
			Softener, Auto													
			Softener, Manual													
			Solar Water Heat													
			No Plumbing													
			Extra Toilet													
			Extra Sink													
			Separate Shower													
			Ceramic Tile Floor													
			Ceramic Tile Wains													
			Ceramic Tub Alcove													
			Vent Fan													
		(14) Water/Sewer														
		1	Public Water													
		1	Public Sewer													
			Water Well													
			1000 Gal Septic													
			2000 Gal Septic													
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1S														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 902 SF Floor Area = 902 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	902											
		Total:				104,525	62,716									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
			1			1,230	738									
		Porches														
			WPP													
			Foundation: Shallow													
			70			2,266	1,360									
			70			-751	-451									
		Water/Sewer														
			Public Sewer			1,326	796									
			Water Well, 100 Feet			5,640	3,384									
		Built-Ins														
			Appliance Allow.			1,934	1,160									
		Fireplaces														
			Exterior 1 Story			5,707	3,424									
		Local Cost Items														
			SANITARY SEWER			0	0									
		Totals:														
						121,877	73,127									
		Notes:														
		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:														
							80,440									

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





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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHUT THOMAS H & BEVERLY A 2725 FAIRBROOK STREET JENISON MI 49428	MAP #:					
	2024 Est TCV 54,048					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SEC 11 T22N R8W W 40 FT; OF LOTS 60 & 61 MISSAUKEE PARK ORIG PLAT. ,L222P9	X			* Factors * W40' LOTS 60&61						
				A 50' @ 1200/	40.00	40.00	0.8891	0.7598	1200	100
Comments/Influences	X			* Factors * W40' LOTS 60&61						
				B 50' @\$800/	40.00	40.00	0.8891	0.7598	800	100
				80 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 54,048						

GARAGE ASSESSED ON -00  
LOT USED AS EASEMENT FOR OTHER LOT OWNERS..NOT BUILDABLE

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




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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	27,000	0	27,000			652C
2023	16,200	0	16,200			621C
2022	15,000	0	15,000			592C
2021	12,500	0	12,500			574C

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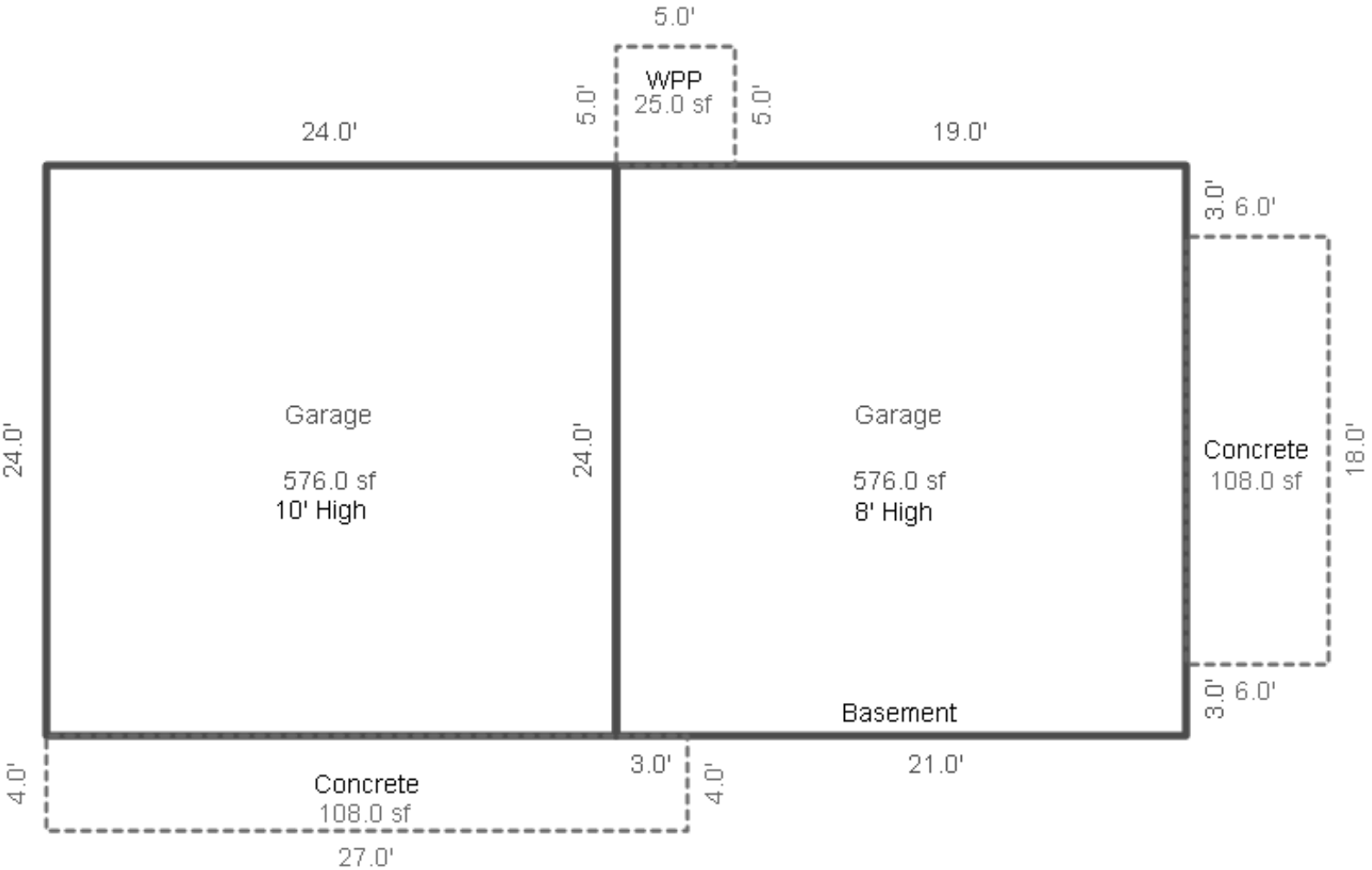
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SCHUT THOMAS & BEVERLY A 2725 FAIRBROOK JENISON MI 49428		MAP #:		2024 Est TCV 70,080 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
SEC 11 T22N R8W W'LY 90 FT OF LOTS 60 & 61 EXC THE W'LY 40 FT; OF EACH MISSAUKEE PARK ORIG PLAT. SPLIT ON 04/30/2019 FROM 009-470-060-00.,L222P9		Public Improvements		* Factors *								
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
GRG HAS FIN BSM'T Split/Comb. on 04/30/2019 completed 04/30/2019 TIM ; Parent Parcel(s): 009-470-060-00; Child Parcel(s): 009-470-060-75;		Topography of Site		B 50' @\$800/		50.00	80.00	1.0000	0.9036	800	100	36,144
----- 		Level		50 Actual Front Feet, 0.09 Total Acres		Total Est. Land Value =				36,144		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Rolling		Land Improvement Cost Estimates								
		Low		Description		Rate	Size % Good	Cash Value				
		High		D/W/P: 4in Concrete		6.97	100 0	0				
		Landscaped		Residential Local Cost Land Improvements								
		Swamp		Description		Rate	Size % Good	Cash Value				
		Wooded		LAND IMPROVE 1000		0.00	0 100	1,000				
		Pond		Total Estimated Land Improvements True Cash Value =				1,000				
		Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Ravine		Who	When	What	2024	18,100	16,900	35,000	16,201C	
		Wetland		TPC 04/30/2021 INSPECTED	2023	9,000	14,900	23,900		15,430C		
		Flood Plain		TPC 04/30/2019 INSPECTED	2022	5,000	13,400	18,400		14,696C		
					2021	5,000	12,100	17,100		14,227C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 70 25	Type WPP WPP	Year Built: 1950 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: 288 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: GRG		Trim & Decoration		X	Ex	X	Ord	Min							
Yr Built 1950	Remodeled 2000	Size of Closets			Lg	X	Ord	Small							
Condition: Average		Doors			Solid	X	H.C.								
Room List		(5) Floors		(12) Electric			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		150 Amps Service			Class: C +5 Effec. Age: 35 Floor Area: 0 Total Base New : 46,064 Total Depr Cost: 29,942 Estimated T.C.V: 32,936			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C 5 Blt 1950					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	X	Ord.	Min	(11) Heating System: Space Heater 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							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing								
	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many	X	Ave.	Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Plumbing								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath Porches WPP Foundation: Shallow WPP Foundation: Shallow Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Class: C Exterior: Pole (Finished) Base Cost Local Cost Items SANITARY SEWER			1 70 70 25 25		-4,646 2,532 -760 1,365 -430			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: GRG HAS FIN BSM'T ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:								
X	Gable Hip Flat	Gambrel Mansard Shed	576 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			1 46,064		0 29,942			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOOMIS RICHARD P & MCGIN	LOOMIS RICHARD & MCGINN A	0	04/12/2019	QC	09-FAMILY	2019-01243	DEED	0.0
SANFORD JOSEPH C & JOYCE	LOOMIS RICHARD P & MCGINN	45,000	09/09/2011	WD	03-ARM'S LENGTH	2011-02890	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1898 S GOLDENROD AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/21/2017	2017-0470	100%

Owner's Name/Address	MAP #:
LOOMIS RICHARD & MCGINN ADELE TRUST 1642 WALDORN AVE NE GRAND RAPIDS MI 49505	2024 Est TCV 115,983 TCV/TFA: 159.32

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																											
. SEC 11 T22N R8W LOT 62 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B 50' @\$800/</td> <td>40.00</td> <td>140.00</td> <td>1.0574</td> <td>1.0393</td> <td>800</td> <td>100</td> <td></td> <td>35,165</td> </tr> <tr> <td colspan="8">40 Actual Front Feet, 0.13 Total Acres</td> <td>Total Est. Land Value = 35,165</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165	40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 35,165
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165																						
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 35,165																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
21101453 \$49,900 ADD SEWER FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>7.35</td> <td>961</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>7.35</td> <td>700</td> <td>0</td> <td>0</td> </tr> <tr> <td>Metal Prefab</td> <td>15.55</td> <td>100</td> <td>45</td> <td>700</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	7.35	961	0	0	D/W/P: 4in Ren. Conc.	7.35	700	0	0	Metal Prefab	15.55	100	45	700
Description	Rate	Size	% Good	Cash Value																			
D/W/P: 4in Ren. Conc.	7.35	961	0	0																			
D/W/P: 4in Ren. Conc.	7.35	700	0	0																			
Metal Prefab	15.55	100	45	700																			

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



Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
D/W/P: 4in Ren. Conc.	7.35	961	0	0
D/W/P: 4in Ren. Conc.	7.35	700	0	0
Metal Prefab	15.55	100	45	700

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,600	40,400	58,000			30,569C
2023	8,800	35,300	44,100			29,114C
2022	5,000	31,900	36,900			27,728C
2021	5,000	28,900	33,900			26,843C

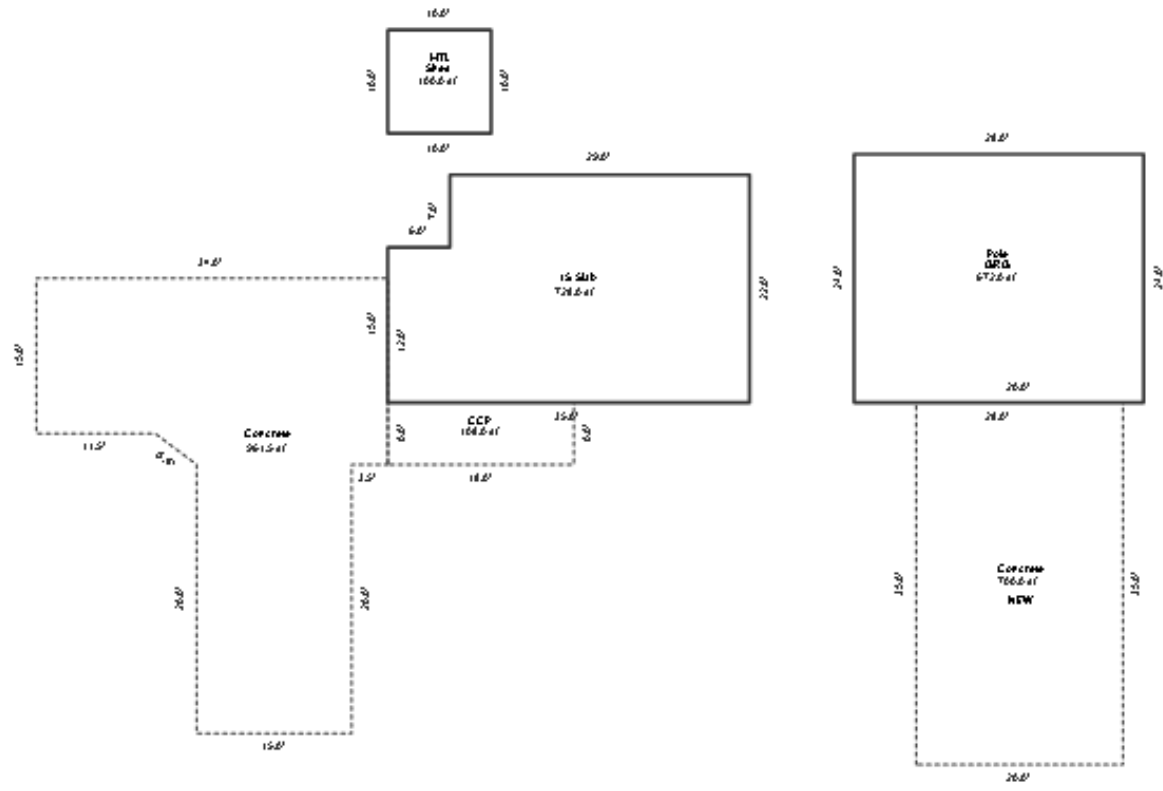
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 1991 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration									100	CCP (1 Story)						
Building Style: 1S																			
Yr Built	Remodeled																		
1958	1970																		
Condition: Average																			
Room List																			
	Basement 1st Floor 2nd Floor 1 Bedrooms																		
(1) Exterior			(5) Floors Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings																
(2) Windows			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 S.F. Height to Joists: 0.0																
X	Many Avg. Few	X	Large Avg. Small																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof			(9) Basement Finish																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
	Chimney: Metal																		
										Class: CD Effec. Age: 40 Floor Area: 728 Total Base New : 117,791 Total Depr Cost: 70,675 Estimated T.C.V: 77,743			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas						Cls CD		Blt 1958	
										Stories Exterior Foundation 1 Story Siding Slab			Size 728		Cost New 84,872		Depr. Cost 50,924		
										Other Additions/Adjustments Plumbing Average Fixture(s) Porches CCP (1 Story) Garages Class: CD Exterior: Pole (Unfinished) Base Cost Door Opener Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			Total: 1 100 672 2 1 1 1 1		1,230 2,569 16,598 970 1,326 2,585 1,934 5,707 0 117,791		738 1,541 9,959 582 796 1,551 1,160 3,424 0 70,675		
										Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TC			77,743		*				

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

009-70-662-00



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



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

Property Address: S GOLDEN ROD AVE  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 04/21/2003  
 Building Permit(s): MAP #: 2024 Est TCV 35,165  
 Date: Number: Status:

S GOLDEN ROD AVE School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: GEESEMAN LARRY J & ONALEE  
 1926 S GOLDENROD AVENUE  
 LAKE CITY MI 49651

2024 Est TCV 35,165

Improved X Vacant Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

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

B 50' @\$800/ 40.00 140.00 1.0574 1.0393 800 100 35,165

40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 35,165

Tax Description: . SEC 11 T22N R8W LOT 63 MISSAUKEE PARK ORIG PLAT. ,L222P9

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

X Topography of Site

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

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

2024 17,600 0 17,600 2,232C

2023 8,800 0 8,800 2,126C

2022 5,000 0 5,000 2,025C

2021 5,000 0 5,000 1,961C

Who When What TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 07/10/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1926 S GOLDENROD AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/21/2003									
Owner's Name/Address		MAP #:		2024 Est TCV 250,174 TCV/TFA: 188.10									
GEESEMAN LARRY J & ONALEE 1926 S GOLDENROD AVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Tax Description		Public Improvements		* Factors *		4 LOTS							
. SEC 11 T22N R8W LOTS 64, 65, 66 & 67 MISSAUKEE PARK ORIG PLAT. ,L222P9		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		B 50' @\$800/	40.00	140.00	0.7477	1.0393	800	100		24,866
EXTENSIVE REMODELING FOR 00		X	Paved Road		B 50' @\$800/	40.00	140.00	0.7477	1.0393	800	100		24,866
		X	Storm Sewer		B 50' @\$800/	80.00	140.00	0.7477	1.0393	800	100	2 LOTS SURPLUS	49,731
		X	Sidewalk		160 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =						99,462
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description					Rate	Size	% Good	Cash Value
		X	Electric		D/W/P: 4in Concrete					6.49	240	50	779
		X	Gas		D/W/P: 3.5 Concrete					6.16	326	50	1,004
		X	Curb		Wood Frame					20.08	432	50	4,337
		X	Street Lights		Total Estimated Land Improvements		True Cash Value =						6,120
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	49,700	75,400	125,100			45,090C		
		TPC 04/30/2021	INSPECTED		2023	24,900	65,700	90,600			42,943C		
		TPC 07/28/2018	INSPECTED		2022	15,000	58,100	73,100			40,899C		
		TPC 12/27/2017	INSPECTED		2021	15,000	52,400	67,400			39,593C		

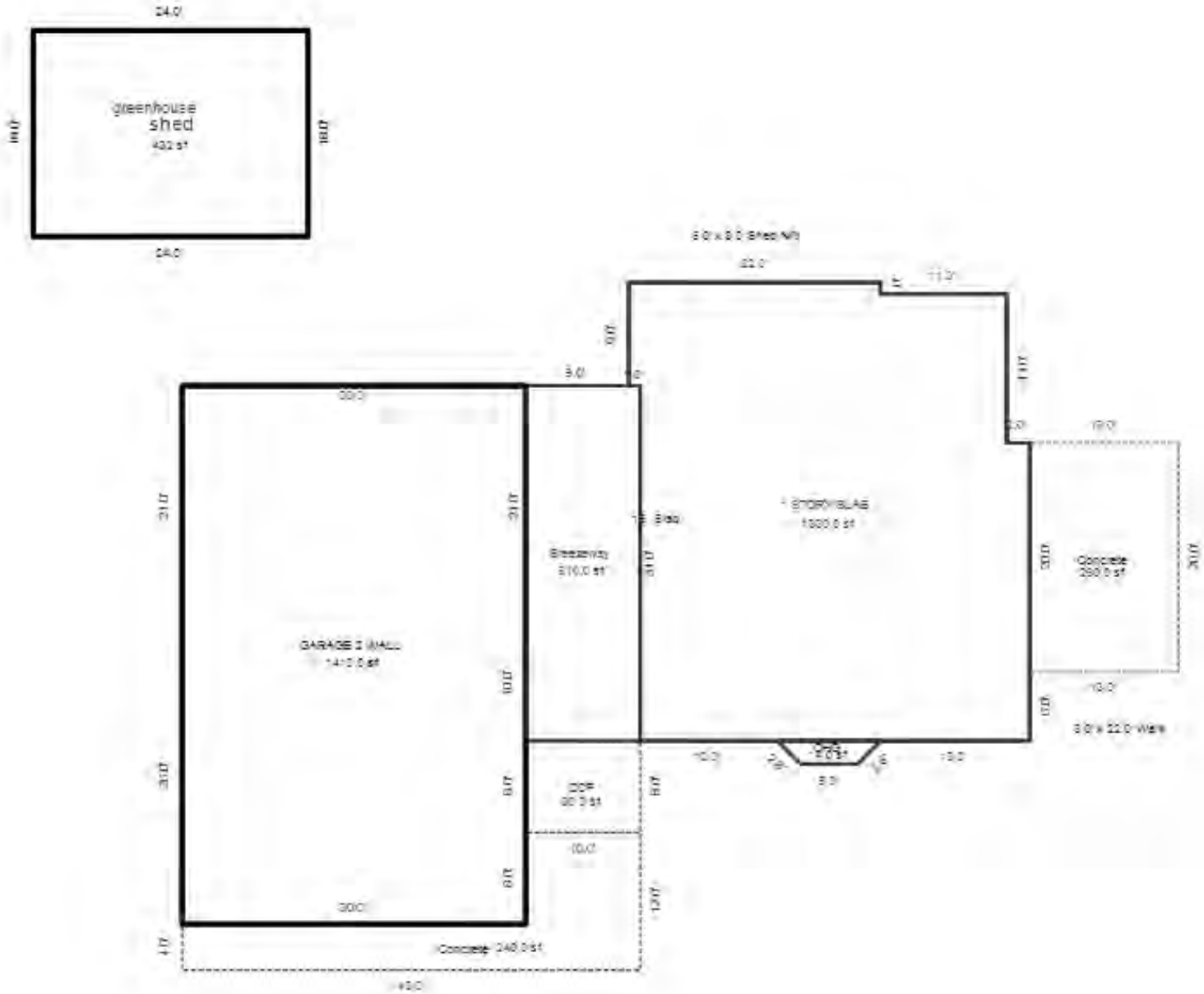


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 310	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1410 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,330 Total Base New : 219,080 Total Depr Cost: 131,447 Estimated T.C.V: 144,592			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1945	
Yr Built 1945	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 1330 SF Floor Area = 1330 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total: 146,000		87,600			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X H.C.	(12) Electric			1 Story Siding Slab 1,330			146,000		87,600			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,230 738						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Porches			CCP (1 Story) 80 2,114 1,268						
	Insulation	(7) Excavation		Many X Ave. Few			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1330 S.F. Height to Joists: 0.0		(14) Water/Sewer			Water/Sewer			Common Wall: 1/2 Wall 1 -1,023 -614						
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 1410 40,622 24,373								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,934 1,160						
X	Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Fireplaces			Exterior 1 Story 1 5,707 3,424						
(3) Roof		Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Breezeways			Frame Wall 310 18,585 11,151						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Local Cost Items			SANITARY SEWER			1 0 0					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Totals:			219,080 131,447						
Chimney: Metal				ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TC						144,592						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIS GLEN & ELIZABETH L	TANIS GLEN & ELIZABETH L	0	11/21/2022	QC	09-FAMILY	2022-03858	PROPERTY TRANSFER	0.0
TANIS GLEN & ELIZABETH	TANIS GLEN & ELIZABETH	0	07/12/2021	QC	09-FAMILY	2021-02480	PROPERTY TRANSFER	0.0
TANIS GLEN & ELIZABETH H&	TANIS GLEN & ELIZABETH &	1	11/03/2014	QC	21-NOT USED/OTHER	2014-03716	DEED	50.0
FEDERAL NATIONAL MORTGAGE	TANIS GLEN & ELIZABETH H&	28,100	08/23/2013	CD	11-FROM LENDING INSTITUT	2013-02971 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
1956 S GOLDENROD AVE									
	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 09/02/2015								
Owner's Name/Address	MAP #:		2024 Est TCV 148,069 TCV/TFA: 101.84						
WOODWORTH MICHAEL & TANIS GLEN & ELIZABETH L 1956 S GOLDENROD AVE LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C 50' @ 500/FF	73.00	140.00	0.8927	1.0473	500 100	34,125
			73 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =		34,125	
Tax Description	Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value			
. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road							
Comments/Influences	X	Gravel Road							
ADD 40' RR STREET FOR 98	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							
	Topography of Site								
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
	2024	17,100	56,900	74,000			34,112C		
	2023	8,600	49,700	58,300			32,488C		
	2022	5,000	44,700	49,700			30,941C		
	2021	5,000	38,800	43,800			29,953C		

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/15/2013	INSPECTED

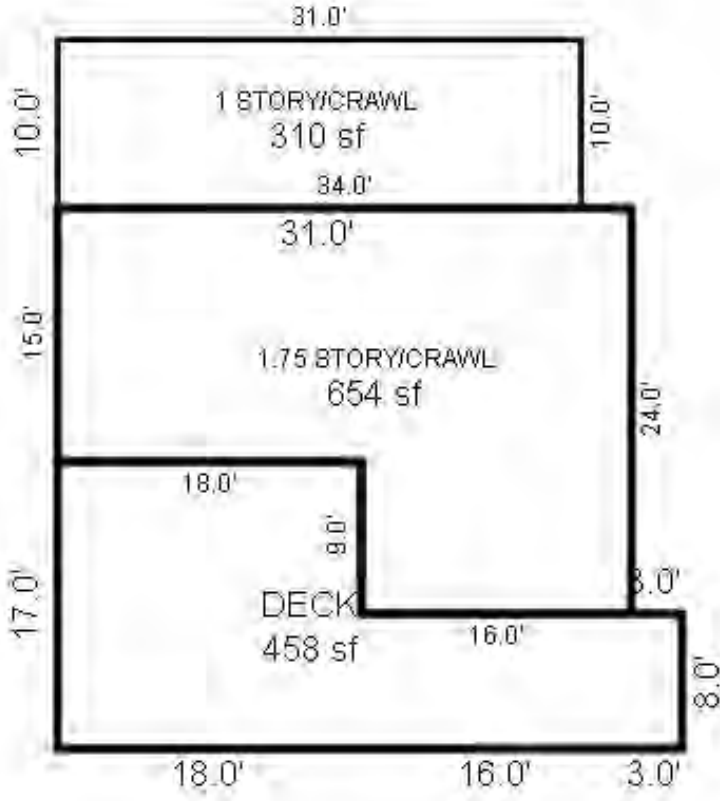
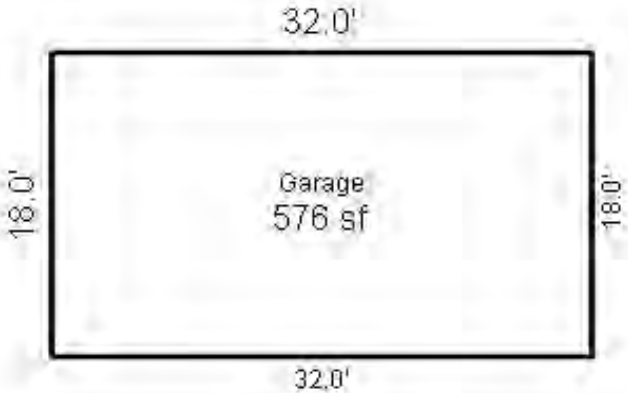


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 548	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration														
Building Style: 1.75S				Size of Closets																			
Yr Built 1975	Remodeled 2014	Ex	X	Ord		Min																	
Condition: Fair				Lg			Ord	X	Small														
Room List		Doors		Solid	X	H.C.																	
	Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall																				
(2) Windows		(7) Excavation		No. of Elec. Outlets																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 964 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
X	Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
(3) Roof		(10) Floor Support		(14) Water/Sewer																			
	Gable Hip Flat	X	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
X	Asphalt Shingle			Lump Sum Items:																			
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																			
										Class: D Effec. Age: 45 Floor Area: 1,454 Total Base New : 186,767 Total Depr Cost: 102,722 Estimated T.C.V: 112,994		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:									
										Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls D		Blt 1975									
										(11) Heating System: Forced Air w/ Ducts		Ground Area = 964 SF		Floor Area = 1454 SF.									
										Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas											
										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
										1.75 Story		Siding		Crawl Space		654							
										1 Story		Siding		Crawl Space		310							
										Total:				143,624		78,993							
										Other Additions/Adjustments													
										Plumbing		Average Fixture(s)		1		1,025		564					
										Deck		2 Fixture Bath		1		2,152		1,184					
										Treated Wood		548		7,645		4,205							
										Garages		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		576		17,073		9,390	
										Water/Sewer		Public Sewer		1		1,175		646					
										Water Well, 50 Feet		1		2,498		1,374							
										Built-Ins		Appliance Allow.		1		1,638		901					
										Fireplaces		Exterior 1 Story		2		9,937		5,465					
										Local Cost Items		SANITARY SEWER		1		0		0		*			
										Totals:		186,767		102,722									
										Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =>		TCV:		112,994							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIPPY RICHARD R	SHIPPY RICHARD R	0	03/29/2023	QC	09-FAMILY	2023-00839	PROPERTY TRANSFER	0.0
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/14/2011	QC	21-NOT USED/OTHER	2011-03046 QCD	PROPERTY TRANSFER	100.0
KOLLAR KENNETH		0	05/28/2010	AFF	07-DEATH CERTIFICATE	2010-2730DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1955 S ARBUTUS AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 108,011 TCV/TFA: 300.03					

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			B 50' @\$800/	40.00	140.00	0.8540	1.0393	800	100		28,402	
			B 50' @\$800/	54.00	140.00	0.8540	1.0393	800	100		38,343	
			94 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =		66,744

Tax Description		Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
. SEC 11 T22N R8W LOTS 69 & 70 MISSAUKEE PARK ORIG PLAT. ,L222P9 Comments/Influences ADD 40; RR STREET FOR 98	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
		Residential Local Cost Land Improvements		Description	Rate	Size <td>% Good <td>Cash Value</td> </td>	% Good <td>Cash Value</td>	Cash Value	
		X	Gas	LAND IMPROVE 1000	1,000.00	1	97	970	
		X	Curb	Total Estimated Land Improvements True Cash Value =					970

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	33,400	20,600	54,000			19,209C
	Rolling	2023	16,700	18,000	34,700			18,295C
	Low	2022	10,000	16,300	26,300			17,424C
	High	2021	10,000	14,700	24,700			16,868C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	16,700	18,000	34,700			18,295C
TPC	12/27/2017	INSPECTED	2022	10,000	16,300	26,300			17,424C
TPC	11/29/2010	INSPECTED	2021	10,000	14,700	24,700			16,868C

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







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		18,000	04/01/1999	WD	33-TO BE DETERMINED	01-0:2319	DEED	0.0

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

Owner's Name/Address	MAP #:					
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BODE RICHARD J & BONNIE J TRUST	2024 Est TCV 155,184 TCV/TFA: 101.23					
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2245 KNICKERBOCKER CT SW	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
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WYOMING MI 49509	Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
B 50' @\$800/	100.00	140.00	0.8409	1.0393	800	100	69,915	
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	69,915

Tax Description	Land Improvement Cost Estimates					
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. SEC 11 T22N R8W LOT 71, 72 & S 1/2 OF LOT 73 MISSAUKEE PARK ORIG PLAT. L222P9	X	Dirt Road	Description	Rate	Size % Good	Cash Value
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Comments/Influences	X	Gravel Road	Wood Frame	25.79	99 50	1,276
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HUD ON PIN 470-072-00	X	Paved Road	Wood Frame	24.89	120 50	1,493
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COMBINE LOT 72	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =				2,769
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	X	Sidewalk				
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	X	Water				
--	---	-------	--	--	--	--

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

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

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

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

		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
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	X	Level				
--	---	-------	--	--	--	--

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

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

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

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

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

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

		Pond				
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		Waterfront				
--	--	------------	--	--	--	--

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

		Wetland				
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		Flood Plain				
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	TPC	04/30/2021	INSPECTED	2024	35,000	42,600	77,600			28,738C
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	TPC	12/27/2017	INSPECTED	2023	17,500	54,500	72,000			27,370C
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	TPC	11/15/2011	INSPECTED	2022	5,000	0	5,000			2,078C
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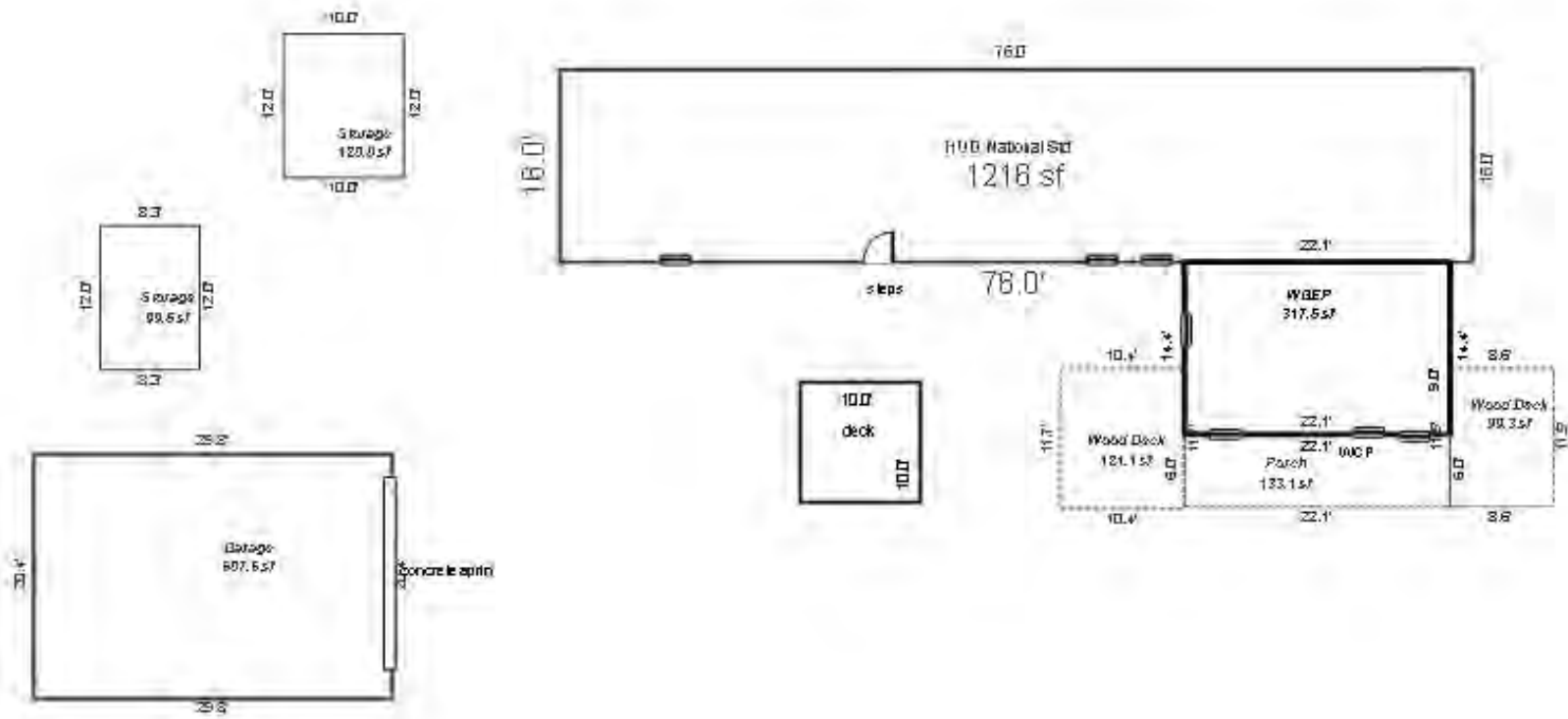
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 317 121 99 133	Type WGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Class: Good Effec. Age: 20 Floor Area: Total Base New : 187,498 Total Depr Cost: 103,125 Estimated T.C.V: 82,500			E.C.F. X 0.800		Cls Good Blt 2002	
Yr Built 2002	Remodeled ADD 2011	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			150 Amps Service			Type			Size		Cost New	
(1) Exterior		Kitchen: Other: Other:		150			Ex. X Ord. Min			Ext. Walls			Roof/Fnd.		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Main Home			Comp.Shingle		1216	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Addition			Crawl		317	
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 317 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical		184	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath			Plumbing			Average Fixture(s)		1	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water			Porches			WGEP (1 Story)		317	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Foundation: Shallow			Deck		Treated Wood	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic			Treated Wood w/Roof (Deck Portion)			Treated Wood		121	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			2000 Gal Septic			Treated Wood w/Roof (Roof portion)			Treated Wood		99	
										Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	
										480			28,334		15,584	
										Door Opener			1		683	
										Water/Sewer			Public Sewer		1	
										Water Well, 50 Feet			1		2,921	
										Built-Ins			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BODE RANDALL L & LORRAINE	BODE RANDALL L & LORRAINE	0	06/09/2021	WD	15-LADY BIRD	2021-02154	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1905 S ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 172,937 TCV/TFA: 127.91					

Owner's Name/Address	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
BODE RANDALL L & LORRAINE D 6945 VALLEY VIEW AVE JENISON MI 49428	

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W N 1/2 OF LOT 73 & ENT LOT 74 MISSAUKEE PARK ORIG PLAT. L222P9	X	Dirt Road	40.00	140.00	0.9554	1.0393	800	100		31,775
	X	Gravel Road	20.00	140.00	0.9468	1.0473	500	100		9,916
		Paved Road	60 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =				41,691

Comments/Influences	Topography of Site
REMOVE OLD MH ADD 2003 SCHULT MHD FOR 04..ALSO GRG NOT PREV ON ROLL ADD SEWER FOR 06.	X

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	20,800	65,700	86,500			35,539C
2023	10,400	56,900	67,300			33,847C
2022	10,000	49,800	59,800			32,236C
2021	10,000	44,400	54,400			31,207C

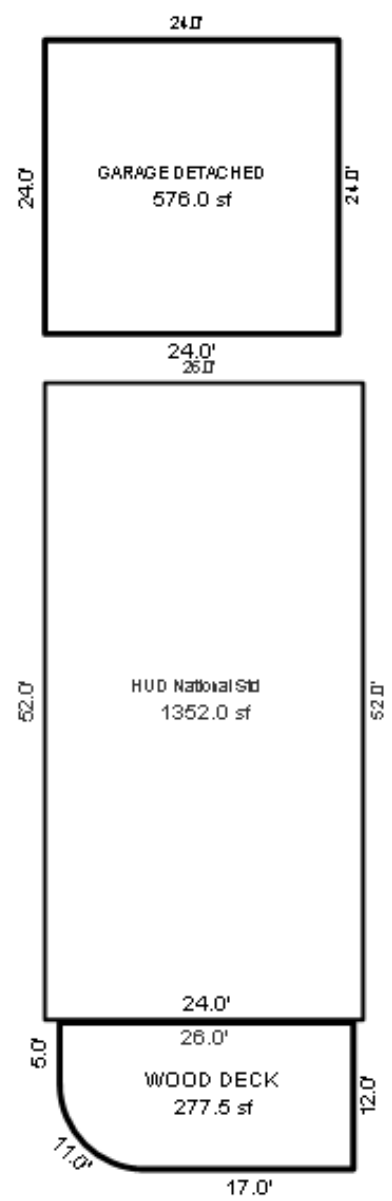


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 15 277	Type WPP Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 218,741 Total Depr Cost: 174,994 Estimated T.C.V: 131,246		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C Blt 2003		
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	Size of Closets			150 Amps Service		Ground Area = 1352 SF Floor Area = 1352 SF.				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas				
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1 Story Siding Crawl Space 1,352		Total: 174,390		139,513	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood 277 5,133 4,106			
X	Many Avg. X Few	Large Avg. X Small		Basement Finish			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 2,766 2,213			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches		WPP 15 795 636			
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCY: 131,246			Local Cost Items		SANITARY SEWER 1 0 0 *			
X	Asphalt Shingle									Public Sewer		1 1,494 1,195			
										Water Well, 50 Feet		1 2,686 2,149			
										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			
										Porches		WPP 15 795 636			
										Local Cost Items		SANITARY SEWER 1 0 0 *			
										Totals:		218,741 174,994			

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



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



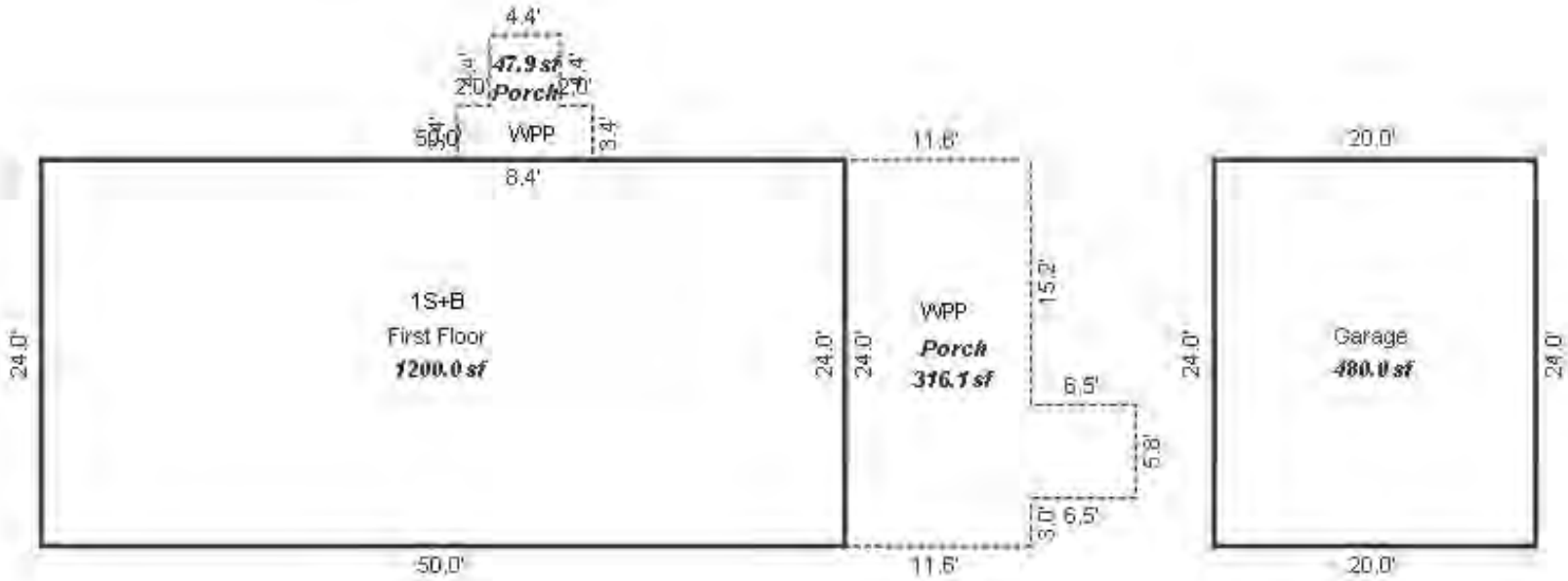
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7279 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/06/1997										
BALCER MARTIN F & LORI L 7279 MISSAUKEE BLVD LAKE CITY MI 49651		MAP #:		2024 Est TCV 172,544 TCV/TFA: 143.79								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 75 MISSAUKEE PARK ORIG PLAT. ,L222P9		Gravel Road		B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165
Comments/Influences		Paved Road		40 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		35,165		
ADD SEWER FOR 05		Storm Sewer		Land Improvement Cost Estimates								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description		Rate	Size	% Good	Cash Value			
		Electric		LAND IMPROVE 1000		1,000.00	1	94	940			
		Gas		Total Estimated Land Improvements True Cash Value = 940								
		Curb		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Street Lights		2024	17,600	68,700	86,300			45,067C		
		Standard Utilities		2023	8,800	59,800	68,600			42,921C		
		Underground Utils.		2022	5,000	53,900	58,900			40,878C		
		Topography of Site		2021	5,000	48,700	53,700			39,573C		
		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								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 47 316	Type WPP WPP	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																								
Building Style: 1S		Trim & Decoration		Size of Closets																											
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min																									
Condition: Average		Lg		X	Ord		Small																								
Room List		Doors		Solid	X	H.C.																									
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:																											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall																												
(2) Windows		(7) Excavation		No. of Elec. Outlets																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No./Qual. of Fixtures																											
X	Double Hung Horiz. Slide Casement		Conc. Block 8 Poured Conc. Stone	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	(9) Basement Finish																											
(3) Roof		(14) Water/Sewer																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: 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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,200</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>157,208</td> <td>102,185</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,200			Total:				157,208	102,185	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Basement	1,200																												
Total:				157,208	102,185																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches WPP 47 1,814 1,179 WPP 316 4,699 3,054 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680 Built-Ins Appliance Allow. 1 1,934 1,257 Local Cost Items SANITARY SEWER 1 0 0										Totals: 190,826 124,035		* 136,439																			
Notes:										ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		136,439																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANBORN FAMILY TRUST	SANBORN EUGINE B & KAROL	70,000	07/14/2023	WD	09-FAMILY	2023-01864	PROPERTY TRANSFER	0.0
SANBORN HARRY L & JEANETT	SANBORN FAMILY TRUST	1	06/21/2012	WD	03-ARM'S LENGTH	2012-02314 WD	PROPERTY TRANSFER	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1916 S ARBUTUS AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/26/2020		2020-0271	100%		
Owner's Name/Address		P.R.E. 0%		Deck/Porch		04/15/2010		20100135	100%		
SANBORN EUGINE B & KAROL A 4550 NORTH HUBBARDSTON RD PEWAMO MI 48873		MAP #:		MANUFACTURED		01/01/2004		20040267	Complete		
		2024 Est TCV 122,593 TCV/TFA: 100.82									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
		Public Improvements		* Factors *			3 LOTS				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
				B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100	26,720
				B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100	26,720
				C 50' @ 500/FF	40.00	140.00	0.7690	1.0473	500	100	16,108
				120 Actual Front Feet, 0.39 Total Acres			Total Est. Land Value =				69,548
ADD SEWER FOR 05		X Sewer		Land Improvement Cost Estimates							
		X Electric		Description	Rate	Size	% Good	Cash Value			
		X Gas		Wood Frame	35.67	123	0	0			
		X Street Lights		Residential Local Cost Land Improvements							
		Standard Utilities		Description	Rate	Size	% Good	Cash Value			
		Underground Utils.		LAND IMPROVE 1000	1,000.00	1	97	970			
				Total Estimated Land Improvements			True Cash Value =		970		
Topography of Site		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	34,800	26,500	61,300		29,209C	
		TPC	04/30/2021	INSPECTED	2023	17,500	37,700	55,200		27,819C	
		JWV	09/11/2020	INSPECTED	2022	12,500	31,200	43,700		26,495C	
		TPC	05/06/2019	INSPECTED	2021	12,500	28,400	40,900		25,649C	

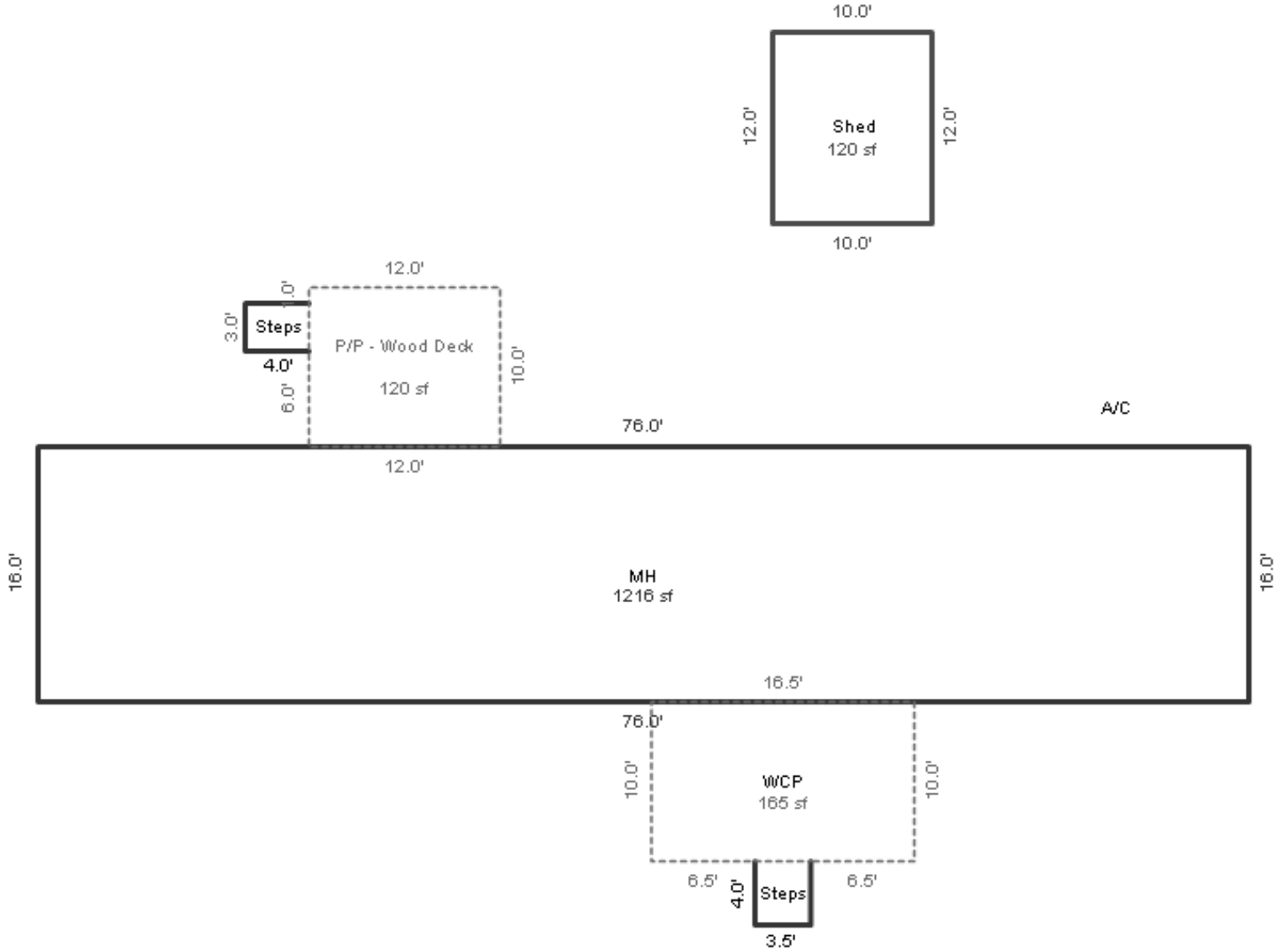


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home			Wood	Coal	Steam							165	WCP (1 Story)	Car Capacity:	
	Town Home	0		Forced Warm Air				Dishwasher	Interior 2 Story	120	Treated Wood	Class:				
	Duplex	0		Wall Furnace				Garbage Disposal	2nd/Same Stack			Exterior:				
	A-Frame			Warm & Cool Air				Bath Heater	Two Sided			Exterior Ven.:				
X	Wood Frame	(4) Interior		Heat Pump				Vent Fan	Exterior 2 Story			Stone Ven.:				
		Drywall						Hot Tub	Prefab 1 Story			Common Wall:				
	Building Style:	Paneled						Unvented Hood	Prefab 2 Story			Foundation:				
	HUD	Plaster Wood T&G						Vented Hood	Heat Circulator			Finished ?:				
		Trim & Decoration						Intercom	Raised Hearth			Auto. Doors:				
	Yr Built	Ex	X	Ord		Min		Jacuzzi Tub	Wood Stove			Mech. Doors:				
	Remodeled							Jacuzzi repl.Tub	Direct-Vented Ga			Area:				
	2004 202	0						Oven	Class: Good			% Good:				
	Condition:	Size of Closets						Microwave	Effec. Age: 20			Storage Area:				
	Average	Lg	X	Ord		Small		Standard Range	Floor Area:			No Conc. Floor:				
								Self Clean Range	Total Base New : 118,353	E.C.F.						
	Room List	Doors		Solid	X	H.C.		Sauna	Total Depr Cost: 65,094	X 0.800		Bsmnt Garage:				
	Basement	(5) Floors						Trash Compactor	Estimated T.C.V: 52,075			Carport Area:				
	1st Floor	Kitchen:						Central Vacuum			Roof:					
	2nd Floor	Other:						Security System								
	Bedrooms	Other:														
	(1) Exterior	No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Good		Blt 2004				
		Ex.	X	Ord.		Min		(11) Heating System: Warm & Cool Air								
	Wood/Shingle	(6) Ceilings						Ground Area = 1216 SF Floor Area = 1216 SF.								
	Aluminum/Vinyl							Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
	Brick							Building Areas								
	Insulation							Type Ext. Walls Roof/Fnd. Size								
	(2) Windows	(7) Excavation						Main Home Siding Comp.Shingle 1216								
		Basement: 0 S.F.						Total: 92,574 50,915								
	Many	Crawl: 0 S.F.						Other Additions/Adjustments								
	Avg.	Slab: 0 S.F.						Skirting, Metal or Vinyl, Vertical 192								
	Large	Height to Joists: 0.0						Plumbing								
	Avg.							Average Fixture(s) 1 1,237 680								
X	Few	X	Small	(8) Basement				2 Fixture Bath 1 2,617 1,439								
				Conc. Block				Porches								
	Wood Sash			Poured Conc.				WCP (1 Story) 165 7,701 4,236								
	Metal Sash			Stone				Deck								
	Vinyl Sash			Treated Wood				Treated Wood 120 3,122 1,717								
	Double Hung			Concrete Floor				Water/Sewer								
	Horiz. Slide							Public Sewer 1 1,914 1,053								
	Casement							Water Well, 50 Feet 1 2,921 1,607								
	Double Glass							Built-Ins								
	Patio Doors							Appliance Allow. 1 3,975 2,186								
	Storms & Screens							Local Cost Items								
	(3) Roof	(9) Basement Finish						SANITARY SEWER 1 0 0 *								
X	Gable							Totals: 118,353 65,094								
	Hip							Notes: 2004 REDMAN MH								
	Flat							ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV: 52,075								
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Metal	Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARKS MICHAEL F & SARAH S	MARKS MICHAEL & SARAH TRU	0	01/27/2016	QC	09-FAMILY	2016-00313	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1956 S ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	03/23/2010	20100084	100%
Owner's Name/Address	P.R.E. 100% 11/09/2005		Deck/Porch	10/31/2005	20050382	Complete
MARKS MICHAEL & SARAH TRUST 1956 S ARBUTUS AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 277,904 TCV/TFA: 206.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
	Public Improvements		* Factors *					5 LOTS			
LOTS 81, 82 & 83. MISSAUKEE PARK ORIG PLAT & COMBINED 2011 ROLL - SEC 11 T22N R8W LOTS 79 & 80 MISSAUKEE PARK ORIG PLAT ,L222P9	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road	A 50' @ 1200/	40.00	140.00	0.7071	1.0393	1200	100		35,275
Comments/Influences	X	Paved Road	A 50' @ 1200/	40.00	140.00	0.7071	1.0393	1200	100		35,275
		Storm Sewer	C 50' @ 500/FF	120.00	140.00	0.6598	1.0473	500	100	3 LOTS SURPLUS	41,459
MANUFACTURED HOME	X	Sidewalk	200 Actual Front Feet, 0.64 Total Acres		Total Est. Land Value =						112,008
2010 COMBINED 79 WITH	X	Water	Land Improvement Cost Estimates								
009-470-083-00	X	Sewer	Description		Rate	Size	% Good	Cash Value			
	X	Electric	D/W/P: 4in Ren. Conc.		7.35	975	50	3,583			
	X	Gas	Wood Frame		21.93	200	50	2,193			
	X	Curb	Total Estimated Land Improvements True Cash Value = 5,776								
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	56,000	83,000	139,000			47,505C
2023	34,500	84,000	118,500			45,243C
2022	25,000	73,500	98,500			43,089C
2021	22,500	69,300	91,800			41,713C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/29/2010	INSPECTED



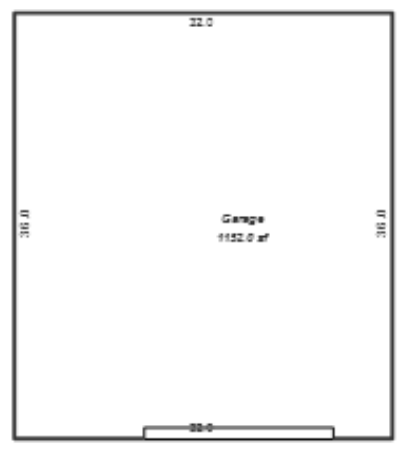
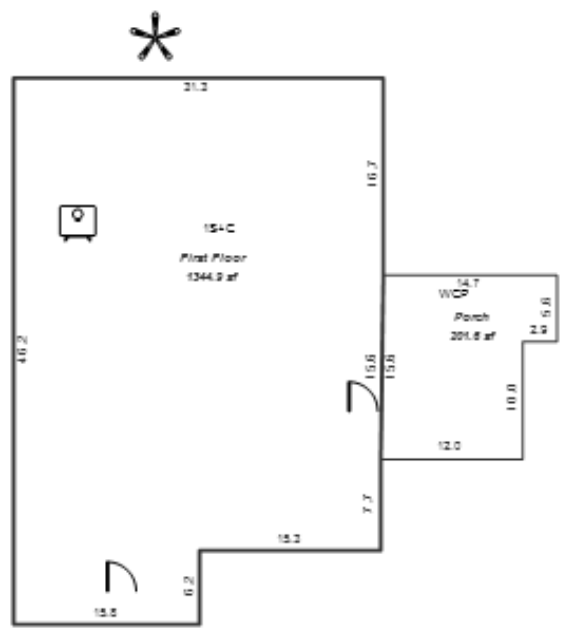
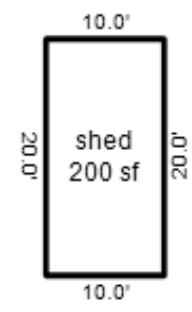
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 210 WCP (1 Story) 64 Treated Wood 64 Treated Wood 192 Treated Wood		Year Built: 1998 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: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																														
Yr Built 1994		Remodeled 0		Ex	X	Ord	Min																												
Condition: Average		Trim & Decoration			(12) Electric																														
Room List		Doors	Solid	X	H.C.			200	Amps Service																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.	Min																											
(2) Windows		(7) Excavation			No. of Elec. Outlets																														
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																														
			Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer																														
X	Gable Hip Flat	X	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																	
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994 (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>156,683</td> <td>109,677</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,344			Total:				156,683	109,677	E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	1,344																																
Total:				156,683	109,677																														
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 3 Fixture Bath 1 3,860 2,702 Porches WCP (1 Story) 210 7,426 5,198 Deck Treated Wood 64 1,980 1,564 * Treated Wood 64 1,980 1,564 * Treated Wood w/Roof (Deck Portion) 192 3,936 3,582 * Treated Wood w/Roof (Roof portion) 192 2,961 2,695 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 485 339 Base Cost 1152 36,887 25,821 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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																			

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





concrete  
975 sq.ft.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		42,000	10/01/1997	WD	33-TO BE DETERMINED	331:8083	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1955 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	03/14/2023	2023-0105	100%
	P.R.E. 100% 12/13/1999		Reroof	09/02/2011	2011-0479	100%
Owner's Name/Address	MAP #:					
VAILLANCOURT MICHAEL B & MELISSA G 1955 WILDROSE AVE LAKE CITY MI 49651	2024 Est TCV 283,514 TCV/TFA: 209.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				Value	
		Public Improvements		Description	Frontage	Depth	* Factors *		3 LOTS
. SEC 11 T22N R8W LOTS 84, 85 & 86 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road		B 50' @\$800/	40.00	140.00	0.7969 1.0393	800 100	26,502
		Gravel Road		B 50' @\$800/	40.00	140.00	0.7969 1.0393	800 100	26,502
		Paved Road		B 50' @\$800/	44.00	141.00	0.7969 1.0411	800 100	29,204
		Storm Sewer		124 Actual Front Feet, 0.40 Total Acres				Total Est. Land Value =	82,207
		Sidewalk							

Comments/Influences	X	Water	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
REPLACED MH W/MODULR FOR 00 @50% COMP FOR 01	X	Sewer	Fencing: Vnyl, 2 Rail	16.29	20	0	0
12X24 GRG ADD'N , WD FOR 03	X	Electric	D/W/P: Asphalt Paving	3.10	810	50	1,255
	X	Gas	D/W/P: 4in Ren. Conc.	8.18	762	50	3,116
	X	Street Lights	D/W/P: 3.5 Concrete	6.58	81	50	266
		Standard Utilities	D/W/P: Patio Blocks	15.61	44	50	343
		Underground Utils.	Wood Frame	28.00	120	50	1,680
			Total Estimated Land Improvements True Cash Value =				6,660



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	41,100	100,700	141,800			64,118C
Rolling	2023	20,600	84,500	105,100			61,065C
Low	2022	7,500	77,400	84,900			58,158C
High	2021	7,500	73,100	80,600			56,301C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

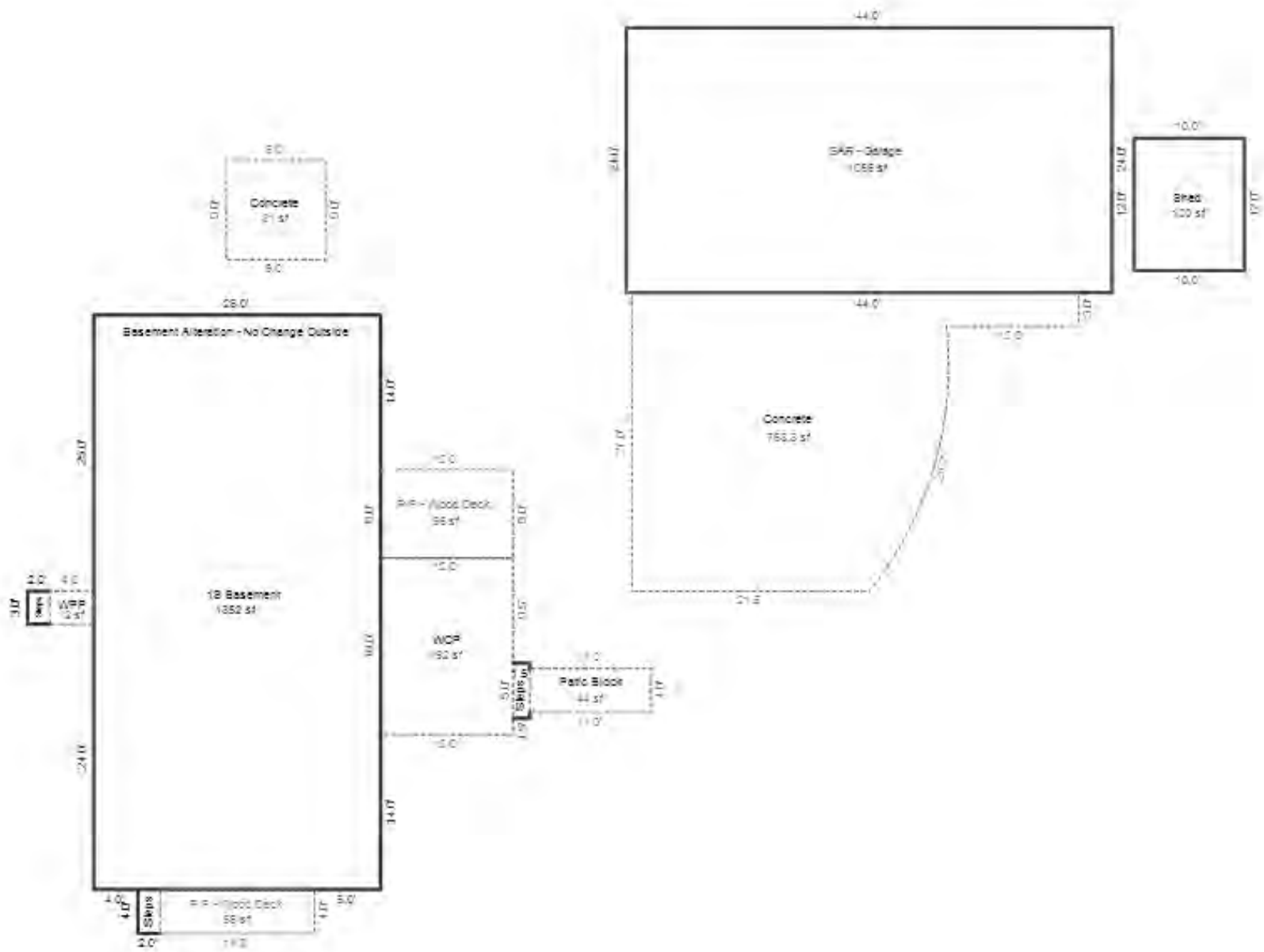
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	2024	2023	2022	2021
JWV	06/26/2023	INSPECTED				
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1056 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 1,352 Total Base New : 262,144 Total Depr Cost: 196,613 Estimated T.C.V: 194,647		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls C 5 Blt 1999						
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	150 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1352 SF Floor Area = 1352 SF.						
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas					
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement		1,352		Total: 207,181		155,393		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Recreation Room		100		1,933 1,450		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1		1,476 1,107		
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:		Porches		3 Fixture Bath		1		4,646 3,484		
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		Water/Sewer		Decks		WCP (1 Story)		192		7,818 5,863		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WPP		WCP (1 Story)		12		636 477		
(3) Roof		100 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood		96		2,505 1,879		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Treated Wood		56		1,882 1,411		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Pole (Unfinished)		Door Opener		3		1,640 1,230		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Base Cost		1056		25,481 19,111		
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Sewer		1		1,494 1,120		
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Water Well, 50 Feet		1		2,686 2,014		
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allow.		Appliance Allow.		1		2,766 2,074		
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Local Cost Items		SANITARY SEWER		1		0 0 *		
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOEDERLEIN RONALD F & LIN	DOEDERLEIN RONALD F & LIN	0	06/21/2005	QC	21-NOT USED/OTHER	05-0/2439	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1935 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST		MH	11/13/2003	20030439	Complete
	P.R.E. 100% 06/13/2005					

Owner's Name/Address	MAP #:	2024 Est TCV 339,814 TCV/TFA: 165.60
DOEDERLEIN RONALD F & LINDA L, TTEES RONALD & LINDA DOEDERLEIN REV TRUST P O BOX 540 LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
SEC 11 T22N R8W LOTS 87, 88 & 89. MISSAUKEE PARK ORIG PLAT. ,L222P9	X		* Factors * 3 LOTS					
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
REMOVE MH ETC FOR 04 03 SPLIT LOT 90 W/CABIN FOR 04			B 50' @\$800/	40.00	140.00	0.8034 1.0393	800 100	26,720
			B 50' @\$800/	40.00	140.00	0.8034 1.0393	800 100	26,720
			C 50' @ 500/FF	40.00	140.00	0.7690 1.0473	500 100	16,108
			120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value = 69,548

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	D/W/P: 4in Concrete	6.97	1500 50	5,227
Paved Road	Wood Frame	27.50	132 50	1,815
Storm Sewer	Wood Frame	24.66	200 50	2,466
Sidewalk	Residential Local Cost Land Improvements			
Water	Description	Rate	Size % Good	Cash Value
X Sewer	LAND IMPROVE 1000	1,000.00	1 95	950
X Electric	Total Estimated Land Improvements True Cash Value = 10,458			
X Gas				
X Curb				
X Street Lights				
Standard Utilities				
Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	34,800	135,100	169,900			74,355C
Rolling	2023	17,500	116,000	133,500			70,815C
Low	2022	12,500	100,200	112,700			67,443C
High	2021	12,500	100,000	112,500			65,289C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

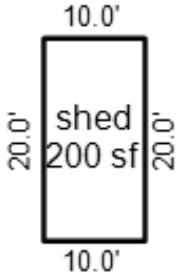
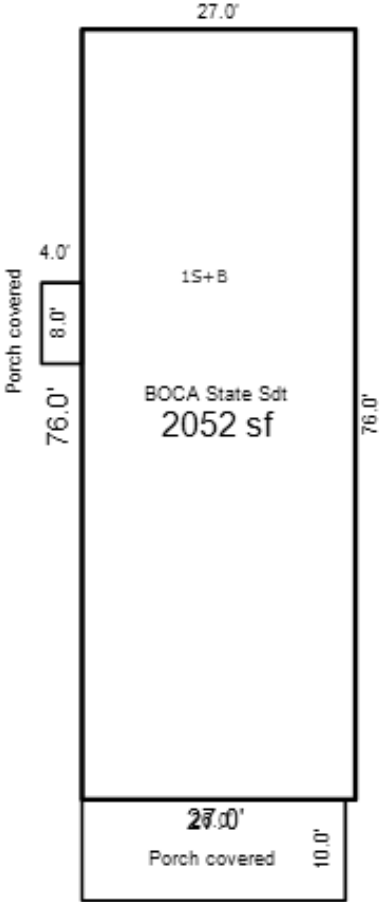
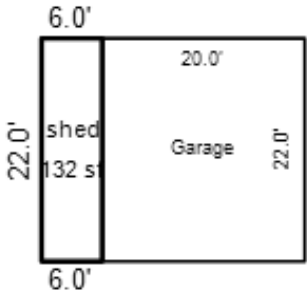


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 260	Type Treated Wood Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets			Ex	X	Ord		Min	
Building Style: BOCA/STATE																
Yr Built 2004	Remodeled 0															
Condition: Average																
Room List		Doors		Solid		X		H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service								
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		
(2) Windows		(7) Excavation		Basement: 2052 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. X Few	Large Avg. X Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish												
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Chimney:				Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 2052 SF Floor Area = 2052 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 2,052 Total: 282,215 225,773										E.C.F. X 0.990		Cls C Blt 2004				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Deck Treated Wood w/Roof (Deck Portion) 32 1,404 1,123 Treated Wood w/Roof (Roof portion) 32 694 555 Treated Wood w/Roof (Deck Portion) 260 4,919 3,935 Treated Wood w/Roof (Roof portion) 260 4,155 3,324 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,462 14,770 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0 Totals: 328,039 262,432																
Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV:												259,808				

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1915 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 100% 09/21/2023					
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DOEDERLEIN JILL M	MAP #:					
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P O BOX 307	2024 Est TCV 85,338 TCV/TFA: 162.24					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
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	Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 35,165

Tax Description	X	Dirt Road	Land Improvement Cost Estimates			
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LOT 90. MISSAUKEE PARK ORIG PLAT. L222P9	X	Gravel Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Paved Road	Wood Frame	22.46	112	50	1,258
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03 SPLIT FROM 087-00 FOR 04	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 1,258			
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	X	Sidewalk					
--	---	----------	--	--	--	--	--

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

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

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

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

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

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

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

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

		Topography of Site					
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	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Rolling	2024	17,600	25,100	42,700			14,611C
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		Low	2023	8,800	21,900	30,700		30,700A	13,916C
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		High	2022	5,000	20,100	25,100		25,100A	13,254C
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		Landscaped	2021	5,000	18,100	23,100			12,831C
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		Swamp							
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		Wooded							
--	--	--------	--	--	--	--	--	--	--

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

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

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

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

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

		Who	When	What					
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		TPC 04/30/2021	INSPECTED						
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		TPC 12/27/2017	INSPECTED						
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		TPC 04/27/2014	INSPECTED						
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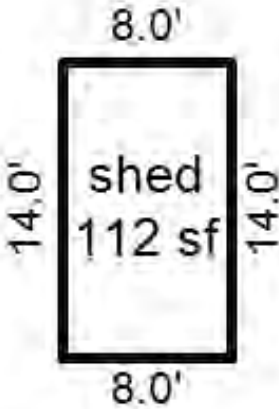
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																																																																
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																																																																
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X	Many Avg. Few	X	Large Avg. Small		Many	Ave.	X	Few																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 526 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																
X		(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																
X		(9) Basement Finish		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Lump Sum Items:																																																																																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Notes:																																																																																
Chimney: Block					ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:																																																																																
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>526</td> <td>Total:</td> <td>61,106</td> <td>36,664</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,025</td> <td>615</td> </tr> <tr> <td>Porches</td> <td>CGEP (1 Story)</td> <td></td> <td>48</td> <td></td> <td>3,663</td> <td>2,198</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td>1,175</td> <td>705</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,506</td> <td>3,304</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>1,638</td> <td>983</td> </tr> <tr> <td>Local Cost Items</td> <td>SANITARY SEWER</td> <td></td> <td>1</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Totals:</td> <td>74,113</td> <td>44,469</td> </tr> </tbody> </table>												Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	526	Total:	61,106	36,664	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,025	615	Porches	CGEP (1 Story)		48		3,663	2,198	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	Local Cost Items	SANITARY SEWER		1		0	0	Totals:					74,113	44,469	Cls D		Blt 1948	
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																															
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Water/Sewer	Public Sewer		1		1,175	705																																																																															
	Water Well, 100 Feet		1		5,506	3,304																																																																															
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Local Cost Items	SANITARY SEWER		1		0	0																																																																															
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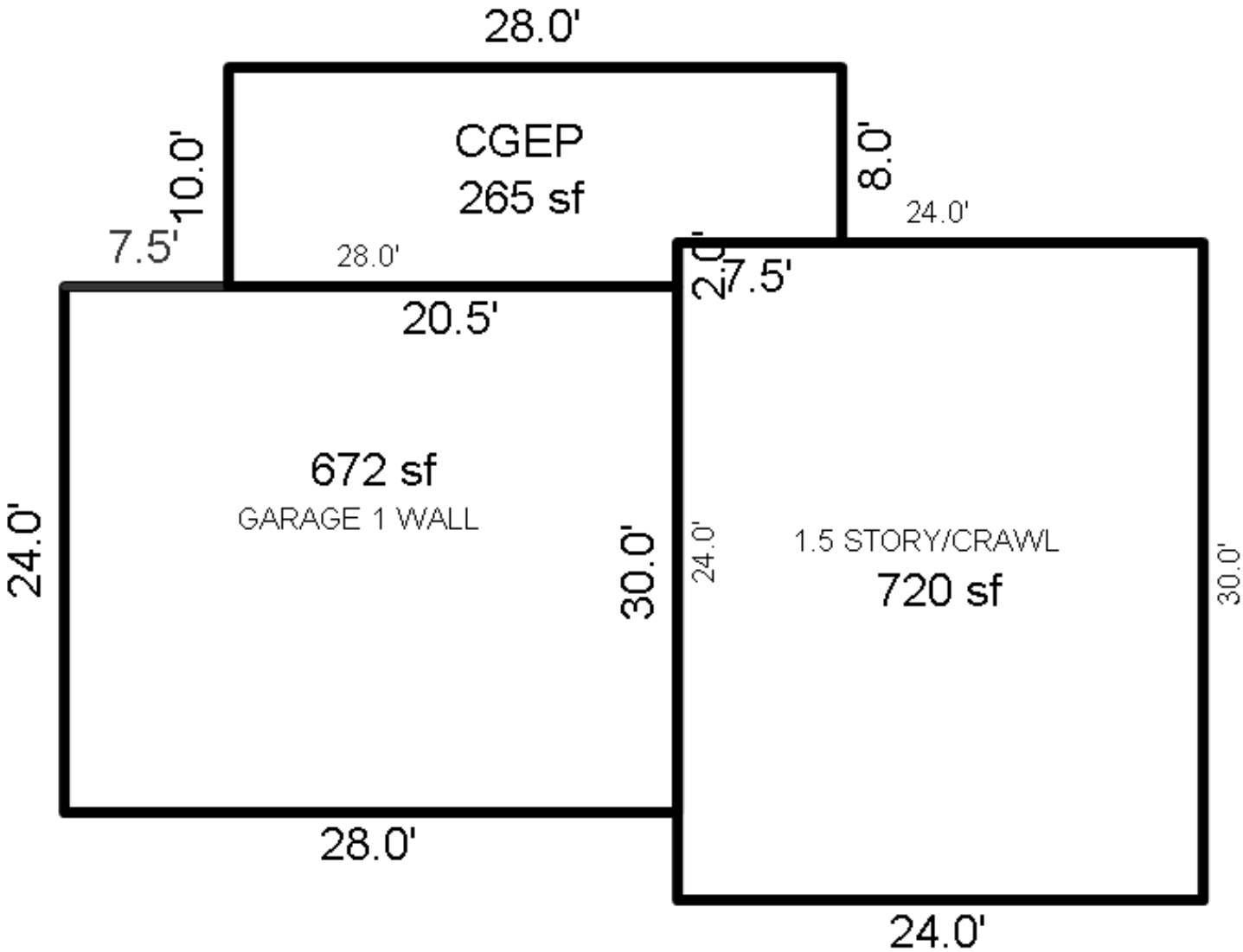
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VULPETTI JACK C	VULPETTI JACK C TRUST	1	10/02/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0			
VULPETTI JACK C & STEPHAN	VULPETTI JACK C & STEPHAN	0	02/21/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0			
VULPETTI JACK C & STEPHAN	VULPETTI JACK C	1	02/21/2012	QC	21-NOT USED/OTHER	2012-00553	PROPERTY TRANSFER	0.0			
VULPETTI JACK C & STEPHAN	VULPETTI JACK C & STEPHAN	0	09/25/2009	QC	21-NOT USED/OTHER	2009/3506	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
7361 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
VULPETTI JACK C TRUST 43 KENDRA COURT LOWELL MI 49331		MAP #:									
		2024 Est TCV 176,389 TCV/TFA: 163.32									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100	35,165
				40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 35,165							
				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	100	2,500			
				Total Estimated Land Improvements True Cash Value = 2,500							
Comments/Influences		X Street Lights									
NEW GRG @ 45% FOR 02 COMP FOR 03		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	17,600	70,600	88,200			42,329C
		TPC 04/30/2021 INSPECTED			2023	8,800	61,600	70,400			40,314C
		TPC 05/06/2018 INSPECTED			2022	5,000	55,600	60,600			38,395C
		TPC 12/27/2017 INSPECTED			2021	5,000	50,300	55,300			37,169C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 265	Type CGEP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 448 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,080 Total Base New : 177,405 Total Depr Cost: 126,113 Estimated T.C.V: 138,724			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1959	
Yr Built 1959	Remodeled 2009	Ex	Ord	X	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	Ord	X	Small	(13) Plumbing			1.5 Story Siding Crawl Space			720 Total: 123,144 87,426				
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			CGEP (1 Story) Foundation: Shallow			Garages			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	No. of Elec. Outlets			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			
(2) Windows		(7) Excavation		Many X Ord. Min			Public Water			Foundation: 42 Inch (Unfinished)			Storage Over Garage			
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Sewer			Common Wall: 1 Wall			Door Opener			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Basement Finish			1000 Gal Septic			Water/Sewer			Public Sewer			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			2000 Gal Septic			Water Well, 50 Feet			Built-Ins			
(3) Roof		(10) Floor Support		Lump Sum Items:			SANITARY SEWER			Appliance Allow.			Local Cost Items			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			SANITARY SEWER			Totals:			
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			177,405			126,113			
<p>*** Information herein deemed reliable but not guaranteed***</p>																



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BINDER VERA I ETAL	KELLEY BRIAN C	1	06/23/1999	WD	09-FAMILY	335P1089	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1906 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/24/2001					
KELLEY BRIAN C 1906 S WILDROSE AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 227,555 TCV/TFA: 194.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				Value	
		Public Improvements		Description	Frontage	Depth	* Factors *		
. SEC 11 T22N R8W LOTS 92, 93 & 94 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road		B 50' @\$800/	40.00	140.00	0.8034 1.0393	800 100	26,720
Comments/Influences		Gravel Road		B 50' @\$800/	40.00	140.00	0.8034 1.0393	800 100	26,720
CABIN BURNED FOR 99..NEW HOUSE U/C ...COMP FOR 00	X	Paved Road		C 50' @ 500/FF	40.00	140.00	0.7690 1.0473	500 100	16,108
		Storm Sewer		120 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =	69,548
		Sidewalk							

Description	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
		Description	Residential Local Cost Land Improvements			
Water	X					
Sewer	X					
Electric	X					
Gas	X					
Curb	X					
Street Lights	X	LAND IMPROVE 1000		1,000.00	1 95	950
Standard Utilities		Total Estimated Land Improvements True Cash Value =				950
Underground Utils.						

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

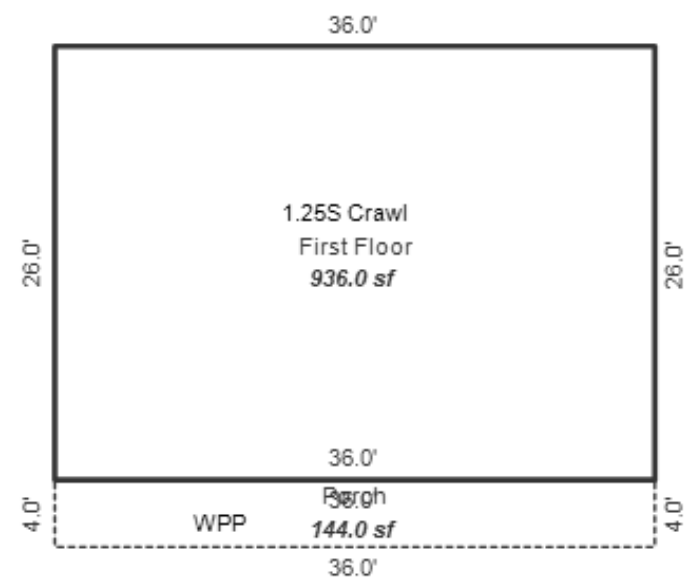
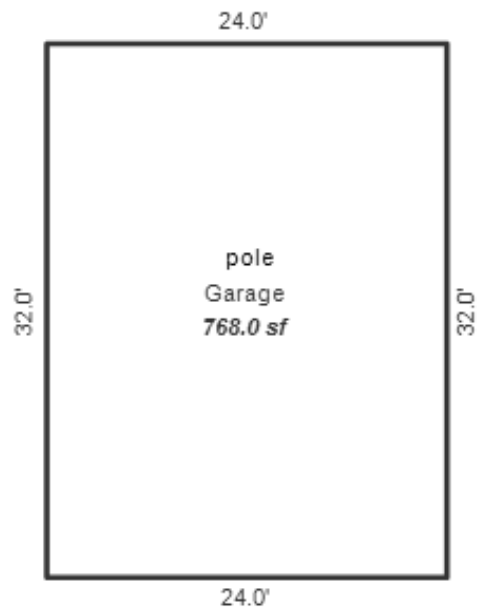


Who	When	What	2024	2023	2022	2021
TPC 04/30/2021	INSPECTED		34,800	17,500	12,500	12,500
TPC 05/06/2018	INSPECTED		79,000	68,800	62,000	59,500
TPC 12/27/2017	INSPECTED		113,800	86,300	74,500	72,000
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 1996 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	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			144 WCP (1 Story)						
Building Style: 1.25S				Ex X Ord Min			Size of Closets			Lg X Ord Small			E.C.F. X 1.100			Bsmnt Garage:		
Yr Built 1999	Remodeled 0															Roof:		
Condition: Average																		
Room List		Doors		Solid X H.C.			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			150 Amps Service								
(1) Exterior				No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1170 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls CD Blt 1999		
(2) Windows		(7) Excavation		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 936 Total: 143,540 114,832								
X	Many Avg. X Avg. Few Small			Basement			(8) Basement			Plumbing			Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Porches			WCP (1 Story) 144 5,736 4,589					
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,263 14,610 Water/Sewer Public Sewer 1 1,326 1,061 Water Well, 50 Feet 1 2,585 2,068					
X	Gable Hip Flat	Gambrel Mansard Shed					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 1,934 1,547 Local Cost Items SANITARY SEWER 1 0 0 *					
X	Asphalt Shingle			(10) Floor Support			Lump Sum Items:			Notes:			Totals: 178,474 142,779					
Chimney:				Joists: Unsupported Len: Cntr.Sup:						ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			157,057					

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPEAR MARY JANE	SPEAR DAVID L & MARY J	1	04/29/2019	WD	09-FAMILY	2019-01574	PROPERTY TRANSFER	0.0
SPEAR DAVID L & MARY J	SPEAR DAVID L & MARY J	0	04/29/2019	WD	09-FAMILY	2019-01792	PROPERTY TRANSFER	0.0
MCCOY JESSE L	SPEAR MARY JANE A MARRIED	1	09/10/2013	QC	09-FAMILY	2013-03830 & 0	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1936 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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SPEAR DAVID L & MARY J 4600 LOWCROFT AVE LANSING MI 48910	2024 Est TCV 60,935 TCV/TFA: 121.87					
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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B 50' @\$800/	40.00	140.00	0.8891	1.0393	800	100	29,570
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C 50' @ 500/FF	40.00	140.00	0.8685	1.0473	500	100	18,192
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80 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	47,762
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Land Improvement Cost Estimates							
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Description	Rate	Size	% Good	Cash Value
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X Sewer	13.13	100	50	656
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X Electric	22.46	112	50	1,258
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X Gas	Total Estimated Land Improvements True Cash Value =			1,914
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X Curb				
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X Street Lights				
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Standard Utilities				
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Underground Utils.				
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Topography of Site				
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X Level				
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Rolling				
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Low				
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High				
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Landscaped				
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Swamp				
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Wooded				
--------	--	--	--	--

Pond				
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Waterfront				
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Ravine				
--------	--	--	--	--

Wetland				
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Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	23,900	6,600	30,500			13,283C
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2023	12,000	7,000	19,000			12,651C
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2022	10,000	5,600	15,600			12,049C
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2021	10,000	5,200	15,200			11,665C
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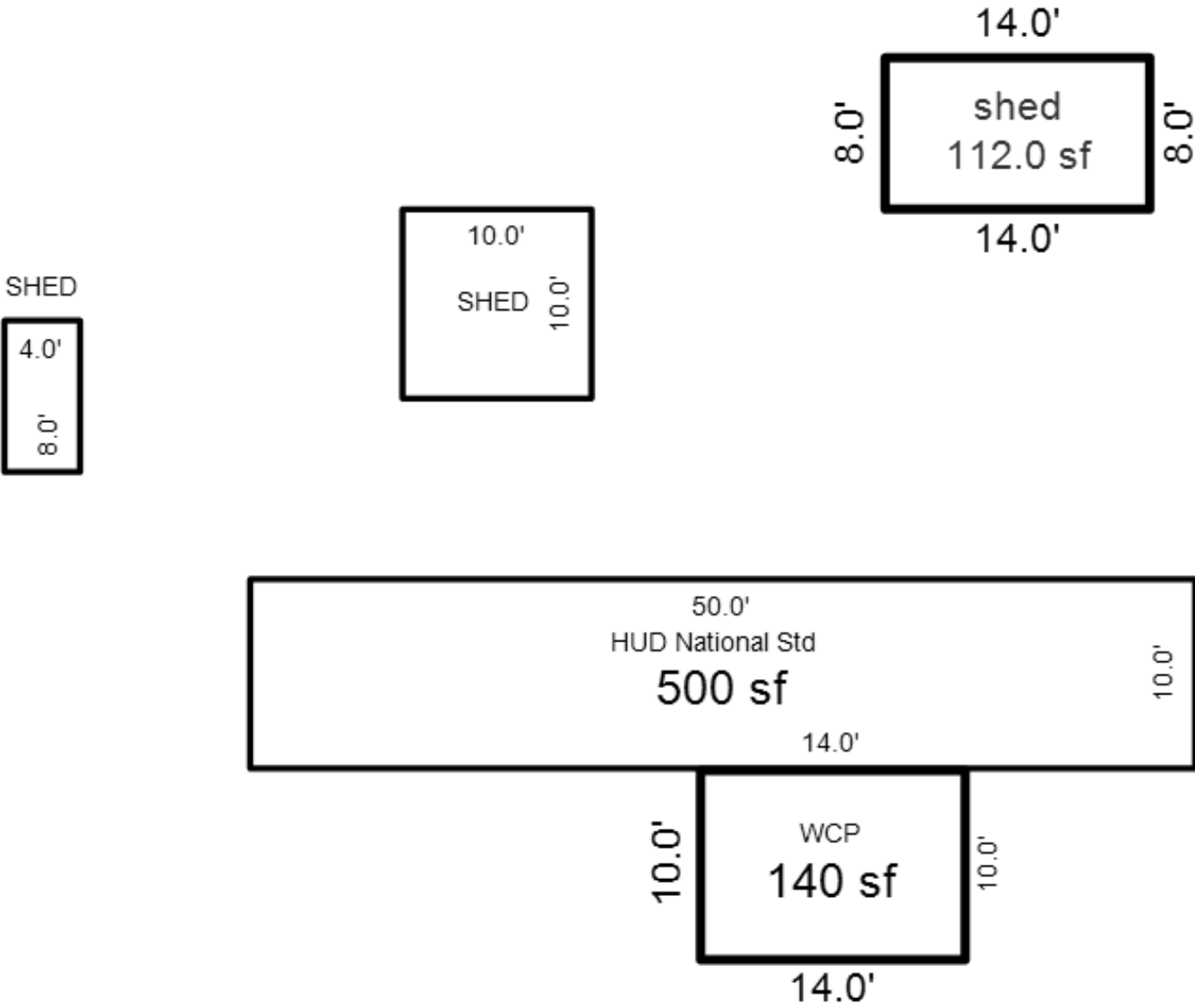
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low Effec. Age: 45 Floor Area: Total Base New : 40,210 Total Depr Cost: 14,074 Estimated T.C.V: 11,259			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1965	
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 500 SF Floor Area = 500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		Central Air Wood Furnace			0 Amps Service			Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric			Type						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Ext. Walls						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Roof/Fnd.						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Many			Metal						
	(2) Windows	(7) Excavation		Ex.			X			Ribbed						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ord.			Ave.						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Few						
	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Type						
X	Asphalt Shingle Metal	(10) Floor Support		1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Size						
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer			Cost New						
<p>Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 =&gt; TCY: 11,259</p>																
<p>Totals: 40,210 14,074</p>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTZ ROBERT C ESTATE	WALTZ LAWRENCE L	1	01/25/2016	QC	06-COURT JUDGEMENT	2016-00234	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1946 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/16/2016					
WALTZ LAWRENCE L 1946 S WILDROSE AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 63,775 TCV/TFA: 65.08					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK ORIG PLAT. ,L222P9	X	Dirt Road		B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100	35,165
Comments/Influences		Gravel Road		40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	35,165	
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	6.58	500	0	0			
	X	Water		Wood Frame	28.00	120	50	1,680			
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description	Rate	Size	% Good	Cash Value			
	X	Gas		LAND IMPROVE 1000	1,000.00	1	95	950			
	X	Curb		Total Estimated Land Improvements True Cash Value =					2,630		
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									



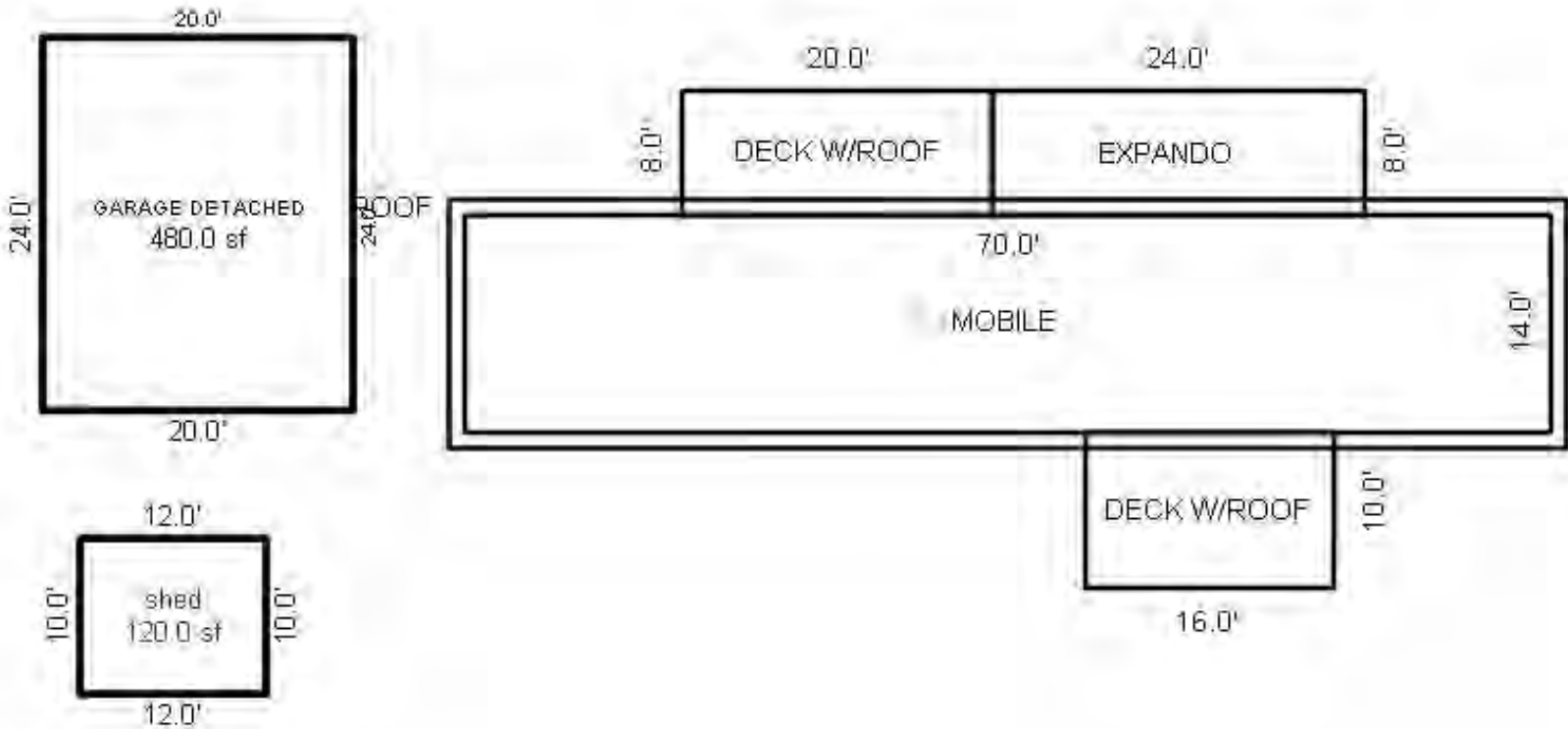
Topography of Site	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	17,600	14,300	31,900	13,777C
	TPC 04/30/2021	INSPECTED		2023	8,800	15,400	24,200	13,121C
	TPC 12/27/2017	INSPECTED		2022	5,000	12,900	17,900	12,497C
	TPC 04/27/2014	INSPECTED		2021	5,000	11,800	16,800	12,098C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 160 1152	Type WGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low Effec. Age: 40 Floor Area: Total Base New : 92,785 Total Depr Cost: 32,475 Estimated T.C.V: 25,980			E.C.F. X 0.800		Bsmnt Garage:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1975	
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Comp.Shingle 980 Total: 44,867 15,704						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical Porches WGEP (1 Story) Foundation: Shallow Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) w/Roof (Roof portion) Garages Class: D Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Local Cost Items SANITARY SEWER						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Other Additions/Adjustments						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCv:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals: 92,785 32,475					*	
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTZ ROBERT C ESTATE	WALTZ LAWRENCE L	1	01/25/2016	QC	06-COURT JUDGEMENT	2016-00234	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1946 S WILDROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/16/2016					
WALTZ LAWRENCE L 1946 S WILDROSE AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 85,194 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOTS 98, 99 & 100 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		Dirt Road	40.00	140.00	0.8211	1.0393	800	100	27,307	
			Gravel Road	40.00	140.00	0.7894	1.0473	500	100	16,534	
			Paved Road	30.00	140.00	0.7894	1.0473	500	100	12,401	
			Storm Sewer	110 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	56,243
Comments/Influences			Sidewalk								

32X40 PC GRG FOR 03	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Electric	27.67	128	50	1,771	
	X	Gas					
	X	Curb					
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				1,771
		Standard Utilities					
		Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	28,100	14,500	42,600			20,590C
Rolling	2023	14,300	12,600	26,900			19,610C
Low	2022	7,500	11,400	18,900			18,677C
High	2021	7,500	11,500	19,000			18,081C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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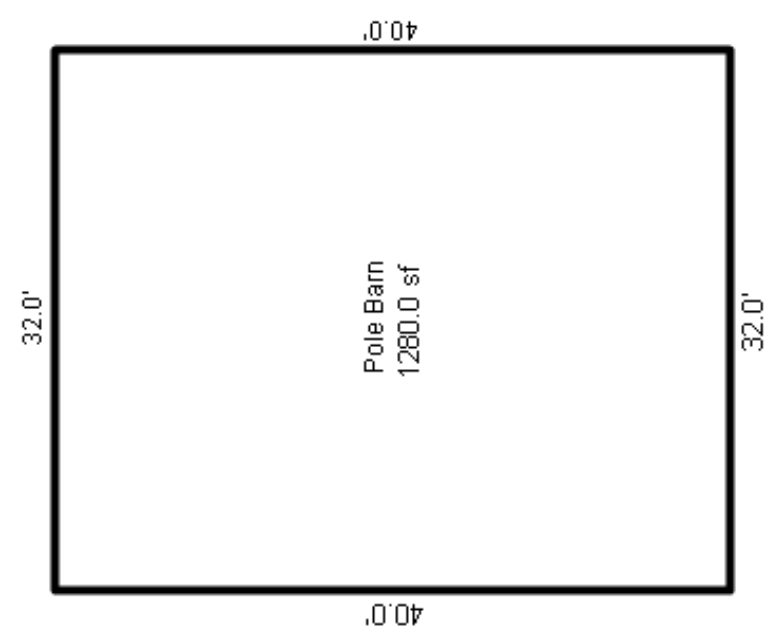
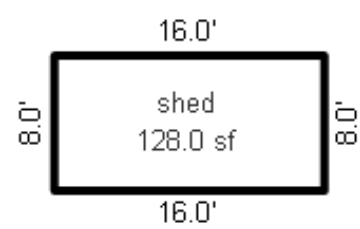
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	14,300	12,600	26,900			19,610C
TPC	12/27/2017	INSPECTED	2022	7,500	11,400	18,900			18,677C
TPC	04/27/2014	INSPECTED	2021	7,500	11,500	19,000			18,081C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2002	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:				Class: C	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Pole			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Brick Ven.: 0			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Exterior 2 Story		Stone Ven.: 0		Common Wall: Detache		
	Wood Frame	Drywall		Plaster		Electric Baseboard			Prefab 1 Story		Foundation: 18 Inch		Finished?:		
	Building Style:	Paneled		Wood T&G		Elec. Ceil. Radiant			Prefab 2 Story		Heat Circulator		Auto. Doors: 0		
	GRG	Trim & Decoration			Radiant (in-floor)			Heat Riser		Raised Hearth		Mech. Doors: 2		Area: 1280	
	Yr Built	Remodeled	Ex	Ord	Min	Space Heater			Wood Stove		Estimated T.C.V: 27,180		% Good: 0		
	2002	0	Size of Closets			Wall/Floor Furnace			Direct-Vented Ga		Storage Area: 0		No Conc. Floor: 0		
Condition: Average		Lg	Ord	Small	Forced Heat & Cool			Class: C		E.C.F.		Bsmnt Garage:			
Room List		Doors	Solid	H.C.	Heat Pump			Effec. Age: 20		X 1.100		Roof:			
Basement	(5) Floors			Central Air			Floor Area: 0		Total Base New : 30,886		Carport Area:				
1st Floor	Kitchen:			Wood Furnace			Total Depr Cost: 24,709		Estimated T.C.V: 27,180		Roof:				
2nd Floor	Other:			(12) Electric			Total Base New : 30,886		Estimated T.C.V: 27,180		Roof:				
Bedrooms	Other:			0 Amps Service			Total Depr Cost: 24,709		Estimated T.C.V: 27,180		Roof:				
(1) Exterior		No./Qual. of Fixtures			No Heating/Cooling			Total Depr Cost: 24,709		Estimated T.C.V: 27,180		Roof:			
Wood/Shingle	Ex.			Ord.	Min	Central Vacuum			Total Depr Cost: 24,709		Roof:				
Aluminum/Vinyl	No. of Elec. Outlets			Security System			Total Depr Cost: 24,709		Total Depr Cost: 24,709		Roof:				
Brick	Many			Ave.	Few	Trash Compactor			Total Depr Cost: 24,709		Roof:				
Insulation	(6) Ceilings			(13) Plumbing			Sauna		Total Depr Cost: 24,709		Roof:				
(2) Windows		Average Fixture(s)			Central Vacuum			Sauna		Total Depr Cost: 24,709		Roof:			
Many	Large	1			Central Vacuum			Sauna		Total Depr Cost: 24,709		Roof:			
Avg.	Avg.	3 Fixture Bath			Central Vacuum			Sauna		Total Depr Cost: 24,709		Roof:			
Few	Small	2 Fixture Bath			Central Vacuum			Sauna		Total Depr Cost: 24,709		Roof:			
Wood Sash	Basement: 0 S.F.			Softener, Auto			Sauna		Total Depr Cost: 24,709		Roof:				
Metal Sash	Crawl: 0 S.F.			Softener, Manual			Sauna		Total Depr Cost: 24,709		Roof:				
Vinyl Sash	Slab: 0 S.F.			Solar Water Heat			Sauna		Total Depr Cost: 24,709		Roof:				
Double Hung	Height to Joists: 0.0			No Plumbing			Sauna		Total Depr Cost: 24,709		Roof:				
Horiz. Slide	(8) Basement			Extra Toilet			Sauna		Total Depr Cost: 24,709		Roof:				
Casement	Conc. Block			Extra Sink			Sauna		Total Depr Cost: 24,709		Roof:				
Double Glass	Poured Conc.			Separate Shower			Sauna		Total Depr Cost: 24,709		Roof:				
Patio Doors	Stone			Ceramic Tile Floor			Sauna		Total Depr Cost: 24,709		Roof:				
Storms & Screens	Treated Wood			Ceramic Tile Wains			Sauna		Total Depr Cost: 24,709		Roof:				
(3) Roof		Concrete Floor			Ceramic Tub Alcove			Sauna		Total Depr Cost: 24,709		Roof:			
Gable	Gambrel	(9) Basement Finish			Vent Fan			Sauna		Total Depr Cost: 24,709		Roof:			
Hip	Mansard	Recreation SF			(14) Water/Sewer			Sauna		Total Depr Cost: 24,709		Roof:			
Flat	Shed	Living SF			Public Water			Sauna		Total Depr Cost: 24,709		Roof:			
Asphalt Shingle	Walkout Doors (B)			Public Sewer			Sauna		Total Depr Cost: 24,709		Roof:				
Chimney:	No Floor SF			Water Well			Sauna		Total Depr Cost: 24,709		Roof:				
(10) Floor Support		Walkout Doors (A)			1000 Gal Septic			Sauna		Total Depr Cost: 24,709		Roof:			
Joists:		Concrete Floor			2000 Gal Septic			Sauna		Total Depr Cost: 24,709		Roof:			
Unsupported Len:		Lump Sum Items:			Lump Sum Items:			Sauna		Total Depr Cost: 24,709		Roof:			
Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Sauna		Total Depr Cost: 24,709		Roof:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAZARD BOB N & CAROL A	CHANEY RUSSELL J & LINDA	100,000	04/25/2018	WD	03-ARM'S LENGTH	2018-01465	PROPERTY TRANSFER	100.0
VAILLANCOURT RONALD & PATR	HAZARD BOB N & CAROL A (H	1	05/26/2009	QC	21-NOT USED/OTHER	2009/2423	DEED	50.0
VAILLANCOURT RONALD & PAT	SELVES & HAZARD (HW) TC	0	05/13/2009	QC	21-NOT USED/OTHER	2009/2036	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1929 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	08/13/2019	2019-0415	100%
	P.R.E. 100% 06/17/2019		Addition	08/19/2010	20100467	100%
Owner's Name/Address	MAP #:					
CHANEY RUSSELL J & LINDA E 1929 S SWEETBRIAR AVE LAKE CITY MI 49651	2024 Est TCV 325,420 TCV/TFA: 194.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				Value	
				Description	Frontage	Depth	* Factors *		
. LOTS 101, 102, & 103 MISSAUKEE PARK ORIGINAL PLAT ,L222P9	X			B 50' @\$800/	40.00	140.00	0.7953 1.0393	800 100	26,449
				C 50' @ 500/FF	40.00	140.00	0.7597 1.0473	500 100	15,912
				C 50' @ 500/FF	45.00	140.00	0.7597 1.0473	500 100	17,901
				125 Actual Front Feet, 0.40 Total Acres				Total Est. Land Value =	60,262

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
PERMITTED AS GRG,, APPEARS TO BE HOME, ADD FOR 97	X	Water					
COMP FOR 98	X	Sewer					
	X	Electric	D/W/P: 4in Concrete	6.97	2152 50	7,499	
	X	Gas	Wood Frame	28.83	100 50	1,441	
	X	Curb	Wood Frame	32.30	80 50	1,292	
		Street Lights	Total Estimated Land Improvements True Cash Value =			10,232	
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	X	2024	30,100	132,600	162,700			108,612C
Rolling								
Low								
High	X	2023	15,400	115,600	131,000			103,440C
Landscaped								
Swamp								
Wooded	X	2022	7,500	104,200	111,700			98,515C
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain		2021	7,500	94,100	101,600			95,368C

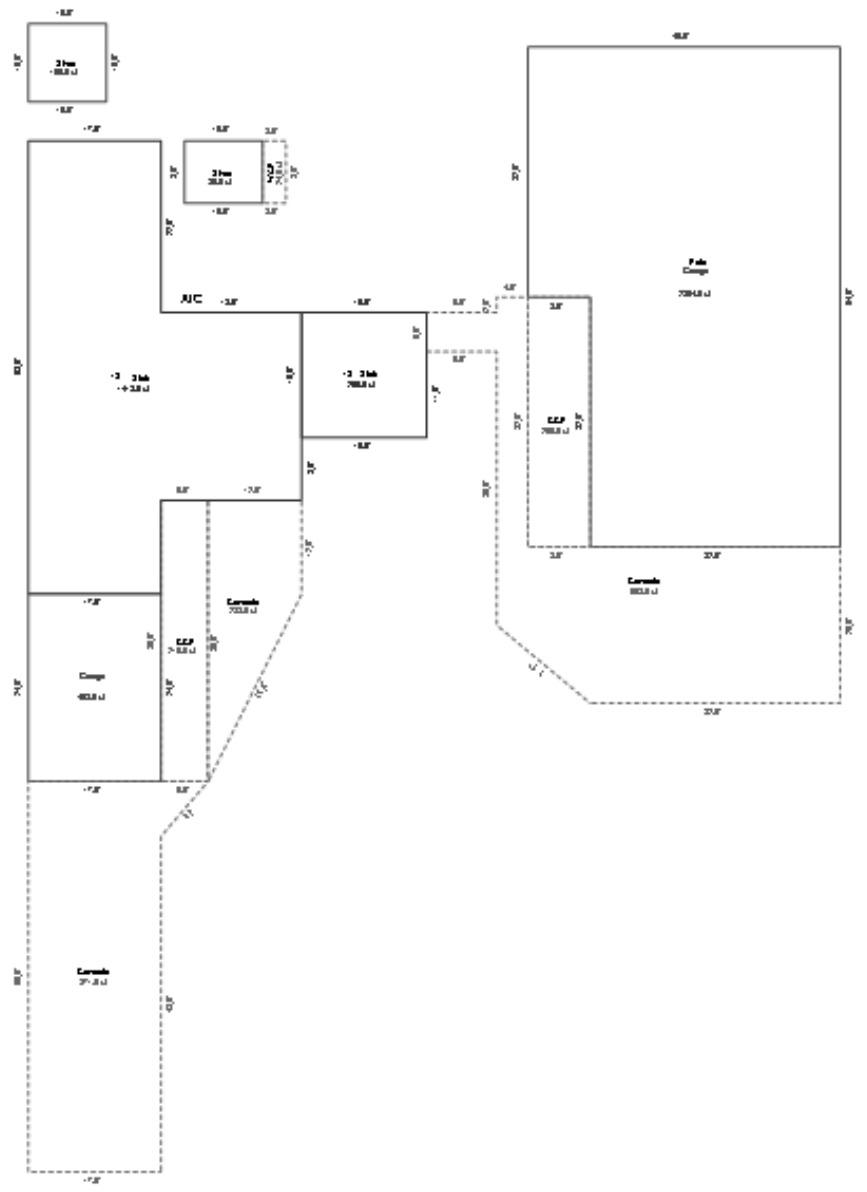


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 256	Type CCP (1 Story) CPP	Year Built: 2010 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: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 1996 201		Remodeled 2019		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		200 Amps Service														
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures														
X		Ex.	X	Ord.	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1674 SF Floor Area = 1674 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
(2) Windows		Many	X	Avg.	Large	Many	X	Ave.	Few	Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,418 1 Story Siding Slab 256 Total: 209,770 157,326			Other Additions/Adjustments					
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1674 S.F. Height to Joists: 0.0		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			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Plumbing					
X		(8) Basement		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Porches					
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Garages				
X		(10) Floor Support		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Class: C Exterior: Pole (Unfinished)					
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			Base Cost					
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer					
				Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water			Public Water					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Water Well, 100 Feet					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Built-Ins					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Appliance Allow.					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items			Local Cost Items					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SANITARY SEWER			SANITARY SEWER					
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOY JILL B TTEE	ROGERS STEVEN J TRUST	65,000	11/09/2011	WD	03-ARM'S LENGTH	2011P003509	PROPERTY TRANSFER	100.0
ROGERS STEVEN J		1	11/09/2011	AFF	05-CORRECTING TITLE	2012-00322	PROPERTY TRANSFER	0.0
MCCOY TIMOTHY J (SPOUSE O	MCCOY JILL B TTEE	0	10/08/2009	OTH	21-NOT USED/OTHER	2009/3550	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1919 S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	05/09/2014	2014-0110	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROGERS STEVEN J TRUST 5488 31ST ST RICHLAND MI 45083	2024 Est TCV 207,458 TCV/TFA: 173.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 11 T22N R8W LOTS 104, 105 & 106 MISSAUKEE PARK ORIG PLAT. ,L222P9	X		Dirt Road	40.00	140.00	0.8034	1.0393	800	100		26,720
			Gravel Road	40.00	140.00	0.8034	1.0393	800	100		26,720
	X		Paved Road	40.00	140.00	0.7690	1.0473	500	100		16,108
			Storm Sewer	120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							69,548
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	X Sewer	Description	Rate	Size	% Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	8.18	800	0	0
	X	Residential Local Cost Land Improvements				
	X	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		LAND IMPROVE 1000	1,000.00	2	95	1,900
		Total Estimated Land Improvements True Cash Value =				1,900

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	34,800	68,900	103,700			54,676C
		2023	17,500	63,900	81,400			52,073C
		2022	12,500	56,000	68,500			49,594C
		2021	12,500	50,000	62,500			48,010C



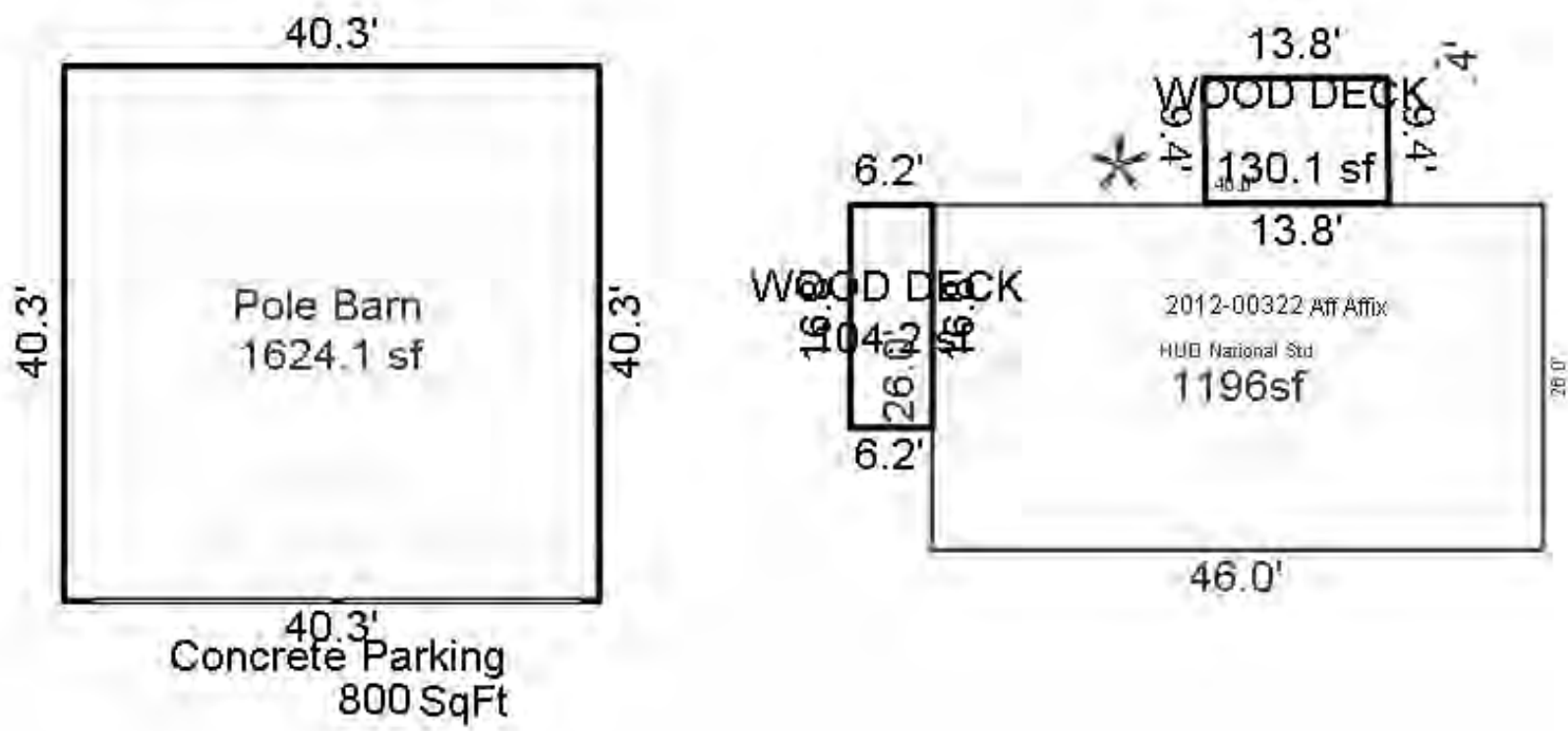
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Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	09/29/2014	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	104 Treated Wood 130 Treated Wood	Year Built: 2014 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: 1624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: HUD		Trim & Decoration			Ex	X	Ord	Min								
Yr Built 1994	Remodeled 0	Size of Closets			Lg	X	Ord	Small								
Condition: Average		Doors			Solid	X	H.C.									
Room List		(5) Floors			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			200 Amps Service											
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family HUD					Cls C	Blt 1994	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets				(11) Heating System: Forced Heat & Cool							
		X	Drywall		Many	X	Ave.	Few	Ground Area = 1196 SF Floor Area = 1196 SF.							
(2) Windows		(7) Excavation			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Many Avg. Few	X	Large Avg. Small		1	Average Fixture(s)			Building Areas							
		Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer				1 Story Siding Crawl Space 1,196					Total:	161,074	120,806
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Other Additions/Adjustments							
(3) Roof		(9) Basement Finish			Lump Sum Items:				Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				Average Fixture(s) 3 Fixture Bath					1	1,476	1,107
X	Asphalt Shingle	(10) Floor Support			1				Deck					1	4,646	3,484
	Chimney:	Joists: Unsupported Len: Cntr.Sup:			1				Treated Wood Treated Wood					104	2,635	1,976
					1				Garages					130	3,121	2,341
					1				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
					1				Ceramic Tile Floor Door Opener Base Cost					2	1,093	820
					1				Water/Sewer					1624	57,684	43,263
					1				Public Sewer Water Well, 100 Feet					1	1,494	1,120
					1				Built-Ins					1	5,808	4,356
					1				Appliance Allow. Local Cost Items SANITARY SEWER					1	2,766	2,074
					1				Totals:					1	0	0
					1				Notes: 94' DUTCH ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCV:					241,797	181,347	136,010

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON ALLEN	CASTOR WARREN JR & JILL	175,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02515	PROPERTY TRANSFER	100.0
SCHULTZ DERRICK & ROSE	JOHNSON ALLEN	62,000	03/06/2018	WD	03-ARM'S LENGTH	2018-00685	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7417 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Other	06/10/2008	20080250	Complete

Owner's Name/Address	MAP #:
CASTOR WARREN JR & JILL 207 RED ROCK RD BOULDER CITY NV 89005	2024 Est TCV 113,918 TCV/TFA: 254.28

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

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

Tax Description	Value
E 50 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIGINAL PLAT ,L222P9	44,870

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	22,400	34,600	57,000			43,365C
Rolling	2023	11,200	30,100	41,300			41,300S
Low	2022	5,000	23,200	28,200			24,441C
High	2021	5,000	21,000	26,000			23,661C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



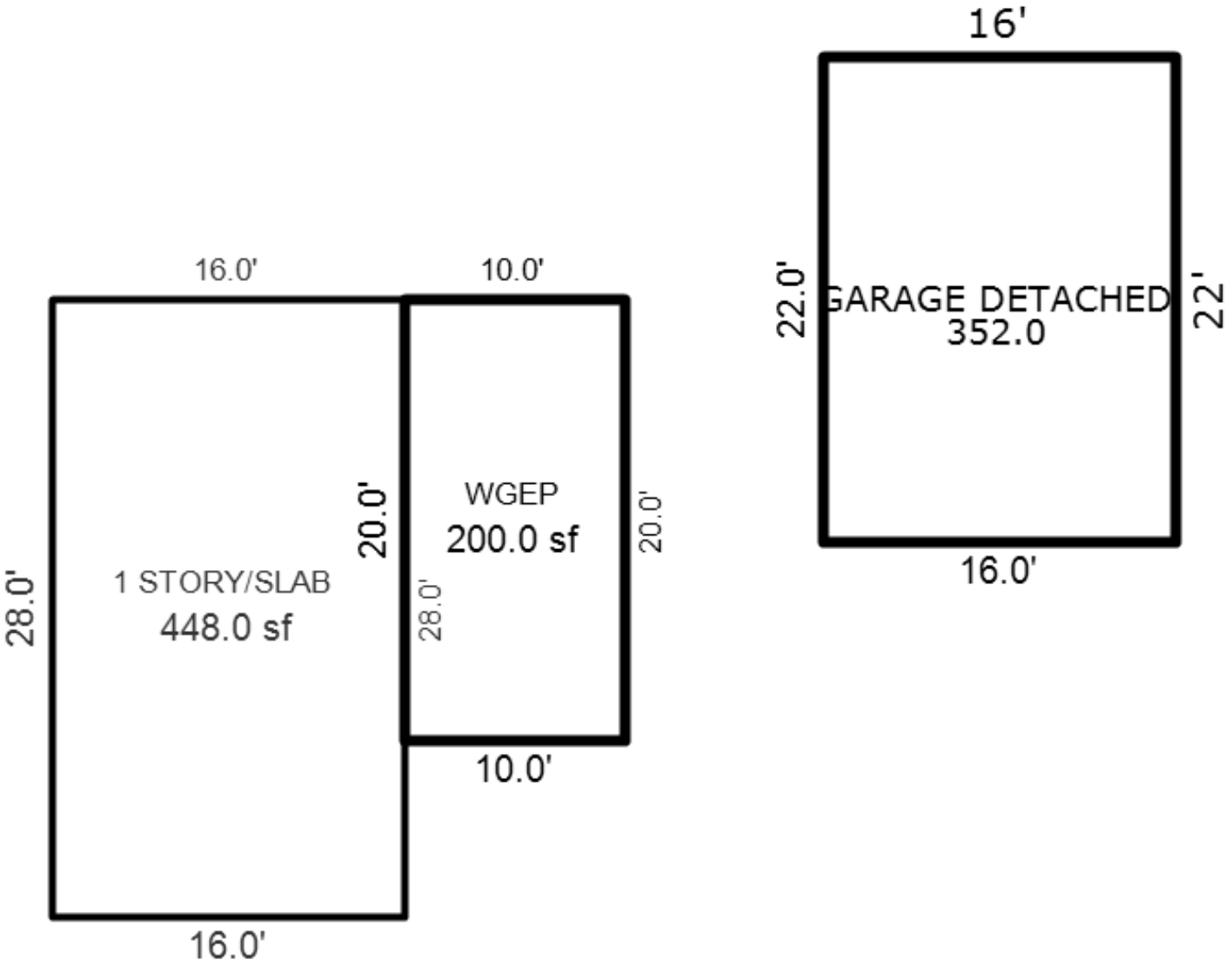
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type WGEP (1 Story)	Year Built: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1940	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Size of Closets			Central Air Wood Furnace												
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior			Kitchen: Other: Other:		0 Amps Service												
					No./Qual. of Fixtures												
					Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets												
					Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing												
					1	Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 S.F. Height to Joists: 0.0	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls	CD	Blt	1940				
(11) Heating System: Wall/Floor Furnace										Ground Area = 448 SF		Floor Area = 448 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	448					
Other Additions/Adjustments										Total:		55,232		35,901			
Plumbing										Average Fixture(s)	1	1,230		799			
Porches										WGEP (1 Story)	200	13,760		8,944			
Garages										Class: CD Exterior: Siding	Foundation: 42 Inch (Finished)						
Base Cost										352	19,177		12,465				
Water/Sewer										Public Sewer	1	1,326		862			
Water Well, 50 Feet										1	2,585		1,680				
Built-Ins										Appliance Allow.	1	1,934		1,257			
Local Cost Items										SANITARY SEWER	1	0		0	*		
Notes:										Totals:		95,244		61,908			
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:														68,098			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACOMA ROY & MARILYN	DREUTH KEVIN & KRIN	24,000	09/21/2012	WD	03-ARM'S LENGTH	2012-03114 WD	PROPERTY TRANSFER	100.0
TACOMA ROY & MARILYN		0	07/11/2009	OTH	21-NOT USED/OTHER		DEED	100.0
WOODCOCK DALE & JANET	TACOMA ROY & MARILYN (H/W	34,340	07/11/2008	SD	21-NOT USED/OTHER	2008/212	DEED	0.0
		59,700	12/01/2001	WD	33-TO BE DETERMINED	02-0:0406	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7421 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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DREUTH KEVIN & KRIN 1865 S SWEETBRIAR LAKE CITY MI 49651	2024 Est TCV 155,763 TCV/TFA: 143.69					
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
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Public Improvements	* Factors *		W 90' OF 3 LOTS		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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B 50' @\$800/	90.00	120.00	0.8633	1.0000	800	100		62,160
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90 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	62,160
--	--	--	--	--	--	--	--	-------------------------	--------

Land Improvement Cost Estimates									
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Description	Rate	Size	% Good	Cash Value
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Wood Frame	22.67	180	71	2,898
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Total Estimated Land Improvements True Cash Value =				2,898
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X Sewer				
X Electric				
X Gas				
X Curb				
X Street Lights				
Standard Utilities				
Underground Utils.				

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,100	46,800	77,900			28,757C
2023	15,500	40,800	56,300			27,388C
2022	7,500	36,800	44,300			26,084C
2021	7,500	33,200	40,700			25,251C

Who When What TPC 07/28/2018 INSPECTED TPC 12/27/2017 INSPECTED TPC 07/16/2015 INSPECTED

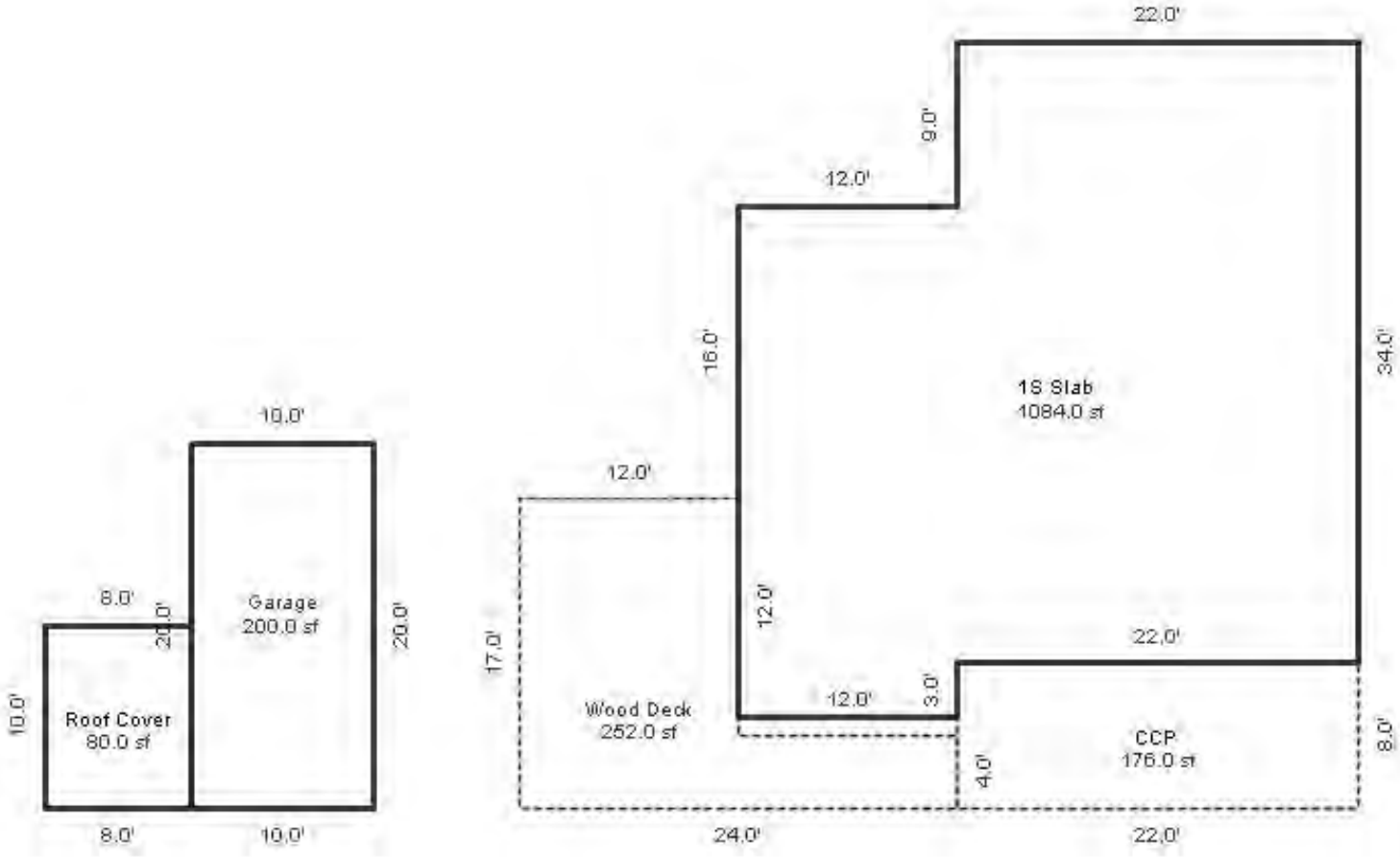


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 252 80	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 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: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,084 Total Base New : 149,928 Total Depr Cost: 82,459 Estimated T.C.V: 90,705			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1950	
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 1084 SF Floor Area = 1084 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas						
Room List		Lg	Ord	X	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,084			Total: 122,497 67,373				
(1) Exterior		(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(3) Roof		(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		(14) Water/Sewer		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		Notes:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
		Totals:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDOW KIM P & LORI G	SANDOW KIM P & LORI G	0	12/10/2013	WD	09-FAMILY	2020-03101	DEED	0.0
ELMQUIST CHARLES GRANT	SANDOW KIM P & LORI G (H/	88,400	06/26/2009	WD	21-NOT USED/OTHER	2009/2501	REALTOR	100.0
ELMQUIST CHARLES R	ELMQUIST CHARLES GRANT	99	03/24/2005	QC	21-NOT USED/OTHER	05-0/1271	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7451 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/26/2012	2012-0283	100%
	P.R.E. 100% 07/13/2012		Reroof	07/17/2006	20060208	Complete
Owner's Name/Address	MAP #:					
SANDOW KIM P & LORI G 7451 MISSAUKEE BLVD LAKE CITY MI 49651	2024 Est TCV 255,378 TCV/TFA: 137.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 110-114 INCL MISSAUKEE PARK ORIG PLAT. ,L222P9	X			C 50' @ 500/FF	200.00	140.00	0.6598	1.0473	500	100		69,098
Comments/Influences				200 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =		69,098	

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

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

														2023	29,400	81,200	110,600			65,757C
														2022	15,000	73,200	88,200			62,626C
														2021	12,500	66,100	78,600			60,626C

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220 64	Type CGEP (1 Story) Brzwy, FW	Year Built: 1945 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: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,862 Total Base New : 275,466 Total Depr Cost: 165,281 Estimated T.C.V: 181,809			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls CD		Blt 1945	
Yr Built 1945	Remodeled 2006	Ex	X Ord	Min	200 Amps Service			Ground Area = 1064 SF Floor Area = 1862 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			1.75 Story Siding Crawl Space 1,064			Total: 191,692 115,016			
Room List		Doors	Solid X	H.C.	(12) Electric			Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(13) Plumbing			Plumbing			Average Fixture(s)						
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Garages			CGEP (1 Story)						
(2) Windows		(7) Excavation		Many X Ave. Few			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			CGEP (1 Story)						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost Common Wall: 1/2 Wall Class: CD Exterior: Pole (Unfinished)			220 11,821 7,093						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Water/Sewer			Public Sewer						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer			Water Well, 50 Feet						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Built-Ins			Appliance Allow.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Fireplaces			Exterior 1 Story						
X	Asphalt Shingle X Metal	(10) Floor Support		Lump Sum Items:			Breezeways			Frame Wall						
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items			64 3,837 2,302						

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

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROBERT & KARIN (TT		0	06/07/2010	OTH	05-CORRECTING TITLE	2010_2214 AFFM	PROPERTY TRANSFER	0.0
THOMAS ROBERT & KARIN (TT		0	05/13/2010	OTH	09-FAMILY	2010-1877TRUST	PROPERTY TRANSFER	0.0
THOMAS ROBERT & KARIN	THOMAS ROBERT P & KARIN M	0	11/12/2007	WD	21-NOT USED/OTHER	2008/2293	DEED	0.0
		5,000	11/01/1994	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1926 S SWEETBRIAR AVE		School: LAKE CITY AREA SCHOOL DIST	Other	09/25/2010	100	100%
		P.R.E. 100% 04/05/2012				

Owner's Name/Address	MAP #:
THOMAS ROBERT & KARIN (TTEE) THOMAS REVOCABLE TRUST 1926 S SWEETBRIAR AVE LAKE CITY MI 49651	2024 Est TCV 164,172 TCV/TFA: 131.55

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOTS 115 & 116 & THE N 10 FT OF LOT 117.MISSAUKEE PARK ORIG PLAT. ,L222P9	X		Dirt Road	90.00	140.00	64,603
	X		Gravel Road			
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

Comments/Influences	Public Improvements	* Factors *	LOTS 115 & 116 & N10'
		Description	Rate %Adj. Reason
		B 50' @\$800/	800 100
		90 Actual Front Feet, 0.29 Total Acres	Total Est. Land Value = 64,603
		Land Improvement Cost Estimates	
		Description	Rate Size % Good Cash Value
		D/W/P: Crushed Rock	2.19 550 85 1,024
		Total Estimated Land Improvements True Cash Value = 1,024	

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	32,300	49,800	82,100			38,819C
	X	2023	16,200	43,200	59,400			36,971C
	X	2022	10,000	37,800	47,800			35,211C
	X	2021	10,000	33,700	43,700			34,087C

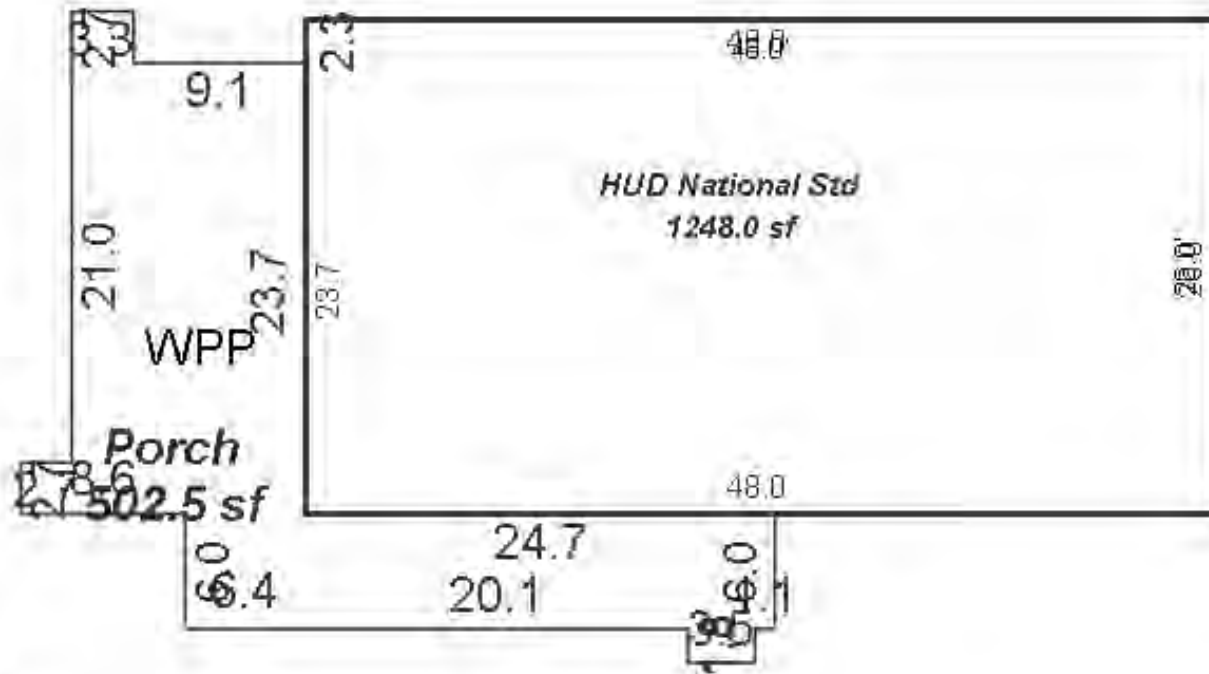


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 502	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,248 Total Base New : 164,241 Total Depr Cost: 131,393 Estimated T.C.V: 98,545		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:																					
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1999																					
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1248 SF		Floor Area = 1248 SF.																							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost													
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story		Siding		Crawl Space		1,248		Total:		142,831		114,265													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Average Fixture(s)		Plumbing		Average Fixture(s)		1		1,230		984															
(1) Exterior		(6) Ceilings		No. of Plumbing			2			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 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			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
(2) Windows		Many Avg.	X	Large Avg.		Small	Plumbing			Average Fixture(s)		1		1,230		984		3 Fixture Bath		1		3,860		3,088		Porches		WPP		502		7,420		5,936	
X	Many Avg. Few	X	Large Avg. Small	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			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																															
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																															
Notes: 1999 FAIRMONT ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCv:																																			
Totals:																																			

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



crushed rock

Drive

550 sq.ft.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROBERT P & KARIN M	THOMAS ROBERT P & KARIN M	0	11/12/2007	WD	21-NOT USED/OTHER	2008/2292	DEED	0.0
HOLMES HERBERT E & DOROTH	THOMAS ROBERT P & KARIN M	4,000	10/13/1995	OTH	21-NOT USED/OTHER	2007/3901	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SWEETBRIAR AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	06/08/2012	2012-0239	100%
Owner's Name/Address	P.R.E. 100% 04/05/2012					
THOMAS ROBERT P & KARIN M (TTEE) THOMAS REVOCABLE TRUST 1926 S SWEETBRIAR AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 97,919 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W LOT 117 EXC THE N 10 FT THOF & ENTIRE LOTS 118 & 119. PLAT OF MISSAUKEE PARK ORIGINAL. ,L222P9	X	Dirt Road		B 50' @\$800/	70.00	140.00	0.8473 1.0393	800 100	49,314
Comments/Influences	X	Gravel Road		C 50' @ 500/FF	27.00	140.00	0.8197 1.0473	500 100	11,590
		Paved Road		97 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =	60,904
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description			Rate	Size % Good	Cash Value
		Water		D/W/P: 4in Ren. Conc.			8.18	575 0	0
		Sewer		Wood Frame			26.33	160 50	2,106
		Electric		Residential Local Cost Land Improvements					
		Gas		Description			Rate	Size % Good	Cash Value
		Curb		LAND IMPROVE 1000			1,000.00	1 95	950
		Street Lights		Total Estimated Land Improvements True Cash Value =					3,056
		Standard Utilities							
		Underground Utils.							



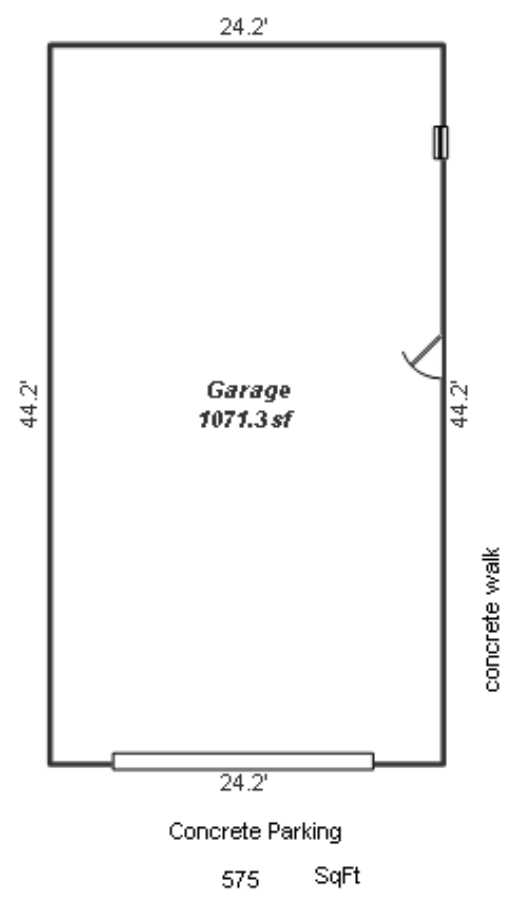
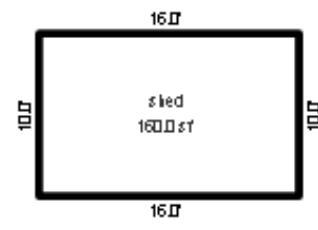
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	30,500	18,500	49,000			16,665C
	Rolling		2023	15,300	16,200	31,500			15,872C
	Low		2022	7,500	16,300	23,800			15,117C
	High		2021	7,500	15,600	23,100			14,635C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1071 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F.	X 1.100	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2012	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener 1 547 438	
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:		Totals: 1071 38,042 30,434		Totals: 38,589 30,872	
Yr Built Remodeled 2012 0		Kitchen: Other: Other:			(6) Ceilings			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:		
Condition: Average		Lg Ord Small			(7) Excavation			Notes:		(15) Fireplaces		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 38,589 Total Depr Cost: 30,872 Estimated T.C.V: 33,959		Bsmnt Garage:		
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			Notes:		(16) Porches/Decks		E.C.F. X 1.100		Roof:		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(9) Basement Finish			Notes:		Area		Type		Year Built: 2012 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: 1071 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Insulation		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support			Notes:		Cost New		Depr. Cost		Bsmnt Garage:		
(2) Windows		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(11) Heating/Cooling			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			(12) Electric			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		
Asphalt Shingle		Chimney:			(13) Plumbing			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(15) Fireplaces			Notes:		Depr. Cost		Bsmnt Garage:		Roof:		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH PATRICK JAMES	LOTAN CENTER STAGE LLC	42,000	07/02/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02319	PROPERTY TRANSFER	100.0
OWSTON JOAN	SMITH PATRICK JAMES	0	11/04/2019	QC	09-FAMILY	2019-03449	DEED	100.0
OWSTON JOAN	OWSTON JOAN	0	05/25/2018	WD	09-FAMILY	2018-01804	DEED	0.0
OWSTON JOAN (LE)	OWSTON JOAN	0	06/25/2009	QC	21-NOT USED/OTHER	2009/2876	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1985 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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LOTAN CENTER STAGE LLC 6152 S 49RD CADILLAC MI 49601	2024 Est TCV 96,071 TCV/TFA: 133.43
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X	Dirt Road	51.00	143.00	0.9941	1.0540	500	100	26,718	
X	Gravel Road	51	Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	26,718

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
---------------------------------	--	------	------	--------	------------

X	Water	D/W/P: 3.5 Concrete	6.16	128	82	646
X	Sewer		Total Estimated Land Improvements True Cash Value =			646

X	Electric					
X	Gas					
X	Curb					

X	Street Lights					
	Standard Utilities					
	Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,400	34,600	48,000			32,744C
2023	6,600	30,200	36,800			31,185C
2022	2,500	27,200	29,700			29,700S
2021	2,500	24,500	27,000			26,059C

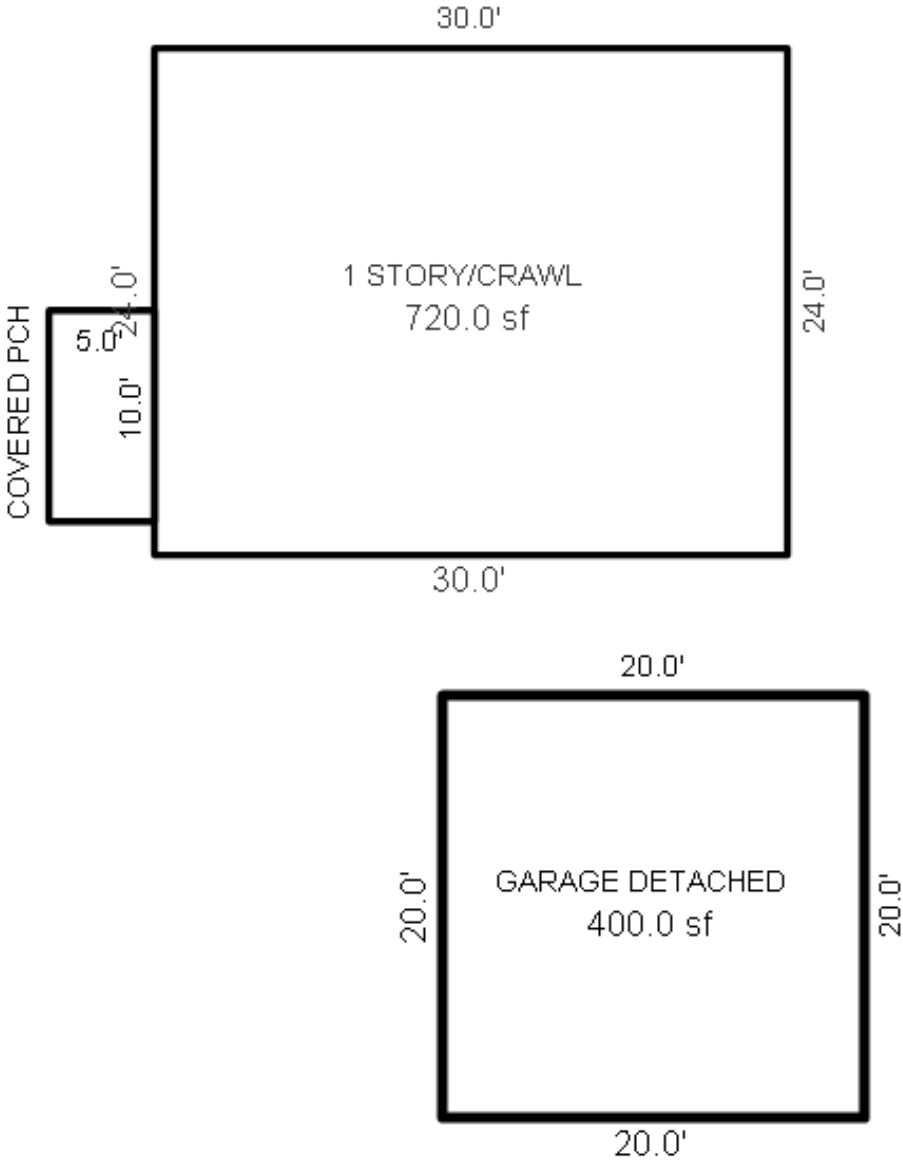
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50	Type CCP (1 Story)	Year Built: 1992 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 45 Floor Area: 720 Total Base New : 113,567 Total Depr Cost: 62,461 Estimated T.C.V: 68,707		Bsmnt Garage:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		E.C.F. X 1.100		Carport Area: Roof:					
Yr Built 1960	Remodeled 0	Ex	Ord	X	Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1960		
Condition: Average		Lg	Ord	X	Small	100 Amps Service		No. of Elec. Outlets		Ground Area = 720 SF Floor Area = 720 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
Room List		Doors	Solid	X	H.C.	(12) Electric		Many		X	Ave.	Few	(13) Plumbing			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		100		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		1		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets		1		Average Fixture(s)		1		3 Fixture Bath		Softener, Auto		
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
(2) Windows		Many Avg.	X	Large Avg.	Small	1		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer		Water Well		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water		1		Public Sewer		Water Well	
X	Asphalt Shingle	Chimney: Block		Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Totals: 113,567 62,461 68,707		

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAY JANELLE & POWER ROBER	DAY JANELLE	1	01/23/2024	QC	09-FAMILY	2024-0167	DEED	0.0
STAATS TYLER J & PICKFORD	POWER JANELLE M & ROBERT	103,000	04/03/2019	WD	03-ARM'S LENGTH	2019-00867	PROPERTY TRANSFER	100.0
PRIELIPP LUKE H & AMBER A	STAATS TYLER J	70,000	09/12/2014	WD	03-ARM'S LENGTH	2014-03128	PROPERTY TRANSFER	100.0
STAATS TYLER J	STAATS TYLER J & PICKFORD	1	09/12/2014	QC	21-NOT USED/OTHER	2014-03136	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1975 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/03/2019					

Owner's Name/Address	MAP #:
POWER JANELLE M & DAY JANELLE 1975 S PAVILION DR LAKE CITY MI 49651	2024 Est TCV 153,447 TCV/TFA: 124.55

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																																				
SEC 11 T22N R8W LOTS 121, 122 & S 1/2 OF LOT 123, ALSO BEG AT SW COR OF N 1/2 OF LOT 123 TH N 01 DEG 54'21"E 4.61 FT, S 88 DEG 16'44"E 140.44 FT, S 01 DEG 54'04"W 4.48 FT, N 88 DEG 19'18"W 140.44 FT TO POB. MISSAUKEE PARK ORIGINAL PLAT. L222P9	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 50' @ 500/FF</td> <td>40.00</td> <td>140.00</td> <td>0.8028</td> <td>1.0473</td> <td>500</td> <td>100</td> <td></td> <td>16,815</td> </tr> <tr> <td>C 50' @ 500/FF</td> <td>64.00</td> <td>140.00</td> <td>0.8028</td> <td>1.0473</td> <td>500</td> <td>100</td> <td></td> <td>26,904</td> </tr> <tr> <td colspan="8">104 Actual Front Feet, 0.33 Total Acres</td> <td>Total Est. Land Value = 43,719</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 50' @ 500/FF	40.00	140.00	0.8028	1.0473	500	100		16,815	C 50' @ 500/FF	64.00	140.00	0.8028	1.0473	500	100		26,904	104 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 43,719
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Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																																			
GRG HAS PBG & HTG ADD SEWER FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Split, 2 Rail</td> <td>15.53</td> <td>180</td> <td>0</td> <td>0</td> </tr> <tr> <td>Fencing: Wire Mesh, #9</td> <td>3.74</td> <td>100</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Residential Local Cost Land Improvements</td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Split, 2 Rail	15.53	180	0	0	Fencing: Wire Mesh, #9	3.74	100	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
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

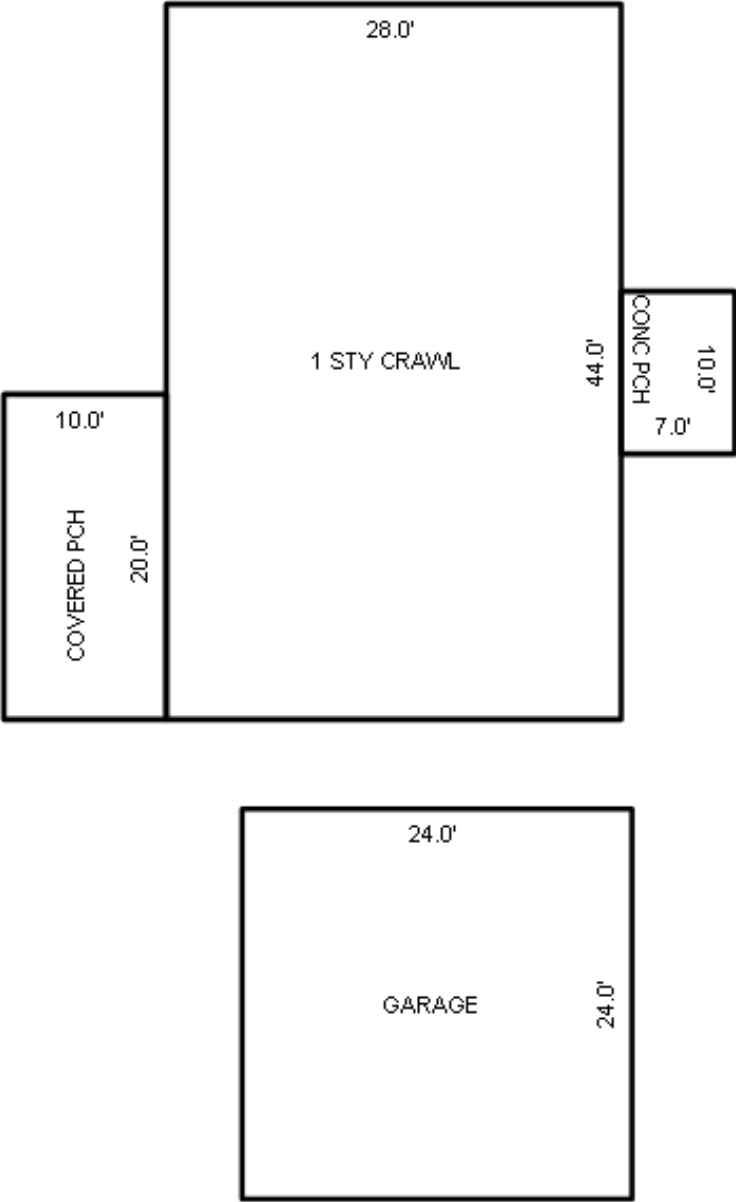
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	21,900	54,800	76,700			45,845C
		TPC 05/06/2018 INSPECTED	2023	15,400	46,400	61,800			43,662C
		TPC 12/27/2017 INSPECTED	2022	7,500	40,000	47,500			41,583C
		TPC 09/13/2015 INSPECTED	2021	7,500	37,800	45,300			40,255C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																		
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X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																													
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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1977 (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,232</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>145,318</td> <td>87,192</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,230</td> <td>738</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>CCP (1 Story)</th> <th>CPP</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>200</td> <td></td> <td>4,800</td> <td>2,880</td> </tr> <tr> <td>70</td> <td></td> <td>1,446</td> <td>868</td> </tr> </tbody> </table> Garages Class: CD Exterior: Siding Foundation: 18 Inch (Finished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>576</td> <td>1</td> <td>1</td> <td>24,486</td> <td>14,692</td> </tr> <tr> <td></td> <td>1</td> <td></td> <td>1,326</td> <td>796</td> </tr> <tr> <td></td> <td>1</td> <td></td> <td>2,585</td> <td>1,551</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Local Cost Items</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SANITARY SEWER</td> <td>1,934</td> <td>1,160</td> </tr> </tbody> </table> Local Cost Items SANITARY SEWER <table border="1"> <thead> <tr> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> </tbody> </table> Totals: 183,125 109,877 Notes: MODULAR MRBC ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 108,778															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,232			Total:				145,318	87,192	Average Fixture(s)	Cost	Depr. Cost	1	1,230	738	CCP (1 Story)	CPP	Cost	Depr. Cost	200		4,800	2,880	70		1,446	868	Base Cost	Public Sewer	Water Well, 50 Feet	Cost	Depr. Cost	576	1	1	24,486	14,692		1		1,326	796		1		2,585	1,551	Appliance Allow.	Local Cost Items	Cost	Depr. Cost	1	SANITARY SEWER	1,934	1,160	Cost	Depr. Cost	1	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIFFEN ARTHUR C & BARBARA	WOLF NEIL & MARTHA TRUST	40,000	05/04/2015	WD	03-ARM'S LENGTH	2015-01628	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1945 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WOLF NEIL & MARTHA TRUST 427 E CASS ST CADILLAC MI 49601	MAP #:					
	2024 Est TCV 88,901 TCV/TFA: 88.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS									
			Public Improvements			* Factors *		2 LOTS & PART OF OTHERS				
SEC 11 T22N R8W N 20 FT OF LOT 123 EXC BEG AT SW COR TH N 01 DEG 54'21"E 4.61 FT S 88 DEG 16' 44"E 140.44 FT, S 01 DEG 50'04"W 4.48 FT N 88 DEG 19'18"W 140.44 FT TO POB. ALSO S 2.8 FT OF LOT 126 & ALSO LOTS 124 & 125. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			Dirt Road	40.00	140.00	0.8172	1.0473	500	100		17,117	
			Gravel Road	58.00	140.00	0.8172	1.0473	500	100		24,820	
			Paved Road	98 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	41,938
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer	Description		Rate	Size	% Good	Cash Value			
	X		Electric	D/W/P: 3.5 Concrete		6.58	540	50	1,776			
	X		Gas	Metal Prefab		18.44	100	50	922			
			Curb	Total Estimated Land Improvements True Cash Value =							2,698	

Comments/Influences



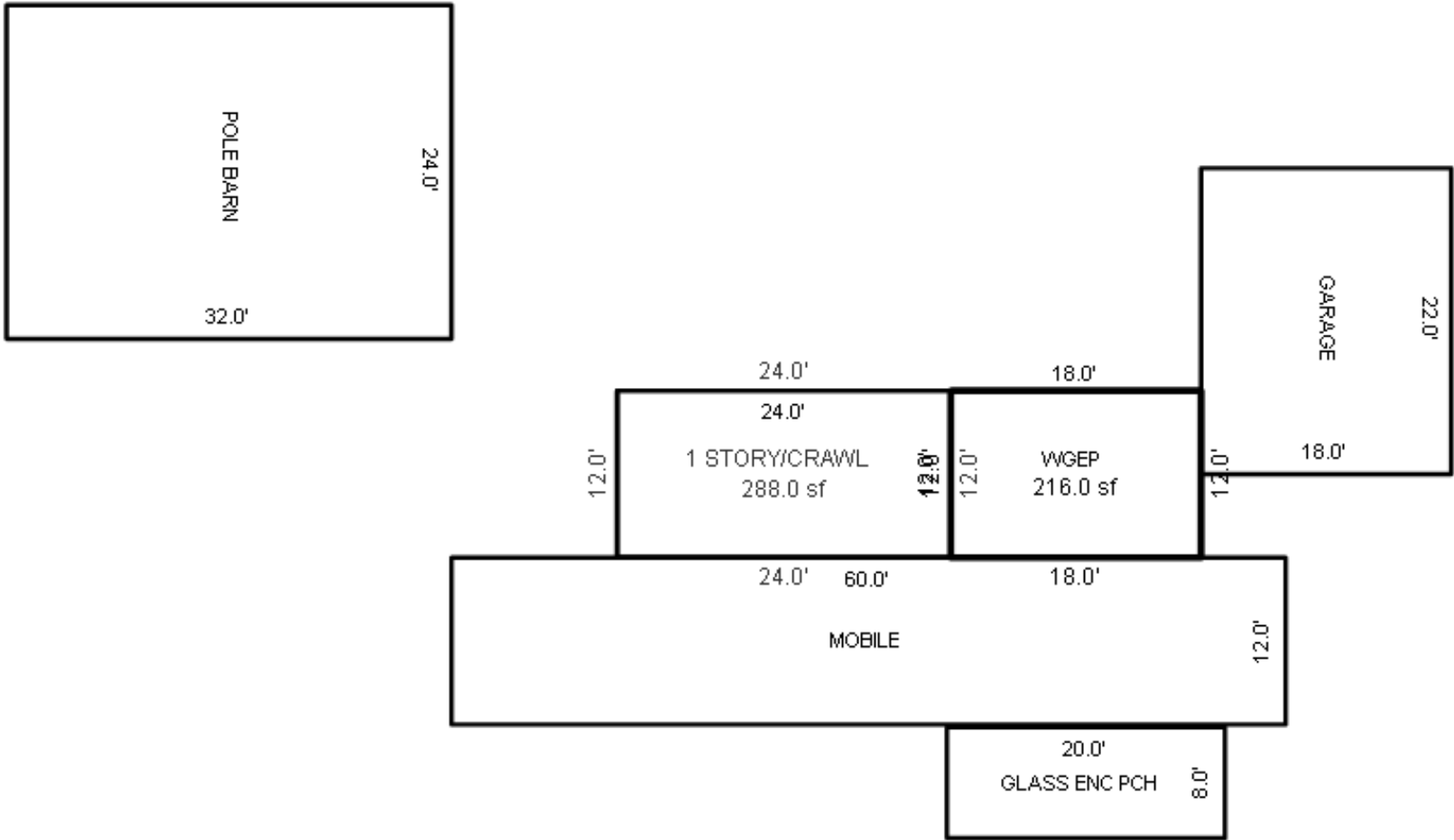
X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
X	Level	2024	21,000	23,500	44,500			20,911C	
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
		Who	When	What					
		TPC 12/27/2017	INSPECTED		2023	14,600	25,400	40,000	19,916C
		TPC 04/08/2016	INSPECTED		2022	7,500	21,000	28,500	18,968C
		TPC 05/18/2015	INSPECTED		2021	7,500	19,200	26,700	18,363C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
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X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 40 Floor Area: Total Base New : 150,386 Total Depr Cost: 55,331 Estimated T.C.V: 44,265			E.C.F. X 0.800		Bsmnt Garage:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1968	
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		0 Amps Service			Ex. X Ord. Min			Building Areas						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Main Home Ribbed Metal 720 Addition Siding Crawl 288						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath			Other Additions/Adjustments Plumbing Average Fixture(s) 1 964 337 Porches CGEP (1 Story) 160 7,286 5,246 * CCP (1 Story) 216 4,685 1,640 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 17,175 6,011 Class: C Exterior: Pole (Unfinished) Base Cost 768 20,513 7,180 Block Foundation 144 2,022 708						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well			Water/Sewer Public Sewer 1 1,494 523 Water Well, 50 Feet 1 2,686 940						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 288 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 968						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Lump Sum Items:			Deck w/Roof (Roof portion) 1416 21,481 7,518								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			SANITARY SEWER 1 0 0 *			Local Cost Items						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INGERSOLL TRACY LYNN FKA	URIE CHADWICK L & JESSICA	0	08/27/2021	WD	16-LC PAYOFF	2021-02962	OTHER	0.0
FAHL TRACY LYNN	URIE CHADWICK L & JESSICA	40,000	08/28/2012	LC	03-ARM'S LENGTH	2013-02489 LCT	DEED	100.0
WEAVER RYAN	FAHL TRACY LYNN	39,082	07/30/2012	WD	03-ARM'S LENGTH	2012-02583	PROPERTY TRANSFER	100.0
		46,825	02/01/2001	WD	33-TO BE DETERMINED	01-0:0681	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1925 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	06/23/2016	2016-0623	100%
	P.R.E. 100% 10/21/2014		Addition	10/23/2012	2012-99997	100%

Owner's Name/Address	MAP #:
URIE CHADWICK L & JESSICA SUE 1925 S PAVILION DR LAKE CITY MI 49651	2024 Est TCV 116,267 TCV/TFA: 132.27

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																											
SEC 11 T22N R8W LOT 126 EXC S 2.8 FT THOF. ALSO S 12.2 FT OF LOT 127. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9	X		<p>* Factors * MOST 126 &amp; 12' OF 127</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 50' @ 500/FF</td> <td>49.40</td> <td>141.00</td> <td>1.0036</td> <td>1.0496</td> <td>500</td> <td>100</td> <td></td> <td>26,018</td> </tr> <tr> <td colspan="8">49 Actual Front Feet, 0.16 Total Acres</td> <td>Total Est. Land Value = 26,018</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 50' @ 500/FF	49.40	141.00	1.0036	1.0496	500	100		26,018	49 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 26,018
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
C 50' @ 500/FF	49.40	141.00	1.0036	1.0496	500	100		26,018																						
49 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 26,018																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
MLS 21001185,\$46900 EXP 184 DOM	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>266</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>29.53</td> <td>96</td> <td>95</td> <td>2,693</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	266	0	0	Wood Frame	29.53	96	95	2,693
Description	Rate	Size	% Good	Cash Value														
D/W/P: 3.5 Concrete	6.58	266	0	0														
Wood Frame	29.53	96	95	2,693														
	X	Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 3,643</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value = 3,643				
Description	Rate	Size		% Good	Cash Value													
LAND IMPROVE 1000	1,000.00	1		95	950													
Total Estimated Land Improvements True Cash Value = 3,643																		
	X	Electric																
	X	Gas																
	X	Curb																
	X	Street Lights Standard Utilities Underground Utils.																



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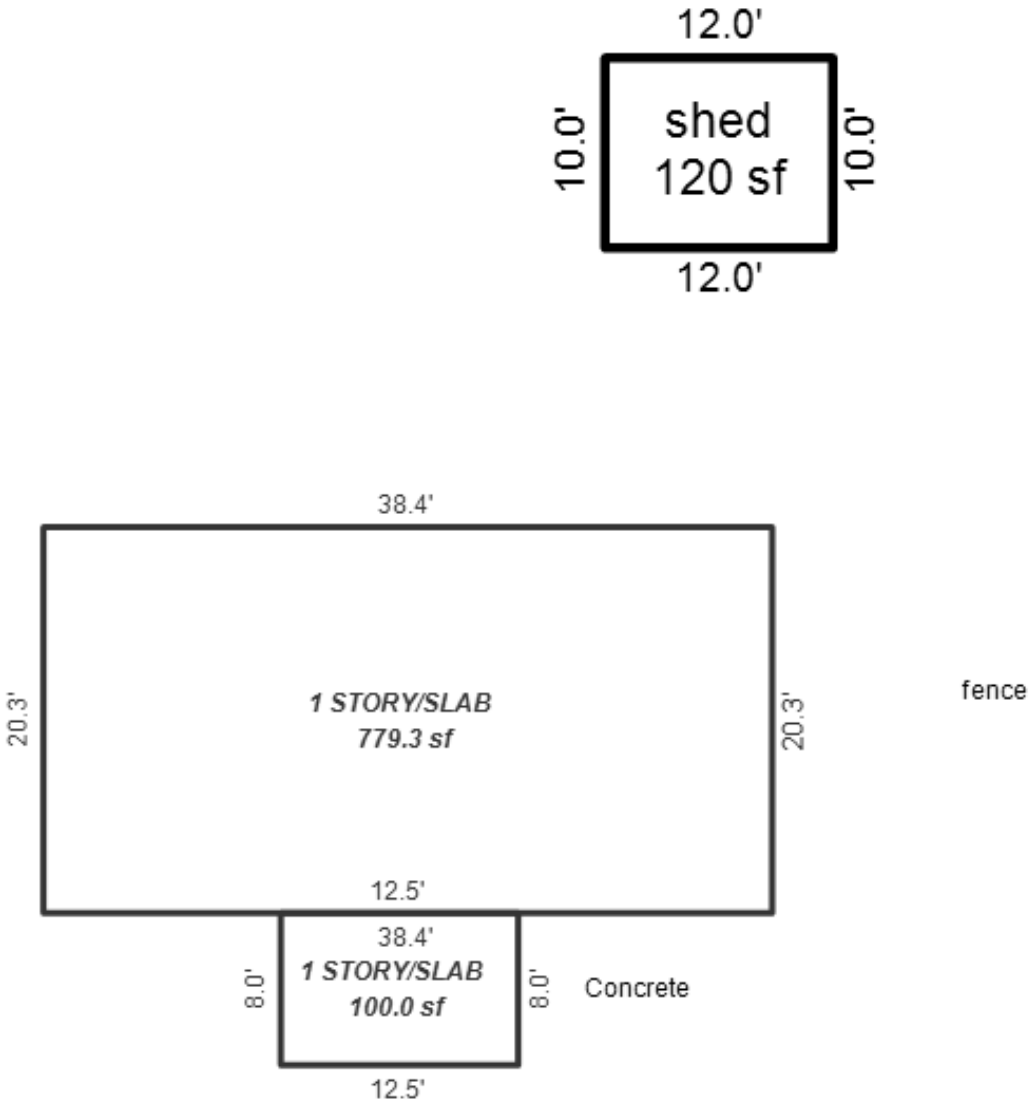
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	13,000	45,100	58,100			28,089C
Rolling	2023	10,300	39,400	49,700			26,752C
Low	2022	2,500	35,500	38,000			25,479C
High	2021	2,500	32,100	34,600			24,666C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 879 Total Base New : 121,137 Total Depr Cost: 78,733 Estimated T.C.V: 86,606			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Central Air Wood Furnace											
Yr Built 1940 '13		Remodeled 2013		Trim & Decoration			No./Qual. of Fixtures												
Condition: Average		Ex	X	Ord		Min	100 Amps Service												
Room List		Lg		Ord	X	Small	No. of Elec. Outlets												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 879 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 879 SF Floor Area = 879 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(8) Basement		Basement Finish			Plumbing			1 Story Siding Slab 779 1 Story Siding Slab 100			Total: 109,593 71,230						
X	Many Avg. X Few X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s) 1 1,476 959						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,766 1,798 Local Cost Items SANITARY SEWER 1 0 0			Totals: 121,137 78,733						
(3) Roof		(15) Fireplaces		Lump Sum Items:			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 86,606									
X	Gable Hip Flat	Gambrel Mansard Shed																	
X	Asphalt Shingle																		
Chimney: Block																			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VENHUIZEN STEVEN & MILDRE	BIERMAN RICHARD F JR & MO	95,000	08/20/2020	WD	03-ARM'S LENGTH	2020-02388	PROPERTY TRANSFER	100.0
BONNVILLE BEVERLY A	VENHUIZEN STEVEN & MILDRE	70,000	03/15/2016	WD	03-ARM'S LENGTH	2016-00784	PROPERTY TRANSFER	100.0
		60,000	10/01/1998	WD	33-TO BE DETERMINED	323:533	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7471 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/28/2020					

Owner's Name/Address	MAP #:
BIERMAN RICHARD F JR & MORRIS CAROL 7471 W MISSAUKEE BLVD LAKE CITY MI 49651	2024 Est TCV 176,054 TCV/TFA: 125.75

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	PART OF 3 LOTS
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value	
Gravel Road	C 50' @ 500/FF 107.00 118.00 0.7959 0.9950 500 100 W95'LOT128&19 N27.5' LOT 1	
Paved Road	107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 42,368	

Tax Description	X	Land Improvement Cost Estimates
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SEC 11 T22N R8W N 27.8 FT OF LOT 127 & W 95 FT OF LOTS 128 & 129. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9	X	Description Rate Size % Good Cash Value
Comments/Influences	X	D/W/P: 3.5 Concrete 6.16 2320 0 0

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

X Street Lights	Standard Utilities	Underground Utils.
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Topography of Site
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X Level	Rolling	
	Low	
	High	
X Landscaped	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

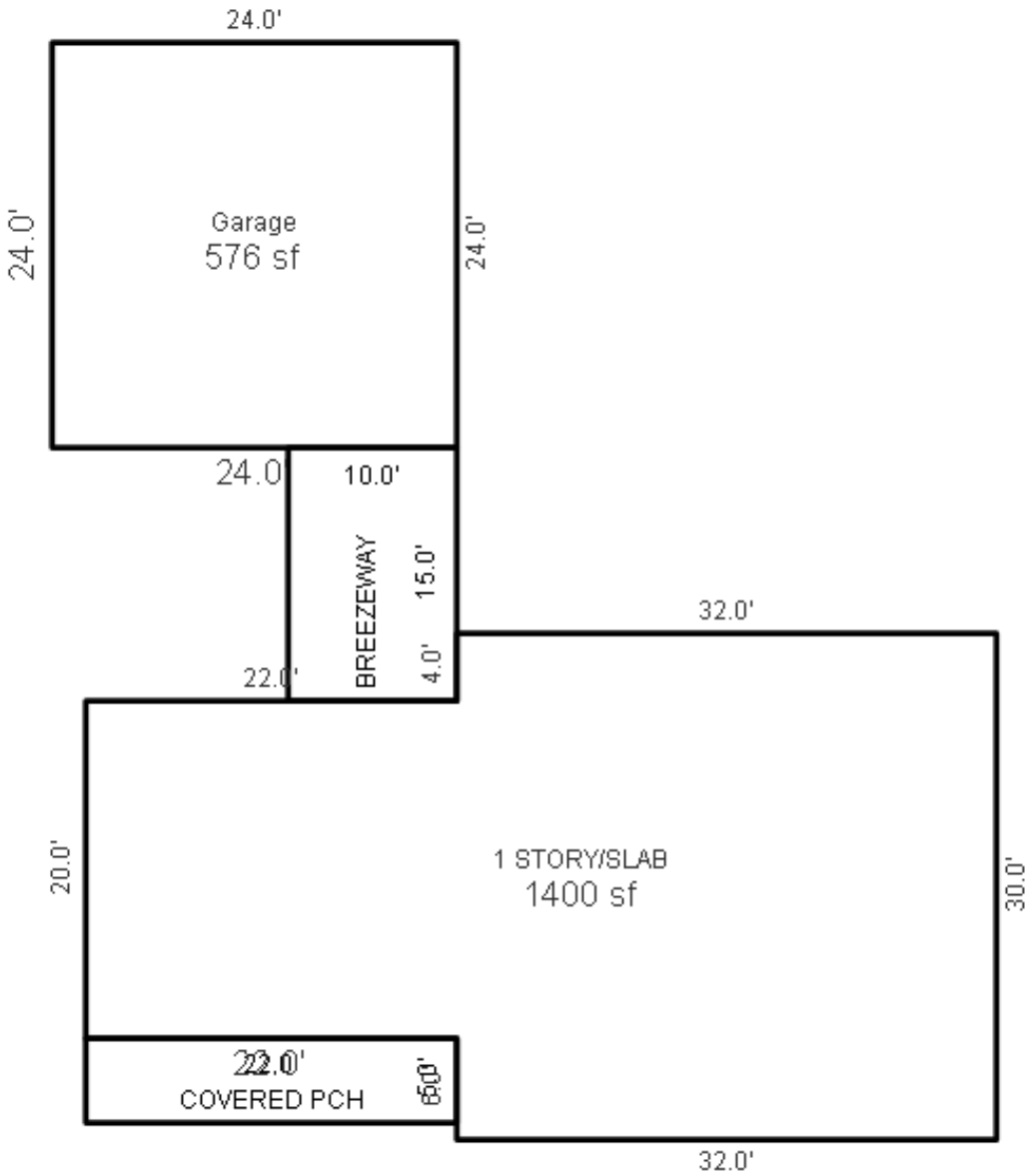
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	21,200	66,800	88,000			59,676C
2023	11,000	58,200	69,200			56,835C
2022	5,000	52,500	57,500			54,129C
2021	5,000	47,400	52,400	52,400M		52,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 110 150	Type CCP (1 Story) Brzwy, FW	Year Built: 1978 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,400 Total Base New : 201,115 Total Depr Cost: 120,669 Estimated T.C.V: 132,736			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Size of Closets		Condition: Average												
Yr Built 1960	Remodeled 201	0	Ex	X	Ord	Min	Lg			X	Ord	Small	Doors		Solid X H.C.											
Room List		(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1960											
5	Basement	Kitchen:		200			No. of Elec. Outlets			Ground Area = 1400 SF			Floor Area = 1400 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60											
2	1st Floor	Other:		Ex.			X	Ord.	Min	Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
2	2nd Floor	Other:		Many			X	Ave.	Few	(13) Plumbing			1 Story		Siding		Slab		1,400		Total:		152,545		91,527	
2	Bedrooms	Other:		1			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,230		738					
(1) Exterior		(6) Ceilings		1			3 Fixture Bath			Porches			CCP (1 Story)		110		2,807		1,684							
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		1			2 Fixture Bath			Garages			Class: CD Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		576		19,791		11,875			
Insulation		X		1			Softener, Auto			Water/Sewer			Public Sewer		1		1,326		796							
(2) Windows		(7) Excavation		1			Softener, Manual			Breezeways			Water Well, 100 Feet		1		5,640		3,384							
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0			No Plumbing			Built-Ins			Appliance Allow.		1		1,934		1,160							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Extra Toilet			Fireplaces			Interior 1 Story		1		4,700		2,820							
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		1			Extra Sink			Breezeways			Wood Stove		1		2,149		1,289							
X	Double Glass Patio Doors	Treated Wood Concrete Floor		1			Separate Shower			Frame Wall			150		8,993		5,396									
X	Storms & Screens	(9) Basement Finish		1			Ceramic Tile Floor			Local Cost Items			1		0		0		0		*					
(3) Roof		(10) Floor Support		1			Ceramic Tile Wains			SANITARY SEWER			Totals:		201,115		120,669									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tub Alcove Vent Fan			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =>		TCV:		132,736									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																						
Chimney: Metal																										

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



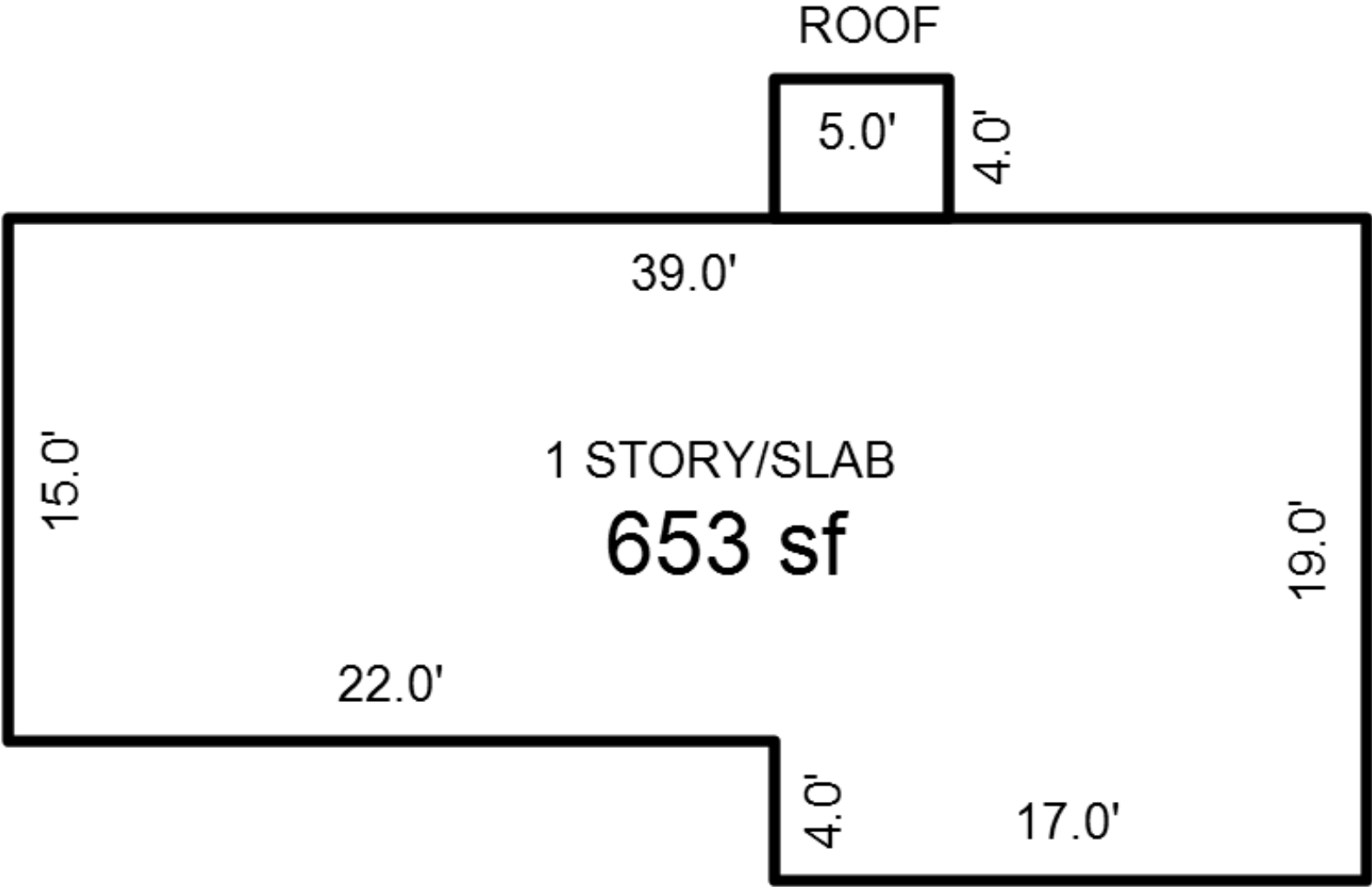
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
7459 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 70,815 TCV/TFA: 104.91													
Owner's Name/Address		WIGGINS JON P O BOX 968 917 COTY STREET CADILLAC MI 49601		X Improved		Vacant		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS													
Taxpayer's Name/Address		WIGGINS JON P O BOX 968 917 COTY STREET CADILLAC MI 49601		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		* Factors * E 45 OF 2 LOTS													
Tax Description		. SEC 11 T22N R8W THE EAST 45 FT OF LOTS 128 & 129 MISSAUKEE PARK ORIG PLAT. L222P9		X		Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Comments/Influences		ADD SEWER FOR 05		X		Gas Curb Street Lights Standard Utilities Underground Utils.		C 50' @ 500/FF 45.00 80.00 1.0321 0.8855 500 100 45 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 20,563													
		Topography of Site		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year													
		Who		When		What		2024		10,300		25,100		35,400		Board of Review		Tribunal/Other		Taxable Value	
		TPC 04/30/2021		INSPECTED		2023		5,200		21,900		27,100						17,456C			
		TPC 12/27/2017		INSPECTED		2022		5,000		19,700		24,700						16,625C			
		TPC 04/08/2016		INSPECTED		2021		5,000		17,800		22,800						16,094C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex	X	Ord	Min	Condition: Very Poor																																																																																														
	Building Style: 1S					Lg	X	Ord		Small	Doors		Solid	X	H.C.																																																																																															
	Yr Built 1950	Remodeled 0	Room List		(5) Floors		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 675 SF Floor Area = 675 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>675</td> <td>76,554</td> <td>42,104</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,025</td> <td>564</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,175</td> <td>646</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>2,498</td> <td>1,374</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,638</td> <td>901</td> </tr> <tr> <td colspan="3">Unit-in-Place Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">ROOF STRUCT. (SQ FT)</td> <td>20</td> <td>112</td> <td>95</td> </tr> <tr> <td colspan="3">Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>83,002</td> <td>45,684</td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	675	76,554	42,104	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	Built-Ins						Appliance Allow.			1	1,638	901	Unit-in-Place Cost Items						ROOF STRUCT. (SQ FT)			20	112	95	Local Cost Items						SANITARY SEWER			1	0	0	Totals:				83,002	45,684	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																									
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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																																																																																																									
Built-Ins																																																																																																														
Appliance Allow.			1	1,638	901																																																																																																									
Unit-in-Place Cost Items																																																																																																														
ROOF STRUCT. (SQ FT)			20	112	95																																																																																																									
Local Cost Items																																																																																																														
SANITARY SEWER			1	0	0																																																																																																									
Totals:				83,002	45,684																																																																																																									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 675 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		50,252																																																																																
	Insulation	(2) Windows		Many	X	Avg.	X	Avg.	Large	Small	(3) Roof		X Gable		Gambrel		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block																																																																																	
X	Wood Sash Metal Sash Vinyl Sash	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X Asphalt Shingle		X Gable		Gambrel		Hip		Mansard		Shed		Chimney: Block																																																																																												

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUSHMAN WAYNE L & SHIRLEY	CUSHMAN FAMILY TRUST	0	08/08/2012	QC	21-NOT USED/OTHER	2012-02724 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7540 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CUSHMAN FAMILY TRUST 317 E OLIVER ST OWOSSO MI 48867	MAP #: COMMON BEARCH (PUBLIC)					
	2024 Est TCV 309,426 TCV/TFA: 420.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 1 EXC E 8 FT THOF. MISSAUKEE PARK 1ST ADD.	X		A50' @ 4200/FF	44.00	103.00	192,216
Comments/Influences			44 Actual Front Feet, 0.10 Total Acres			192,216

ADD SEWER FOR 05	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Metal Prefab	13.08	240 61	1,915

Topography of Site	X	Total Estimated Land Improvements True Cash Value =			
		Description	Rate	Size % Good	Cash Value
Level	X				
Rolling	X				
Low					
High	X				
Landscaped					
Swamp					
Wooded					
Pond					
Waterfront	X				
Ravine					
Wetland					
Flood Plain					



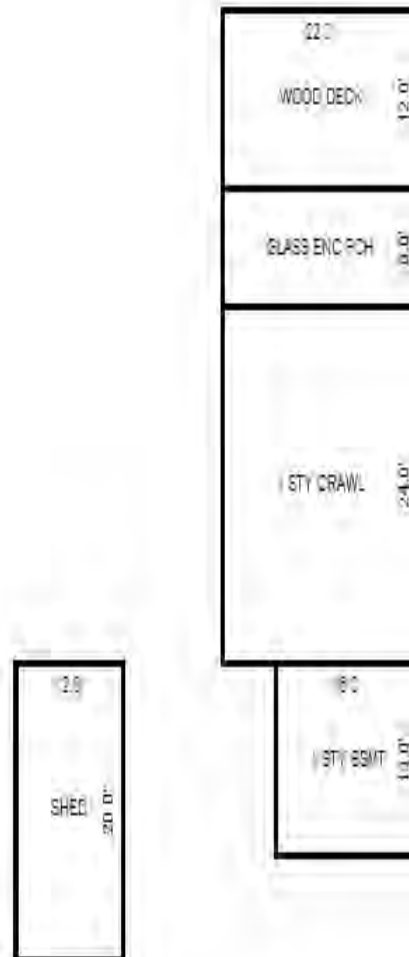
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	96,100	58,600	154,700			62,962C
2023	57,200	55,900	113,100			59,964C
2022	56,400	50,400	106,800			57,109C
2021	49,700	51,800	101,500			55,285C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 264	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		No./Qual. of Fixtures				
	Building Style: 1S			X	Ex	Ord	Min	Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 736 Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage:			
	Yr Built 1926	Remodeled 0	Trim & Decoration			Size of Closets			Central Air Wood Furnace		E.C.F. X 1.460		Carport Area: Roof:				
	Condition: Average		X	Ex	Ord	Min	No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
	Room List	Doors	Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	(1) Exterior	(6) Ceilings			Kitchen: Other: Other:			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	(7) Excavation			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
	Insulation	(8) Basement			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	(2) Windows	(9) Basement Finish			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
X	Wood Sash Metal Sash Vinyl Sash	(11) Heating/Cooling			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Double Hung Horiz. Slide	(12) Electric			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Casement Double Glass Patio Doors	(13) Plumbing			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Storms & Screens	(14) Water/Sewer			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	(3) Roof	(15) Fireplaces			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(16) Porches/Decks			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(17) Garage			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			Basement: 208 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 130,723 Total Depr Cost: 78,969 Estimated T.C.V: 115,295		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		

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



Sketch by Agnes IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAYLING CORNER BUILDING L	COVENANT CAPITAL	225,000	05/11/2016	WD	16-LC PAYOFF	2016-01714	DEED	0.0
COVENANT CAPITAL INC	MCKENNA LAURA & JOE	272,900	05/11/2016	WD	03-ARM'S LENGTH	2016-0171	PROPERTY TRANSFER	100.0
GRAYLING CORNER BUILDING	COVENANT CAPITAL INC	225,000	07/02/2014	LC	16-LC PAYOFF	2014-02345	PROPERTY TRANSFER	100.0
SCHEPERS RAYMOND J TRUST	GRAYLING CORNER BUILDING	225,000	07/01/2014	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7530 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/21/2021	2021-0655	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #: COMMON BEACH (PUBLIC)	2024 Est TCV 440,075 TCV/TFA: 291.05
MCKENNA LAURA & JOE 487 W CLAY AVE MUSKEGON MI 49440		

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>59.00</td> <td>103.00</td> <td>0.9595</td> <td>1.0074</td> <td>4200</td> <td>100</td> <td></td> <td>239,519</td> </tr> <tr> <td colspan="8">59 Actual Front Feet, 0.14 Total Acres</td> <td>Total Est. Land Value = 239,519</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	59.00	103.00	0.9595	1.0074	4200	100		239,519	59 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 239,519
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50' @ 4200/FF	59.00	103.00	0.9595	1.0074	4200	100		239,519																					
59 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 239,519																					

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 2 & E 8 FT OF LOT 1 MISSAUKEE PARK 1ST ADD.	X	Dirt Road	D/W/P: Brick on Sand	18.02	72	50	648
Comments/Influences	X	Gravel Road	Wood Frame	33.69	72	50	1,213
	X	Paved Road	Wood Frame	33.69	72	50	1,213
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =				3,074
	X	Sidewalk					

1813540 53/2016 \$274,900 PUBLIC REMARKS:	X	Water	Description	Rate	Size	% Good	Cash Value
59" FT. OF PRIVATE FRONTAGE ON THE MOST DESIRABLE PART OF BEAUTIFUL LAKE MISSAUKEE. THIS IS THE YEAR TO BUY A LAKEFRONT COTTAGE ON THE MAIN LAKE. VERY WELL MAINTAINED 3-BED/2 FULL BATH, 2,200 SQ FT. CHALET. ON THE MAIN FLOOR THERE IS A MASTER BEDROOM WITH A FULL BATH AND LAUNDRY ROOM, LARGE ISLAND IN THE	X	Sewer	D/W/P: Brick on Sand	18.02	72	50	648
	X	Electric	Wood Frame	33.69	72	50	1,213
	X	Gas	Wood Frame	33.69	72	50	1,213
	X	Curb	Total Estimated Land Improvements True Cash Value =				3,074
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					



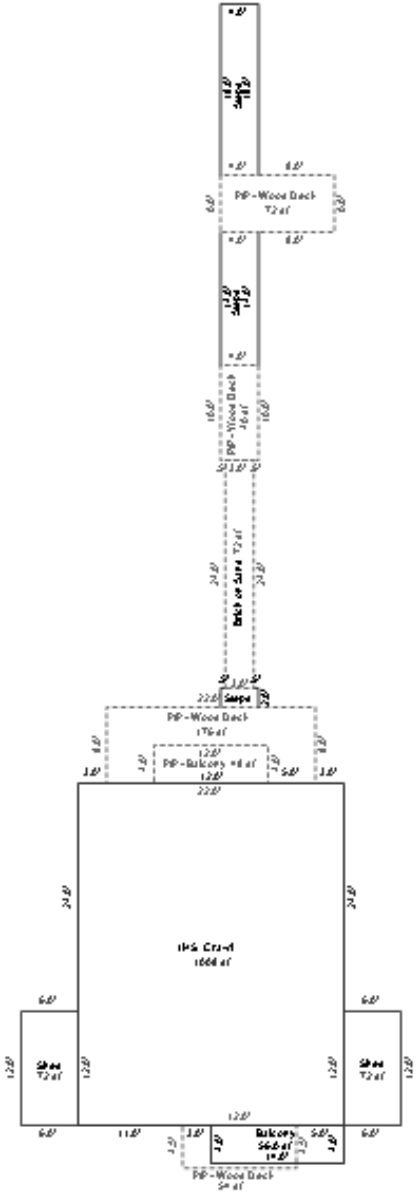
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	119,800	100,200	220,000			154,977C
X Rolling	2023	71,300	95,700	167,000			147,598C
X Low	2022	71,300	86,200	157,500			140,570C
X High	2021	62,800	90,800	153,600			136,080C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 1,512 Total Base New : 208,097 Total Depr Cost: 135,262 Estimated T.C.V: 197,482		54	Treated Wood	Bsmnt Garage:					
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace		E.C.F. X 1.460		176	Treated Wood	Carport Area: Roof:				
Yr Built 1972		Remodeled 0	Ex		X	Ord	Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,008 Total: 174,548 113,455		72	Treated Wood					
Condition: Average		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020		48	Wood Balcony					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Deck Treated Wood 54 1,841 1,197 Treated Wood 176 3,803 2,472 Treated Wood 72 2,140 1,391		56	Wood Balcony				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		200 Amps Service		Balcony Wood Balcony 48 1,956 1,271 Wood Balcony 56 2,281 1,483		Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775		Water Well				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets		(13) Plumbing		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		Water/Sewer		Totals: 208,097 135,262				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many		X	Ave.	Few	Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Lump Sum Items:					
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Totals: 208,097 135,262						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Totals: 208,097 135,262						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Totals: 208,097 135,262						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Totals: 208,097 135,262						
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Totals: 208,097 135,262						
(3) Roof		Chimney: Brick														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALBERT WILLIAM & KELLY M	GUNNERSON MATTHEW	165,000	09/10/2014	WD	03-ARM'S LENGTH	2014-03094	PROPERTY TRANSFER	100.0
		206,000	05/01/2003	WD	33-TO BE DETERMINED	03-0:2598	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7520 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #: COMMON BEACH (PUBLIC)					
	2024 Est TCV 342,035 TCV/TFA: 301.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK 1ST ADD.			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A50' @ 4200/FF	52.00	103.00	0.9902	1.0074	4200	100		217,873	
			52 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			217,873

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	108,900	62,100	171,000			111,683C
2023	64,800	59,300	124,100			106,365C
2022	64,500	53,400	117,900			101,300C
2021	56,800	55,100	111,900			98,064C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 98	Type Brzwy, FW	Year Built: 1952 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 45 Floor Area: 1,136 Total Base New : 153,441 Total Depr Cost: 84,392 Estimated T.C.V: 123,212		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster											
Yr Built 1937		Remodeled 1974		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1136 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1937			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Ex.	X	Ord.	Min	Many	X	Ave.	Few				
(2) Windows		(7) Excavation		(13) Plumbing		(14) Water/Sewer		Building Areas		Stories		Exterior		Foundation	
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0	1	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1.5 Story	Siding	Slab	399	1 Story	Siding	Slab	489
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Plumbing		Average Fixture(s)		1 Story	Siding	Slab	48				
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat		Average Fixture(s)		1 Story	Siding	Slab	48				
X	Double Glass Patio Doors	(9) Basement Finish		No Plumbing		Average Fixture(s)		Other Additions/Adjustments		Total:		122,014	67,108		
X	Storms & Screens	(10) Floor Support		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Plumbing		Total:		1,230	676		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No Plumbing		Average Fixture(s)		Garages		Total:		1,230	676		
X	Gable Hip Flat	Gambrel Mansard Shed		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Total:		14,022	7,712		
X	Asphalt Shingle	(10) Floor Support		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Base Cost		Total:		-1,252	-689		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Common Wall: 1/2 Wall		Total:		1,326	729		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Water/Sewer		Total:		2,585	1,422		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Public Water		Total:		1,934	1,064		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Public Sewer		Total:		5,707	3,139		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Water Well		Total:		5,875	3,231		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		1000 Gal Septic		Total:		0	0		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		2000 Gal Septic		Total:		153,441	84,392		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		SANITARY SEWER		Total:		0	0		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		Notes:		Total:		153,441	84,392		
		Lump Sum Items:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC		Total:		153,441	84,392		

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





Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
REYNOLDS ROBERT L	EISENREICH ADAM & KRISTEN	223,000	03/16/2023	WD	03-ARM'S LENGTH	2023-00718	PROPERTY TRANSFER	100.0				
SHARP BRETT & EMILY	REYNOLDS ROBERT L	248,000	08/04/2022	WD	03-ARM'S LENGTH	2022-02557	REAL PROPERTY STA	100.0				
MCKENA JOE & LAURA	SHARP BRETT & EMILY	157,000	12/28/2017	WD	03-ARM'S LENGTH	2017-04060	PROPERTY TRANSFER	100.0				
VANHOVEN MARK D & SHARON	MCKENA JOE & LAURA H&W	152,000	03/01/2013	WD	03-ARM'S LENGTH	2013-00688	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1841 S DIVISION ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 04/13/2023										
EISENREICH ADAM & KRISTEN 1841 DIVISION ST LAKE CITY MI 49651		MAP #:										
		2024 Est TCV 228,145 TCV/TFA: 147.76										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
		Public Improvements		* Factors * PART OF LOTS 4 & 5								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 50' @ 500/FF	70.00	86.90	0.7343	0.9077	500	100		23,328
				B 50' @\$800/	70.00	50.00	0.7731	0.8034	800	100		34,781
				140 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 58,109								
				Land Improvement Cost Estimates								
				Description			Rate	Size % Good		Cash Value		
				D/W/P: 3.5 Concrete			6.58	365 0		0		
				Wood Frame			32.30	80 50		1,292		
				Residential Local Cost Land Improvements								
				Description			Rate	Size % Good		Cash Value		
				LAND IMPROVE 1000			1,000.00	1 95		950		
				Total Estimated Land Improvements True Cash Value = 2,242								
Comments/Influences		Topography of Site										
ADD SEWER FOR 05		X Level										
04 split 100x80 to 005-00..approved by Twp Bd. at appeal hearing 9/9/04		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2024	29,100	85,000	114,100			114,100S		
		TPC 04/30/2021 INSPECTED		2023	27,400	79,800	107,200			107,200S		
		TPC 05/06/2018 INSPECTED		2022	15,000	72,000	87,000			74,758C		
		TPC 12/27/2017 INSPECTED		2021	12,500	66,500	79,000			72,370C		

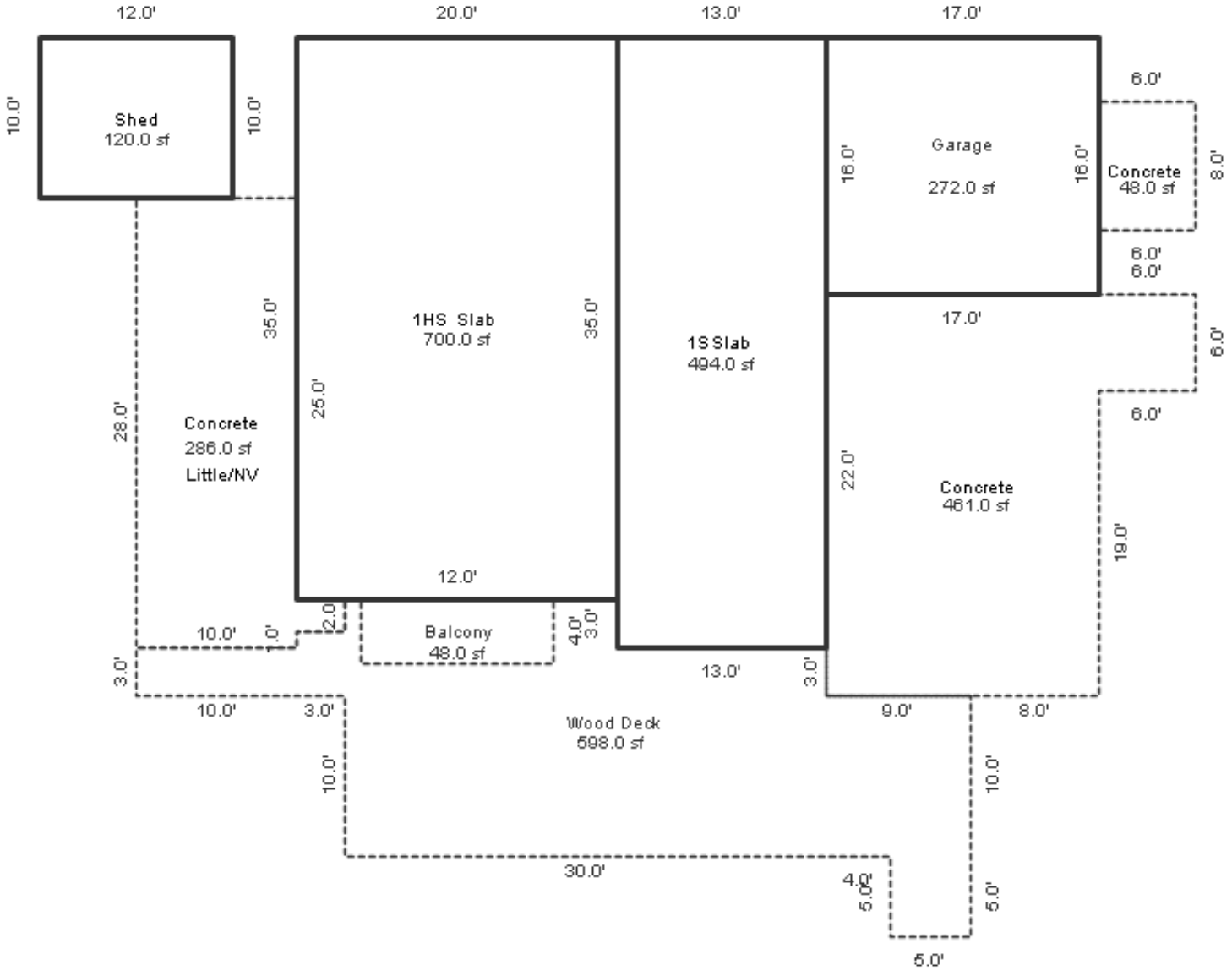


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1062	Type Treated Wood Wood Balcony 32	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 272 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,544 Total Base New : 234,676 Total Depr Cost: 152,540 Estimated T.C.V: 167,794		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1960
Yr Built 1960	Remodeled 1986	Ex	X	Ord	Min	Size of Closets		200 Amps Service		Ground Area = 1194 SF		Floor Area = 1544 SF.		
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		
Room List		Doors	Solid	X	H.C.	(5) Floors		Many		X	Ave.	Few	(13) Plumbing	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Ceramic Til Other: Hardwood Other:		200 Amps Service		1 Average Fixture(s) 2 3 Fixture Bath		1.5 Story Siding Slab 700 1 Story Siding Slab 494		Total: 185,421		120,524
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1194 S.F. Height to Joists: 0.0		No./Qual. of Fixtures		2 3 Fixture Bath		Other Additions/Adjustments		Plumbing		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		1 Average Fixture(s) 3 Fixture Bath		Plumbing		Average Fixture(s)		1 1,476 959
(2) Windows		Many Avg.	X	Large Avg.	Small	No. of Elec. Outlets		2 3 Fixture Bath		Balcony		3 Fixture Bath		1 4,646 3,020
X	Wood Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		2 3 Fixture Bath		Garages		Wood Balcony		32 1,304 848
X	Metal Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		272 15,314 9,954
X	Vinyl Sash	(14) Water/Sewer		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Common Wall: 1 Wall		Water/Sewer		1 -2,686 -1,746
X	Double Hung	(15) Fireplaces		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		Water Well, 100 Feet		1 1,494 971
X	Horiz. Slide Casement	(16) Porches/Decks		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Built-Ins		1 5,808 3,775
X	Double Glass	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Appliance Allow.		1 2,766 1,798
X	Patio Doors	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Fireplaces		1 5,338 3,470
X	Storms & Screens	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Interior 1 Story		1 5,338 3,470
(3) Roof		(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Deck		1062 13,795 8,967
X	Gable	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Treated Wood		1062 13,795 8,967
X	Hip	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Local Cost Items		1 0 0 *
X	Flat	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		SANITARY SEWER		1 0 0 *
X	Asphalt Shingle	(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
Chimney: Brick		(17) Garage		Lump Sum Items:		No. of Elec. Outlets		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOLES JAMES E & RHEADORES	TOLES MICHAEL J	0	05/07/2008	QC	21-NOT USED/OTHER	2011-03023 QCD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1850 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST		Addition	11/02/2017	2017-0554	100%
Owner's Name/Address	P.R.E. 100% 12/01/2015		Garage	09/23/2014	2014-0398	100%
TOLES MICHAEL J 7523 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 143,795 TCV/TFA: 184.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
SEC 11 T 22N R 8W BEG AT SE COR LOT 5 1ST ADD TO MISSAUKEE PARK TH N 84 DEG 38' 27" W 80.17 FT; N 03 DEG 38' 38" E 121.73 FT; S 68 DEG 45' 26" E 80.5 FT; S 01 DEG 41' 35" W 99.85 FT TO POB. .20 A M/L PCL B	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C 50' @ 500/FF	80.17	58.67	0.7050	0.8068	500	100		22,800
			C 50' @ 500/FF	80.17	50.00	0.7050	0.7690	500	100		21,732
			160 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	44,532

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
								D/W/P: 4in Ren. Conc.	7.35	570	0	0
								D/W/P: 4in Concrete	6.49	72	95	444
								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	95	950
								Total Estimated Land Improvements True Cash Value =			2,392	

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

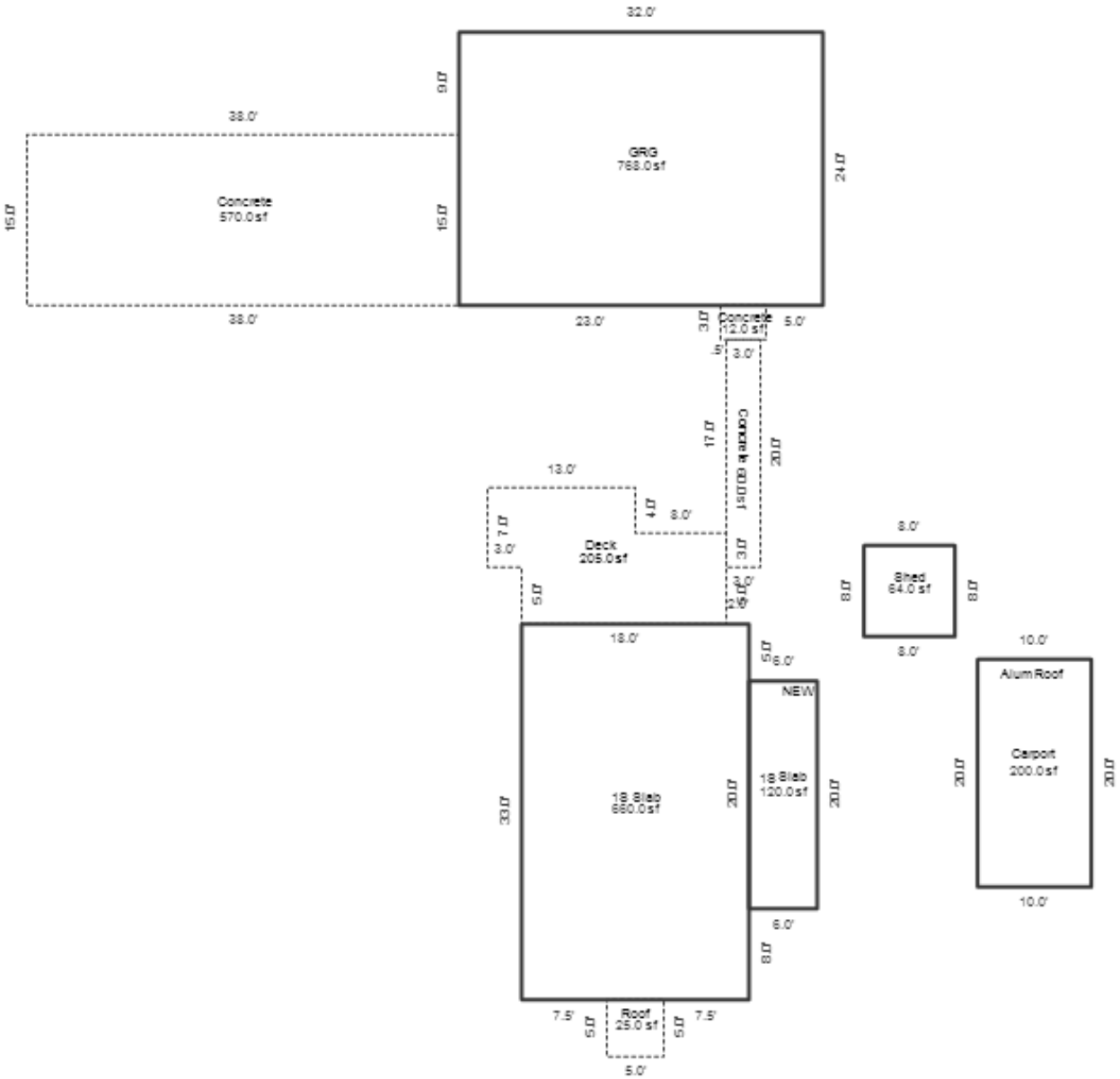
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,300	49,600	71,900			35,520C
2023	16,000	43,300	59,300			33,829C
2022	15,000	39,000	54,000			32,219C
2021	12,500	36,100	48,600			31,190C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 25 205	Type Treated Wood Roof Cover Onl Treated Wood	Year Built: 2014 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 780 Total Base New : 135,484 Total Depr Cost: 88,064 Estimated T.C.V: 96,871			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg Ord X Small		Doors Solid X H.C.		
Yr Built 1958 201	Remodeled 2018	Ex	Ord	X	Min	Central Air Wood Furnace			(12) Electric			0 Amps Service		No./Qual. of Fixtures		
Condition: Average		Lg	Ord	X	Small	(5) Floors			Kitchen: Other: Other:			0 Amps Service		Ex. Ord. X Min		
Room List		Doors	Solid	X	H.C.	(6) Ceilings			No. of Elec. Outlets			Many Ave. X Few		(13) Plumbing		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many Ave. X Few			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many Ave. X Few			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	
(2) Windows		(7) Excavation		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		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(14) Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes:	
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		96,871	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Totals:		135,484 88,064	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			135,484 88,064			* 0 0		96,871	
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			135,484 88,064			* 0 0		96,871	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 780 SF Floor Area = 780 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 660 120 1 Story Siding Slab 120 Total: 90,117 58,576 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Deck Treated Wood 120 2,880 1,872 Treated Wood 205 4,106 2,669 w/Roof (Roof portion) 25 517 336 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 27,249 17,712 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: 135,484 88,064		Cls CD Blt 1958		* 0 0												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC EWEN GORDON T & BERNAD	MC EWEN GORDON & BERNADIN	0	09/23/2004	QC	21-NOT USED/OTHER	04-0/4051	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1860 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MCEWEN GORDON T & BERNADINE PO BOX 474 LAKE CITY MI 49651	2024 Est TCV 153,471 TCV/TFA: 116.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
. SEC 11 T22N R8W LOTS 6 & 7 MISSAUKEE PARK 1ST ADD.	X		Dirt Road	50.00	150.00	0.8123	1.0692	500	100	21,712
			Gravel Road	50.00	150.00	0.8123	1.0692	500	100	21,712
Comments/Influences			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 43,424							

Public Improvements	Topography of Site
X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.	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	21,700	55,000	76,700			37,333C
2023	26,700	47,800	74,500			35,556C
2022	10,000	46,400	56,400			33,863C
2021	10,000	41,900	51,900			32,782C

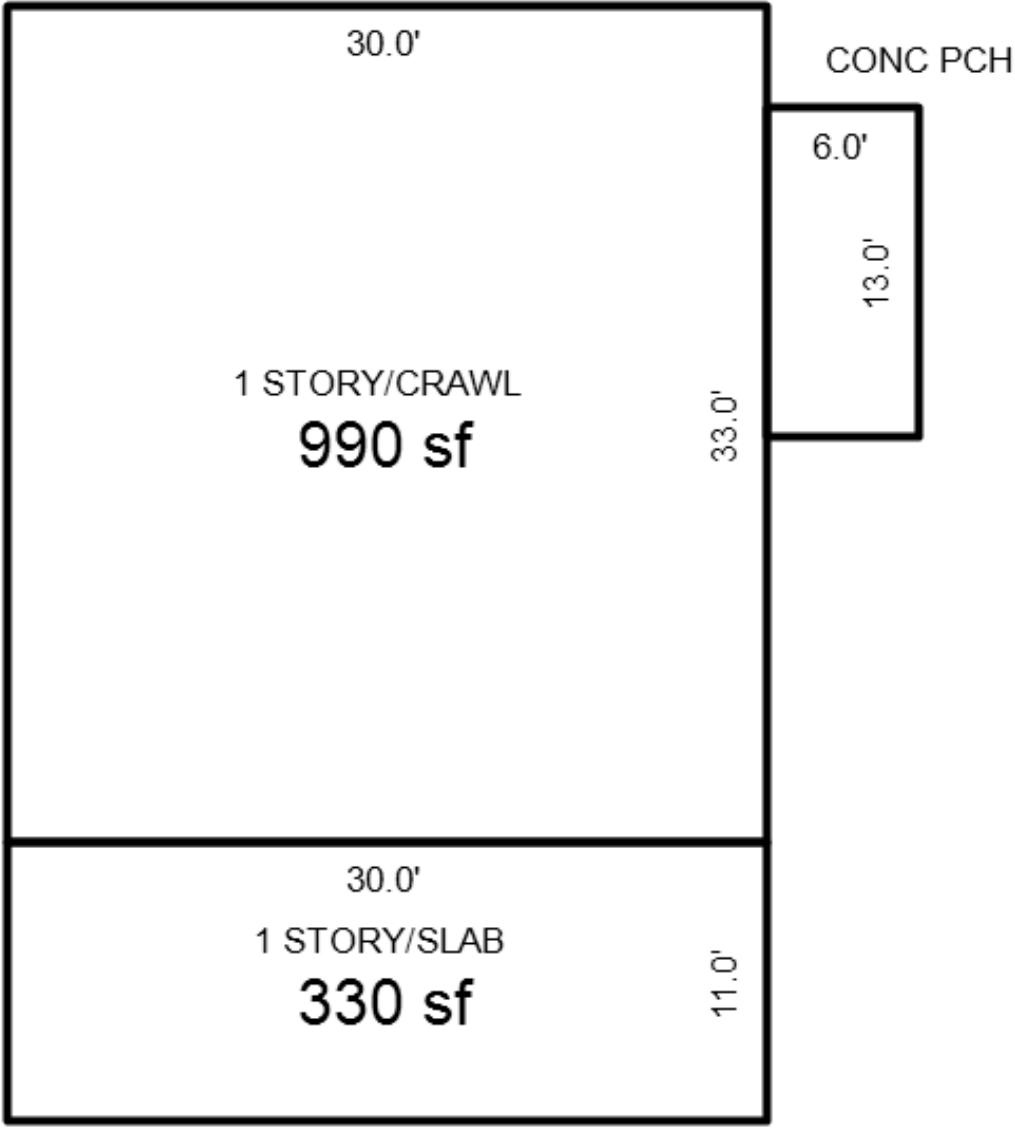
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior									78	CPP			
	Building Style: 1S		Drywall Paneled													
	Yr Built 1965	Remodeled 1996	Plaster Wood T&G													
	Condition: Average		Trim & Decoration													
	Room List		Ex Ord X Min													
	Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets													
	(1) Exterior		Lg Ord X Small													
	Wood/Shingle Aluminum/Vinyl Brick		Doors Solid X H.C.													
	Insulation		(5) Floors													
	(2) Windows		Kitchen: Other: Other:													
	Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 990 S.F. Slab: 330 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash		(6) Ceilings													
	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Gable Hip Flat		Gambrel Mansard Shed													
	Asphalt Shingle		(8) Basement													
	Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	(10) Floor Support		(9) Basement Finish													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			(14) Water/Sewer													
			Lump Sum Items:													
			Joists: Unsupported Len: Cntr.Sup:													
			(12) Electric													
			0 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			No. of Elec. Outlets													
			Many X Ave. Few													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 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:													
			(16) Porches/Decks													
			Class: CD Effec. Age: 35 Floor Area: 1,320 Total Base New : 153,914 Total Depr Cost: 100,043 Estimated T.C.V: 110,047													
			E.C.F. X 1.100													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace 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 990													
			1 Story Siding Slab 330													
			Total: 145,280 94,432													
			Other Additions/Adjustments													
			Plumbing													
			Average Fixture(s) 1 1,230 799													
			Porches													
			CPP 78 1,559 1,013													
			Water/Sewer													
			Public Sewer 1 1,326 862													
			Water Well, 50 Feet 1 2,585 1,680													
			Built-Ins													
			Appliance Allow. 1 1,934 1,257													
			Local Cost Items													
			SANITARY SEWER 1 0 0												*	
			Totals: 153,914 100,043													
			Notes:													
			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 110,047													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KUZAWA STEVEN A & MAUREEN	KUZAWA MAUREEN M FAMILY T	10	07/25/2018	QC	09-FAMILY	2018-02465	PROPERTY TRANSFER	0.0				
RINCKEY KAREN & GILL KATH	KUZAWA STEVEN A & MAUREEN	57,900	08/30/2010	WD	03-ARM'S LENGTH	2010-4036	PROPERTY TRANSFER	100.0				
MCGINESS BARBARA	RINCKEY KAREN & GILL KATH	0	10/27/2009	QC	21-NOT USED/OTHER	2009/3696	DEED	0.0				
DENHAM JANICE ETAL	MC GINNIS BARBARA ETAL (J	0	12/31/2006	OTH	21-NOT USED/OTHER	2006/3533	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1880 S PAVILION DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
KUZAWA MAUREEN M FAMILY TRUST 1707 MILLBANK SE GRAND RAPIDS MI 49508		2024 Est TCV 161,104 TCV/TFA: 139.60										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
. SEC 11 T22N R8W LOTS 8 & 9 AND BEG AT SW COR LOT 9, S 44FT, E TO SE COR LOT 9, NW'LY TO POB. MISSAUKEE PARK 1ST ADD.		Public Improvements		* Factors * LOTS 8 & 9								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
20804414 \$96,000-05 20809227 \$64,900-10		Gravel Road		C 50' @ 500/FF	102.00	150.00	0.8074	1.0692	500	100		44,031
		Paved Road		102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 44,031								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	1180	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		X Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2024	22,000	58,600	80,600			37,896C		
		X Low		2023	18,000	51,100	69,100			36,092C		
		X High		2022	10,000	46,100	56,100			34,374C		
		X Landscaped		2021	10,000	41,800	51,800			33,276C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC 04/30/2021	INSPECTED									
		TPC 12/27/2017	INSPECTED									

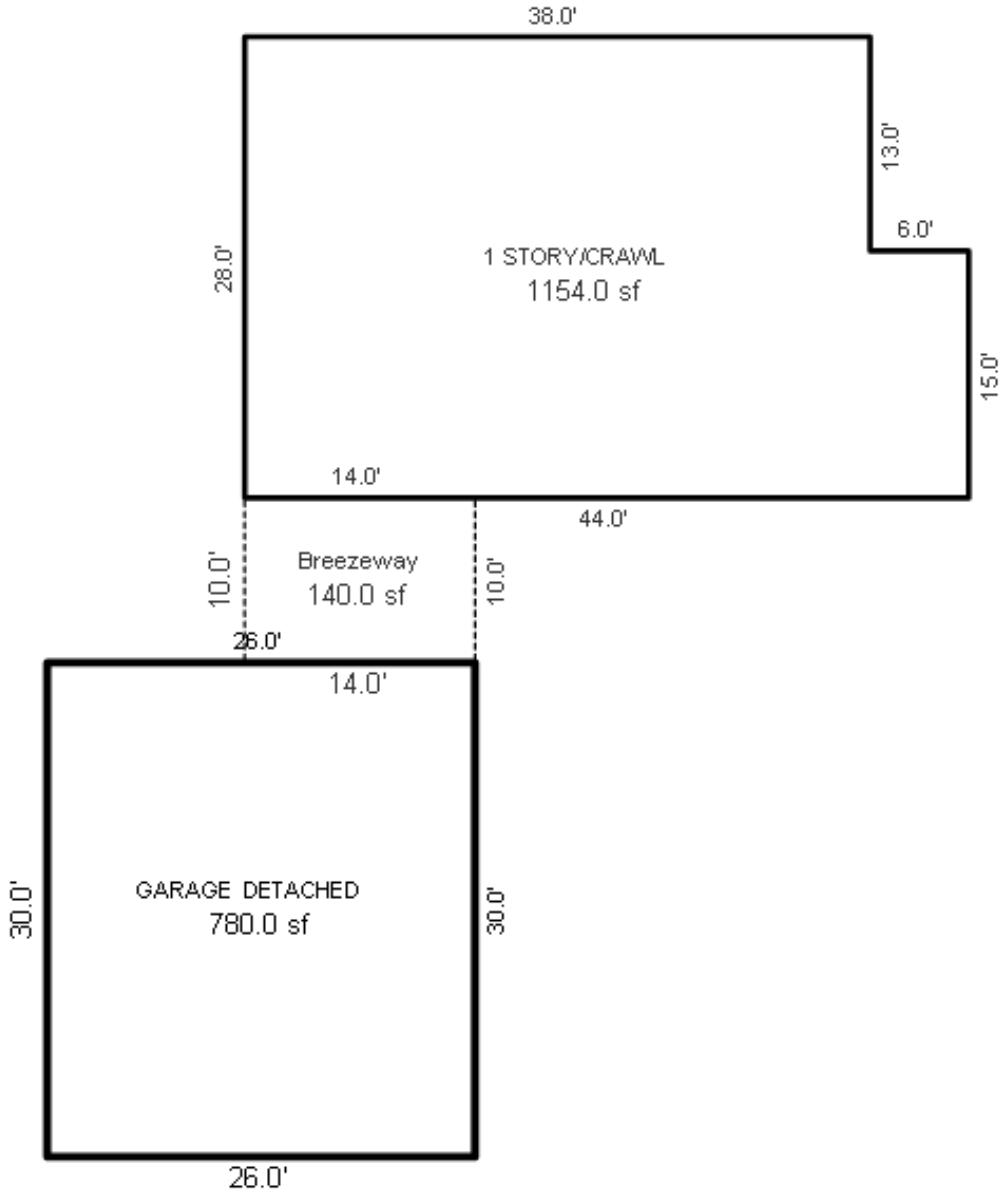


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140	Type Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,154 Total Base New : 173,594 Total Depr Cost: 104,157 Estimated T.C.V: 114,573		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1968		
Yr Built 1968	Remodeled 1973	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1154 SF Floor Area = 1154 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			1 Story Siding Crawl Space 1,154		Total: 133,509 80,106				
Room List		Doors	Solid X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing		Garages			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 780 24,617 14,770		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer		Public Sewer 1 1,326 796		Water Well, 50 Feet 1 2,585 1,551		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			Breezeways			Built-Ins		Appliance Allow. 1 1,934 1,160		Frame Wall 140 8,393 5,036		
	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1154 S.F. Slab: 0 S.F. Height to Joists: 0.0			Local Cost Items			SANITARY SEWER 1 0 0		Totals: 173,594 104,157				
(2) Windows		Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:		114,573				
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Sewer 1									
(3) Roof		Asphalt Shingle		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDREWS LEO W & MARIEL J	ZUKER D & KRICHER D & HAR	102,000	11/13/2017	WD	03-ARM'S LENGTH	2017-03609	PROPERTY TRANSFER	100.0
HASKINS LIONEL L (HW)	ANDREWS LEO W & MARIEL J	76,000	10/03/2008	WD	03-ARM'S LENGTH	2008/3424	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1900 S PAVILION DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
ZUKER D & KRICHER D & HARTE D 1033 BILLS LN SAINT JOHNS MI 48879	2024 Est TCV 124,153 TCV/TFA: 156.76					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 10 & 11 AND BEG AT NW COR OF LOT 10 TH N 16 FT; TH E 150 FT: TO SE COR OF LOT 9 TH S TO NE COR OF LOT 10 TH NW'LY 155.1 FT; TO PT OF BEG MISSAUKEE PARK 1ST ADD.	X			Dirt Road	50.00	150.00	0.8123	1.0692	500	100		21,712
				Gravel Road	50.00	150.00	0.8123	1.0692	500	100		21,712
				Paved Road	100 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	43,424

Comments/Influences	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
ADD SEWER FOR 05 CHG ROOF STRUCTURE TO PORCH FOR 07.	X	X	Residential Local Cost Land Improvements					
	X	X	Electric					
	X	X	Gas	LAND IMPROVE 1000	1,000.00	1	100	1,000
	X	X	Street Lights	Total Estimated Land Improvements True Cash Value =				1,000

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



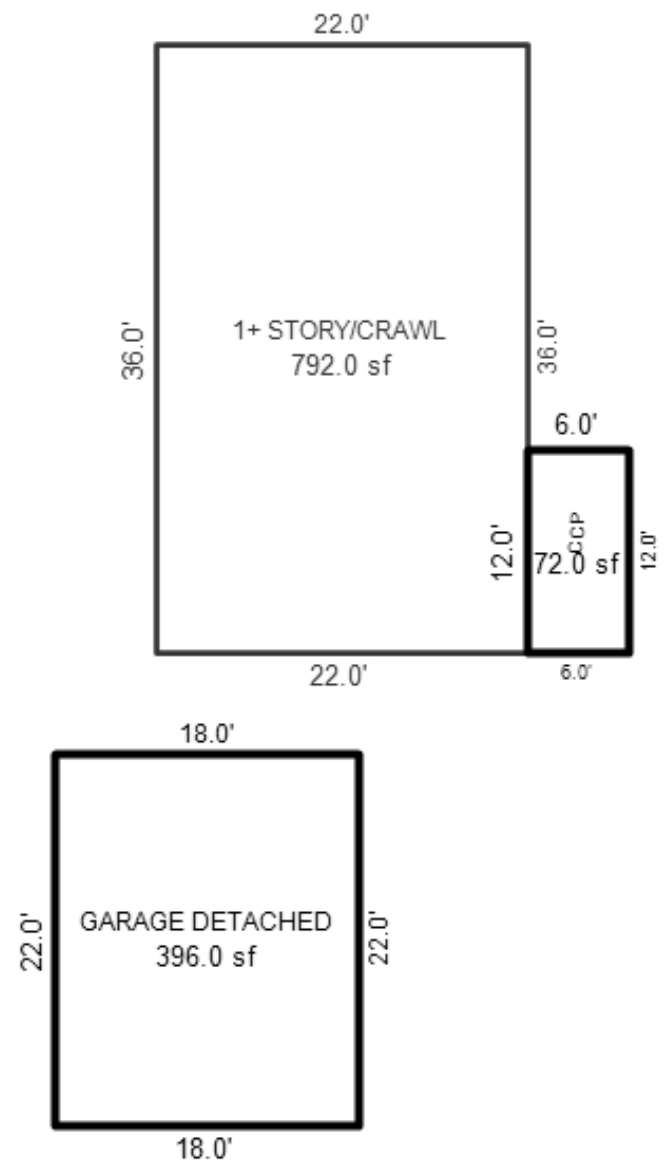
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	21,700	17,800	20,000	17,500
TPC	12/27/2017	INSPECTED	40,400	35,200	31,700	28,700
TPC	04/08/2016	INSPECTED	62,100	53,000	51,700	46,200

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:		
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater							72	CCP (1 Story)	Class: CD Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Building Style: 1.25S			Drywall Paneled		Plaster Wood T&G											
Yr Built 1936		Remodeled 0	Trim & Decoration		Ex	Ord	X	Min								
Condition: Average			Size of Closets				X	Small								
Room List			Doors				X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:											
(1) Exterior			(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		X	Tile												
(2) Windows			(7) Excavation		Ex.	Ord.	X	Min								
X	Many Avg. Few	X	Basement: 0 S.F. Crawl: 792 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets											
X	Large Avg. Small		(8) Basement		Many	Ave.	X	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
X			(9) Basement Finish		1	Average Fixture(s)										
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer											
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Metal			Lump Sum Items:		Notes:											
Cost Est. for Res. Bldg: 1 Single Family 1.25S											Cls	CD	Blt	1936		
(11) Heating System: Wall/Floor Furnace											Ground Area = 792 SF Floor Area = 792 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 792 Total: 98,753 54,314					
Other Additions/Adjustments											Plumbing Average Fixture(s) 1 1,230 676					
Porches											Solar Water Heat CCP (1 Story) 72 1,925 1,059					
Garages											Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 15,270 8,398					
Water/Sewer											Public Sewer 1 1,326 729					
Water Well, 100 Feet											Water Well, 100 Feet 1 5,640 3,102					
Built-Ins											Appliance Allow. 1 1,934 1,064					
Fireplaces											Exterior 1 Story 1 5,707 3,139					
Local Cost Items											SANITARY SEWER 1 0 0 *					
Totals:											131,785 72,481					
Notes:											ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 79,729					

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FUZI GRACE R TRUST	NUFFER MICHAEL & MICHELLE	76,300	01/04/2016	WD	03-ARM'S LENGTH	2016-00032	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1920 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/04/2016					
Owner's Name/Address	MAP #:					
NUFFER MICHAEL & MICHELLE 1920 S PAVILION DR LAKE CITY MI 49651	2024 Est TCV 188,906 TCV/TFA: 124.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 12 & TH N 34 FT; OF LOT 13 MISSAUKEE PARK 1ST ADD.	X	Dirt Road		C 50' @ 500/FF	50.00	150.00	0.8559	1.0692	500	100		22,878
Comments/Influences	X	Gravel Road		C 50' @ 500/FF	34.00	150.00	0.8559	1.0692	500	100		15,557
	X	Paved Road		84 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 38,435								
	X	Storm Sewer										
	X	Sidewalk										

2014 MLS PUBLIC MARKETING REMARKS LARGE 3 BEDROOM 2 BATH HOME WITHIN WALKING DISTANCE TO LAKE MISSAUKEE. THERE IS ROAD END PUBLIC ACCESS WITH A SANDY BEACH. THE HOME HAS A LARGE YARD, ATTACHED 2 CAR GARAGE, AND A DECK OFF THE LIVING ROOM. LIVING ROOM HAS A CATHEDRAL CEILING AND ADJOINS THE KITCHEN WHICH HAS CUSTOM MADE WALNUT CABINETS AND A LARGE BAY WINDOW.	X	Land Improvement Cost Estimates		Description			Rate	Size	% Good	Cash Value
		Description		D/W/P: Asphalt Paving	2.89	800	73	1,688		
	X	Water		Metal Prefab	20.42	48	73	715		
	X	Sewer		Total Estimated Land Improvements True Cash Value = 2,403						
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level	X	2024	19,200	75,300	94,500			52,039C
Rolling		2023	13,200	65,600	78,800			49,561C
Low		2022	2,500	63,500	66,000			47,201C
High		2021	2,500	57,300	59,800			45,694C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



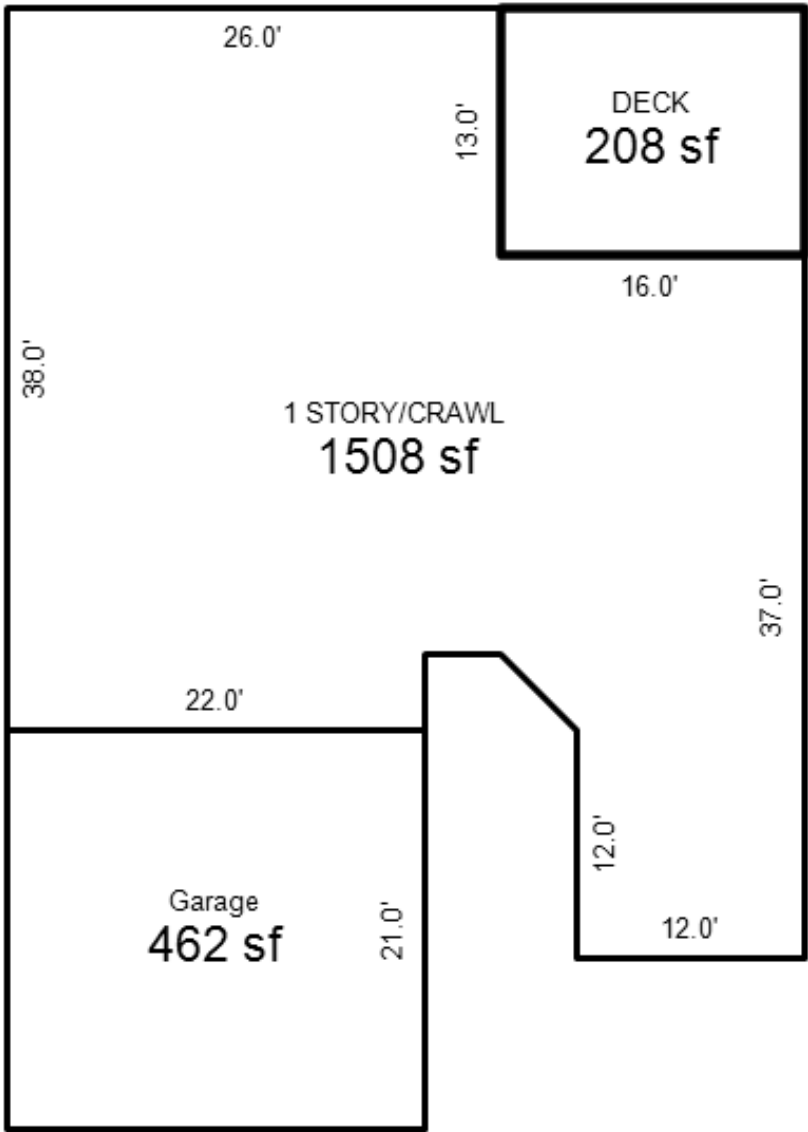
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Who	When	What	2024	2023	2022	2021
TPC 04/30/2021	INSPECTED					
TPC 12/27/2017	INSPECTED					
TPC 04/08/2016	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208	Type Treated Wood	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,518 Total Base New : 207,092 Total Depr Cost: 134,607 Estimated T.C.V: 148,068			E.C.F. X 1.100	Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G			Central Air Wood Furnace					Roof:		
Trim & Decoration		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1986			
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1518 SF Floor Area = 1518 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Condition: Average		Lg		X	Ord		No. of Elec. Outlets			Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,518 Total: 174,404 113,362					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.		Few	Average Fixture(s) 1 2,326 862 3 3,860 2,509				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1518 S.F. Slab: 0 S.F. Height to Joists: 0.0			Deck			Treated Wood 208 4,150 2,697					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Water/Sewer			Base Cost 462 19,145 12,444 Common Wall: 1 Wall 1 -2,512 -1,633 Door Opener 2 970 630					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			Totals: 207,092 134,607			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 148,068								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HICKS THOMAS L	URIE CHADWICK L & JESSICA	1	07/09/2014	QC	21-NOT USED/OTHER	2014-02389	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1940 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
URIE CHADWICK L & JESSICA S 1925 S PAVILION DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 63,861 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			* Factors *							
. SEC 11 T22N R8W SOUTH 16 FT; OF LOT 13, LOT 14 AND N 17 FT; OF LOT 15 MISSAUKEE PARK 1ST ADD.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Dirt Road			C 50' @ 500/FF	83.00	150.00	0.8589	1.0692
Comments/Influences			83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 38,114							

ADD SEWER FOR 05

- X Sewer
- X Electric
- X Gas
- Curb
- X Street Lights
- Standard Utilities
- Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	19,100	12,800	31,900			9,763C
2023	9,700	11,200	20,900			9,299C
2022	2,500	7,500	10,000			8,857C
2021	2,500	6,700	9,200			8,575C

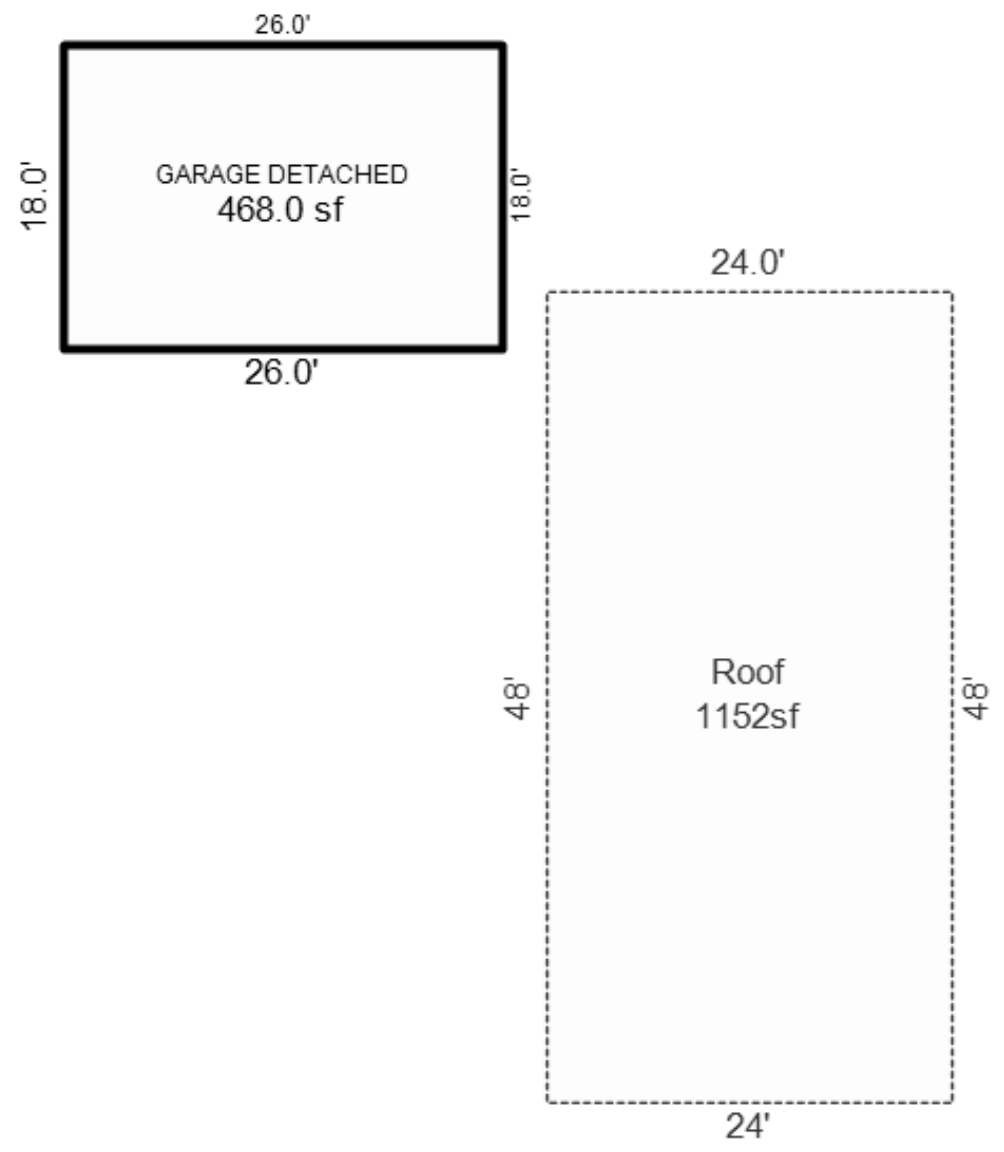
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Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 04/08/2016 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1152	Type Roof Cover Onl	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747					Bsmnt Garage:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 1.100		Carport Area: Roof:			
Yr Built 1978		Remodeled 0		Trim & Decoration			(12) Electric			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
Condition: Average		Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1978		
Room List		Lg	X Ord	Small	Ex. X Ord. Min			(11) Heating System: No Heating/Cooling			E.C.F. X 1.100				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Building Areas			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Plumbing			Other Additions/Adjustments			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
X	Asphalt Shingle	(9) Basement Finish		Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
		(10) Floor Support		Garages			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
				Lump Sum Items:			Plumbing			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
							Notes:			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			
							ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:			Total Base New : 36,010 Total Depr Cost: 23,406 Estimated T.C.V: 25,747		Bsmnt Garage:			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,000	01/01/2003	WD	33-TO BE DETERMINED	03-0:0482	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1960 S PAVILION DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ANDRASH STEPHEN & PATRICIA 7269 W WHITE BIRCH AVE LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 63,126 TCV/TFA: 52.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W S'LY 33 FT OF LOT 15 & ENT LOT 16 MISSAUKEE PARK 1ST ADD.	X		Dirt Road	83.00	150.00	0.8589	1.0692	500	100	38,114
Comments/Influences			Gravel Road	83 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	38,114
ADD SEWER FOR 05			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
	X		Street Lights							
			Standard Utilities							
			Underground Utils.							

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Wood Frame	21.00	156	45	1,474
					1,474

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	19,100	12,500	31,600			9,763C
Rolling	2023	9,700	13,500	23,200			9,299C
Low	2022	2,500	10,500	13,000			8,857C
High	2021	2,500	9,600	12,100			8,575C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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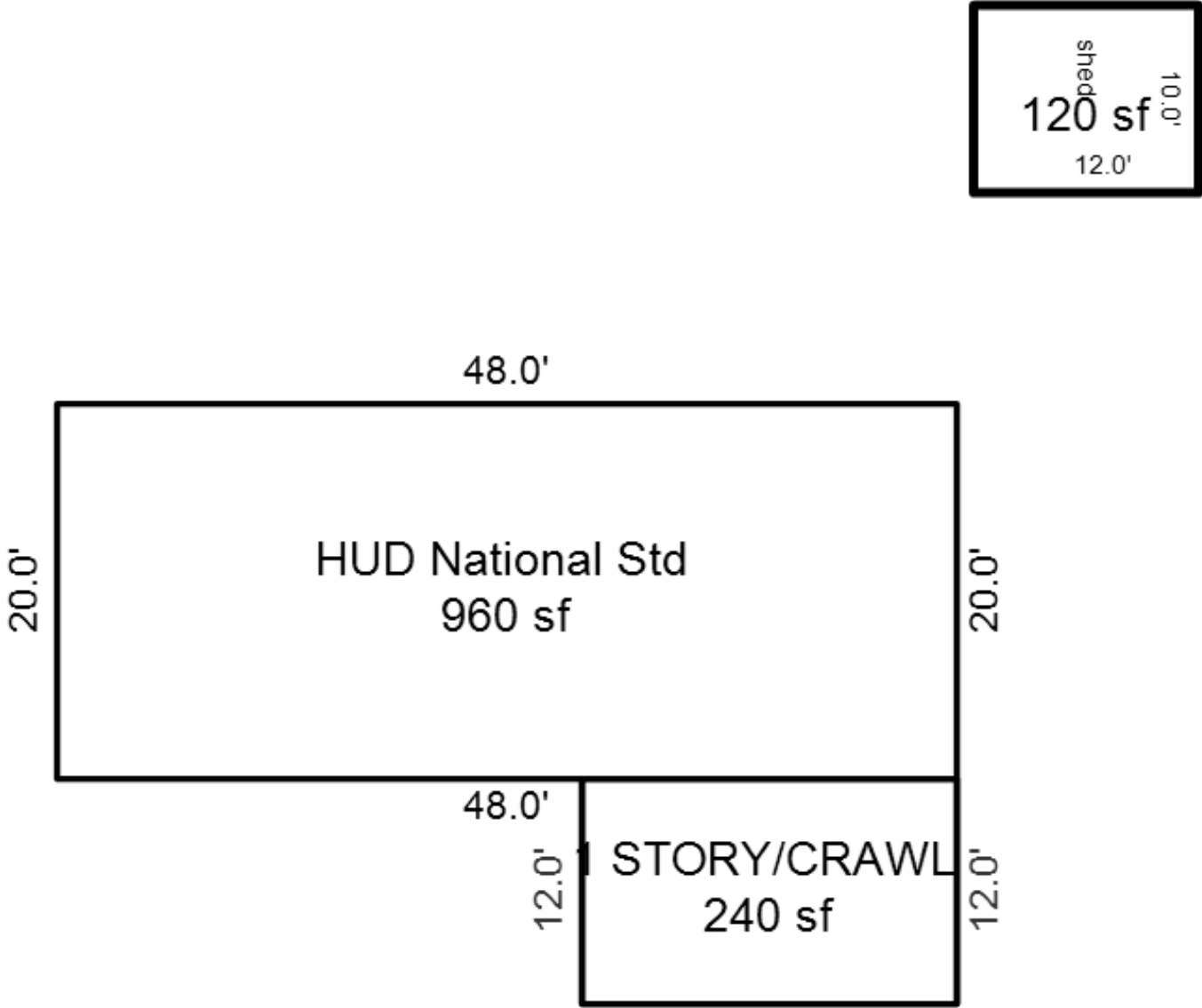
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	9,700	13,500	23,200			9,299C
TPC	12/27/2017	INSPECTED	2022	2,500	10,500	13,000			8,857C
TPC	04/08/2016	INSPECTED	2021	2,500	9,600	12,100			8,575C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 45 Floor Area: Total Base New : 84,066 Total Depr Cost: 29,422 Estimated T.C.V: 23,538					Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration						E.C.F. X 0.800						
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low			Blt 1971			
		Ex.	X	Ord.		Min	(11) Heating System: Wall Furnace									
		No. of Elec. Outlets		Ground Area = 1200 SF Floor Area = 1200 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
		Many	X	Ave.		Few	Building Areas									
		(13) Plumbing		Type			Ext. Walls			Roof/Fnd.			Size			
		1 Average Fixture(s)		Main Home			Ribbed			Metal			960			
		1 3 Fixture Bath		Addition			Siding			Crawl			240			
		1 2 Fixture Bath		Other Additions/Adjustments									Total: 71,651 25,078			
		Softener, Auto		Skirting, Metal or Vinyl, Vertical						164			1,770 619			
		Softener, Manual		Plumbing												
		Solar Water Heat		Average Fixture(s)						1			748 262			
		No Plumbing		2 Fixture Bath						1			1,578 552			
		Extra Toilet		Water/Sewer												
		Extra Sink		Public Sewer						1			1,175 411			
		Separate Shower		Water Well, 100 Feet						1			5,506 1,927			
		Ceramic Tile Floor		Built-Ins												
		Ceramic Tile Wains		Appliance Allow.						1			1,638 573			
		Ceramic Tub Alcove		Local Cost Items												
		Vent Fan		SANITARY SEWER						1			0 0			
				Totals:						84,066			29,422			
				(14) Water/Sewer												
				1 Public Water												
				1 Public Sewer												
				1 Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												
				(10) Floor Support												
				Joists: Unsupported Len: Cntr.Sup:												
				(3) Roof												
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
				(8) Basement												
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
				(9) Basement Finish												
				(3) Roof												
				Gable Hip Flat												
				Gambrel Mansard Shed												
				Asphalt Shingle Metal												
				Chimney: Brick												
				Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCv:									23,538			

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELL JUDY TRUST	AIKIN HEATHER	42,000	12/07/2018	LC	03-ARM'S LENGTH	2019-00078	PROPERTY TRANSFER	100.0
BELL JUDY	BELL JUDY TTEE	0	11/17/2009	QC	21-NOT USED/OTHER	2009/3930	DEED	0.0
LANNIN MARVIN A (SM)	BELL JUDY M	0	11/16/2009	QC	21-NOT USED/OTHER	2009/3931	DEED	0.0
SINK JANETTE (DEATH CERT	BELL JUDY	0	05/06/2006	OTH	21-NOT USED/OTHER	06-0/3112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1970 S PAVILION DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/07/2018					

Owner's Name/Address	MAP #:
AIKIN HEATHER 1970 S PAVILION DR LAKE CITY MI 49651	2024 Est TCV 63,099 TCV/TFA: 87.64

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason C 50' @ 500/FF 85.00 151.00 0.8528 1.0714 500 100 85 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =	38,832
	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.69 900 50 1,210 Metal Prefab 11.99 160 50 959 Total Estimated Land Improvements True Cash Value =	2,169

Tax Description  
 . SEC 11 T22N R8W LOT 17 MISSAUKEE PARK 1ST ADD.  
 Comments/Influences

ADD SEWER FOR 05



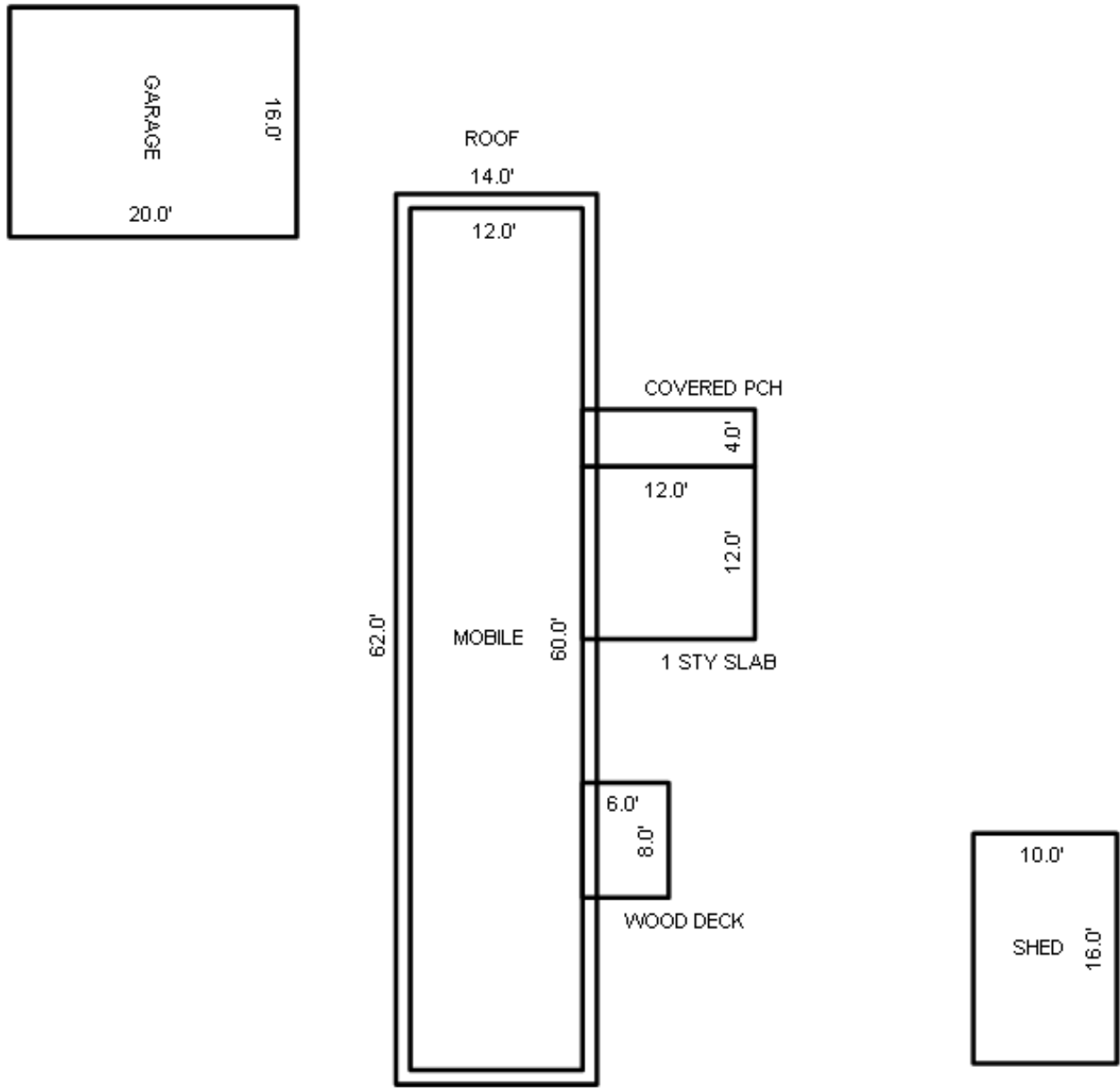
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	19,400	12,100	31,500			10,117C
TPC 09/18/2018 INSPECTED	2023	9,900	13,000	22,900			9,636C
TPC 04/08/2016 INSPECTED	2022	2,500	10,900	13,400			9,178C
TPC 10/23/2012 INSPECTED	2021	2,500	9,900	12,400			8,885C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:									
	Mobile Home			Wood	Coal	Steam							Cook Top	Interior 2 Story	48	WCP (1 Story)	Class: D				
	Town Home	0 Front Overhang	X	Forced Warm Air			Dishwasher	2nd/Same Stack	144	WGEP (1 Story)	Class: D	Exterior: Siding									
	Duplex	0 Other Overhang		Wall Furnace			Garbage Disposal	Two Sided	48	Treated Wood	Exterior 1 Story	Stone Ven.: 0	Brick Ven.: 0								
	A-Frame		Warm & Cool Air			Bath Heater	Exterior 2 Story	868	Roof Cover Onl	Prefab 1 Story	Common Wall: Detache	Foundation: 18 Inch									
X	Wood Frame	(4) Interior	Heat Pump			Vent Fan	Prefab 2 Story			Heat Circulator	Finished ?:										
Building Style: HUD		Drywall Paneled	Plaster Wood T&G			Hot Tub	Heat Raiser			Raised Hearth	Auto. Doors: 0										
Yr Built		Trim & Decoration		Central Air			Unvented Hood			Wood Stove	Mech. Doors: 1										
1969	Remodeled 0	Ex	X	Ord	Min	Jacuzzi Tub	Vented Hood			Direct-Vented Ga	Area: 320										
Condition: Average		Size of Closets			Jacuzzi repl.Tub			Oven			Class: Low	% Good: 0									
Room List		Lg	X	Ord	Small	Oven	Microwave			Effec. Age: 40	Storage Area: 0										
Basement		Doors			Wood Furnace			Standard Range			Floor Area:	Bsmnt Garage:									
1st Floor		(5) Floors			(12) Electric			Self Clean Range			Total Base New : 78,923	E.C.F. X 0.800									
2nd Floor		Kitchen:			0 Amps Service			Sauna			Total Depr Cost: 27,623	Carport Area:									
Bedrooms		Other:			No./Qual. of Fixtures			Trash Compactor			Estimated T.C.V: 22,098	Roof:									
(1) Exterior		Other:			Ex.			Central Vacuum													
X	Wood/Shingle	(6) Ceilings			X			Security System			Cls Low		Blt 1969								
	Aluminum/Vinyl Brick	No. of Elec. Outlets			X			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Floor Area = 720 SF		Ground Area = 720 SF								
	Insulation	Many			X			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas		Type		Ext. Walls		Roof/Fnd.		Size		
(2) Windows		(7) Excavation			Ave. Fixture(s)			Main Home		Rribbed		Metal		720		Total:		37,097		12,984	
X	Many	Basement: 0 S.F.			3 Fixture Bath			Other Additions/Adjustments		Skirting, Metal or Vinyl, Vertical		144		1,554		544					
	Avg.	Crawl: 0 S.F.			2 Fixture Bath			Porches		WCP (1 Story)		48		2,276		797					
	Few	Slab: 0 S.F.			Softener, Auto			WCP (1 Story)		Solar Water Heat		144		8,407		2,942					
	Wood Sash	Height to Joists: 0.0			Softener, Manual			Foundation: Shallow		Deck		144		-1,094		-383					
	Metal Sash	(8) Basement			Extra Toilet			Deck		Treated Wood		48		1,656		580					
	Vinyl Sash	Conc. Block			Extra Sink			w/Roof (Roof portion)		Ceramic Tile Floor		868		10,781		3,773					
	Double Hung	Poured Conc.			Separate Shower			Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		320		11,565		4,048					
	Horiz. Slide	Stone			Ceramic Tile Floor			Water/Sewer		Public Sewer		1		1,175		411					
	Casement	Treated Wood			Ceramic Tile Wains			Water Well, 100 Feet		Local Cost Items		1		0		0					
	Double Glass	Concrete Floor			Ceramic Tub Alcove			SANITARY SEWER		Totals:		78,923		27,623							
	Patio Doors	(9) Basement Finish			Vent Fan			Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCY:		22,098									
	Storms & Screens	(10) Floor Support			Lump Sum Items:																
(3) Roof		Recreation SF			Public Water																
	Gable	Living SF			Public Sewer																
	Hip	Walkout Doors (B)			Water Well																
	Flat	No Floor SF			1000 Gal Septic																
	Gambrel	Walkout Doors (A)			2000 Gal Septic																
	Mansard																				
	Shed																				
X	Asphalt Shingle																				
	Metal																				
Chimney: Metal		Joists:																			
		Unsupported Len:																			
		Cntr.Sup:																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DVORAK MARK & KAREN	LANG WILLIAM & HEIDI	0	04/13/2020	WD	16-LC PAYOFF	2020-01189	DEED	0.0
DVORAK MARK & KAREN	LANG WILLIAM & HEIDI	224,000	09/04/2015	LC	03-ARM'S LENGTH	2015-03015	PROPERTY TRANSFER	100.0
WHIPPLE DWIGHT JR (WIDOWE	DVORAK MARK & KAREN (H/W)	0	01/16/2009	OTH	21-NOT USED/OTHER	2009/402	DEED	0.0
WHIPPLE DWIGHT D JR (WIDO	DVORAK MARK & KAREN (H/W)	250,000	09/22/2006	LC	03-ARM'S LENGTH	06-0/3480	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7210 W LAKE ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LANG WILLIAM & HEIDI 9877 LONESOME OAK DR CARLETON MI 48117	2024 Est TCV 391,747 TCV/TFA: 350.40					

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

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
. SEC 11 T22N R8W LOT 18 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK 2ND ADD LYING E OF W LINE LOT 18 EXT TO WATERS EDGE & W OF E LINE LOT 18 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. L206P529	X			Description	Rate	Size	% Good	Cash Value		
				D/W/P: 3.5 Concrete	6.58	336	0	0		
	X			D/W/P: Asphalt Paving	3.10	600	0	0		
	X			D/W/P: Patio Blocks	15.61	200	0	0		
	X			Wood Frame	27.17	140	50	1,902		

Comments/Influences	X	Improved	Vacant	Residential Local Cost Land Improvements							
	X			Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 2500	2,500.00	1	95	2,375			
				Total Estimated Land Improvements True Cash Value =							4,277

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	90,900	195,900			128,728C
2023	62,500	86,800	149,300			122,599C
2022	62,500	78,300	140,800			116,761C
2021	55,000	80,600	135,600			113,031C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 507	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		Size of Closets																	
Yr Built 1955	Remodeled 0	Ex	X Ord	Min																	
Condition: Average		Lg	X Ord	Small																	
Room List		Doors	Solid	X H.C.																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																			
(1) Exterior		Kitchen: Other: Other:																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																			
(2) Windows		(7) Excavation																			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1118 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
(3) Roof		(9) Basement Finish																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Asphalt Shingle	(10) Floor Support																			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																			
				(12) Electric																	
				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																	
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
				Lump Sum Items:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1955									
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Crawl Space		1,118		Total:		147,461		95,849	
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,476		959			
Deck										Treated Wood		507		7,620		4,953					
										w/Roof (Roof portion)		35		748		486					
Garages										Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		480		19,637		12,764	
										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					
Notes:										Totals:		187,010		121,555							
										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =>		TCV:		177,470							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HASTINGS GLEN J & LINN G	HASTINGS LINN G TRUST	0	05/23/2007	WD	21-NOT USED/OTHER	2008-0643	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7204 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HASTINGS LINN G TRUST 16821 ROSA LANE SOUTHGATE MI 48195	MAP #:					
	2024 Est TCV 477,903 TCV/TFA: 257.21					

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

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 11 T22N R8W LOT 19 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK NO II E OF W LINE LOT 19 EXT TO WATERS EDGE & W OF E LINE LOT 19 EXT TO WATERS EDGE. MISSAUKEE PARK 2ND ADD. , L206P529		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
		Wood Frame	6.58	200 0	0
		Electric	29.53	96 71	2,013
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value	
		Land Improvement Cost Estimates				
		D/W/P: 3.5 Concrete	6.58	200 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 =				3,913

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	105,000	134,000	239,000			126,054C
2023	62,500	127,900	190,400			120,052C
2022	62,500	115,300	177,800			114,336C
2021	55,000	118,800	173,800			110,684C

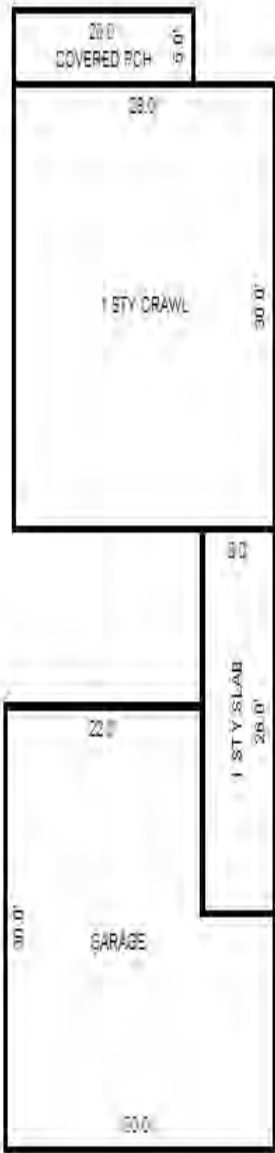
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 100	Type CCP (1 Story)	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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,858 Total Base New : 258,307 Total Depr Cost: 180,815 Estimated T.C.V: 263,990			E.C.F. X 1.460				
Building Style: 1S		Yr Built 1971		Remodeled 0		Condition: Average			Room List			Basement 1st Floor 2nd Floor 2 Bedrooms			(1) Exterior				
Condition: Average		Ex		X Ord		Min		Size of Closets			Lg			X Ord		Small			
Room List		Doors		Solid		X H.C.		(5) Floors			Kitchen: Other: Other:			(12) Electric					
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		No./Qual. of Fixtures			Ex.			X Ord.		Min		No. of Elec. Outlets					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Many			X Ave.		Few		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1078 SF Floor Area = 1858 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
(2) Windows		(7) Excavation		1			1			1			1			1			
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 870 S.F. Slab: 208 S.F. Height to Joists: 0.0			(8) Basement			1			1			1			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			1			1			1			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			1			1			1			
X Gable Hip Flat		Gambrel Mansard Shed		1			1			1			1			1			
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Notes:			1			1			1			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			1			1			1			
		Totals:		258,307			180,815			263,990			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			263,990			

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW BRIAN P & DALE M	DEZEEUW BRYANN R	1	01/26/2021	QC	09-FAMILY	2021-00630	PROPERTY TRANSFER	0.0
BORNAK RUTH M LE	DEZEEUW BRIAN & DALE	205,000	08/12/2015	WD	03-ARM'S LENGTH	2015-02721	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7198 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 02/24/2021					
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Owner's Name/Address	MAP #:
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DEZEEUW BRYANN R 7198 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 351,726 TCV/TFA: 318.59
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
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50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	210,000
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Tax Description		Land Improvement Cost Estimates	
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Description	Rate	Size	% Good	Cash Value
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. SEC 11 T22N R8W LOT 20 & THAT PART OF SEC 11 N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 20 EXT TO WATERS EDGE & W OF E LINE LOT 20 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529	6.16	670	0	0
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X Sewer	14.20	160	50	1,136
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Comments/Influences		Residential Local Cost Land Improvements	
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Description	Rate	Size	% Good	Cash Value
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X Gas	1,000.00	1	95	950
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X Curb	Total Estimated Land Improvements True Cash Value =			2,086
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Topography of Site	
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Level
-------

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

X Low
-------

X High
--------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	105,000	70,900	175,900			120,288C
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2023	62,500	67,700	130,200			114,560C
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2022	62,500	61,500	124,000			109,105C
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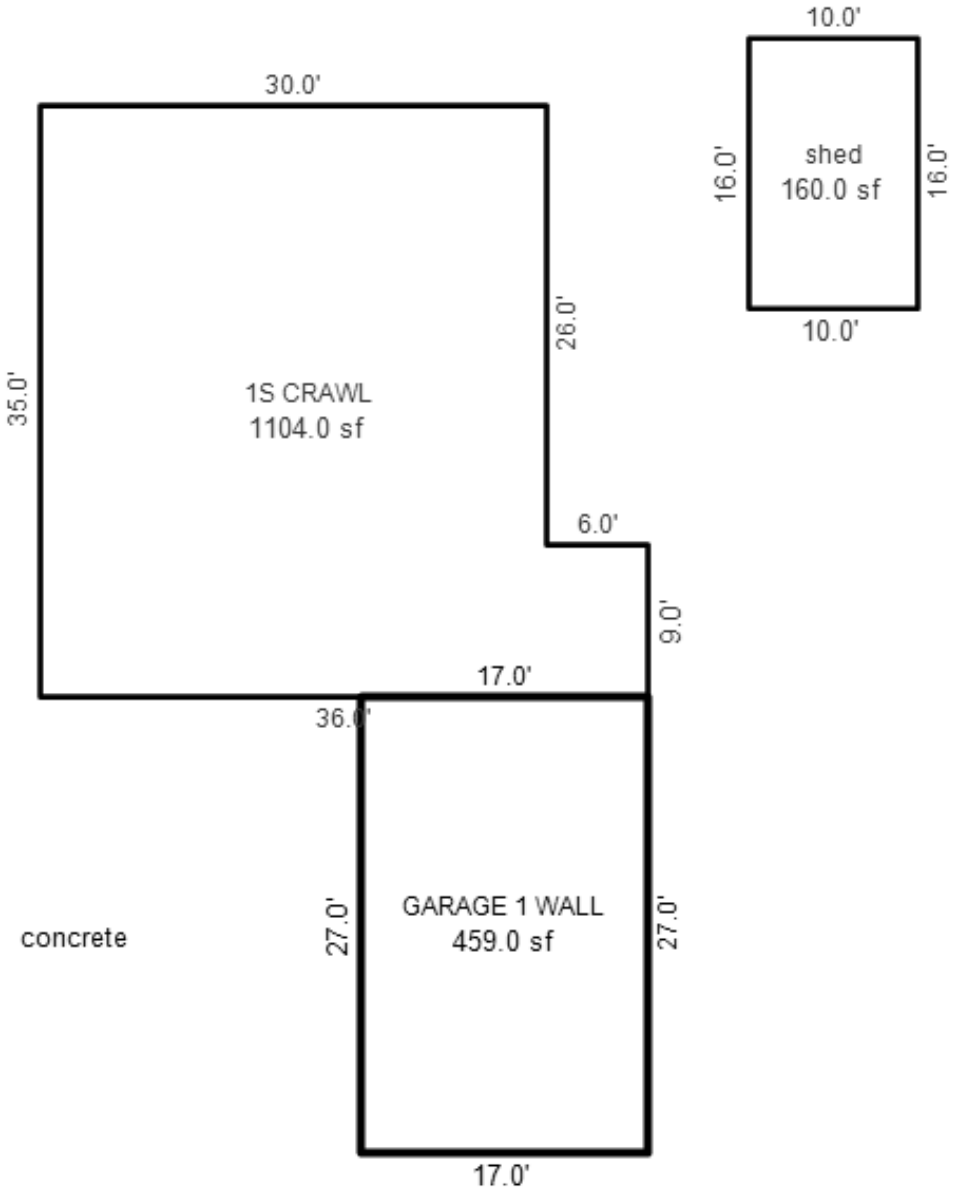
2021	55,000	64,000	119,000			105,620C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 459 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,104 Total Base New : 159,406 Total Depr Cost: 95,644 Estimated T.C.V: 139,640			E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall X Paneled Plaster Wood T&G		Central Air Wood Furnace			(12) Electric					Carport Area: Roof:		
Yr Built 1968		Remodeled 0		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1968
Condition: Average		Trim & Decoration					Ex. X Ord. Min			Ground Area = 1104 SF		Floor Area = 1104 SF.		
Room List		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas				
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg X Ord Small		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Block Crawl Space 1,104		Total: 129,135 77,481		
(1) Exterior		Doors Solid X H.C.		Average Fixture(s)			Other Additions/Adjustments							
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1		1,195 717		
(2) Windows		(7) Excavation		1			Garages			Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)				
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Water/Sewer			Base Cost 459		20,343		12,206
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		1			Built-Ins			Common Wall: 1 Wall		-2,819		-1,691
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Fireplaces			Public Sewer		1 1,326		796
(3) Roof		(9) Basement Finish		1			Local Cost Items			Water Well, 50 Feet		1 2,585		1,551
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			SANITARY SEWER			Appliance Allow.		1 1,934		1,160
X Asphalt Shingle		(10) Floor Support		1			Notes:			Exterior 1 Story		1 5,707		3,424
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:			Local Cost Items SANITARY SEWER		1 0		0
				1						Totals:		159,406		95,644
				1			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC					139,640		*

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMSON RICHARD A & KA	WATROBA PAUL & ANDREA	245,000	08/17/2015	WD	03-ARM'S LENGTH	2015-02784	PROPERTY TRANSFER	100.0
ABRAHAM DALE & JULIA &	WILLIAMSON RICHARD A & KA	220,000	04/12/2011	WD	03-ARM'S LENGTH	2011-989WD	PROPERTY TRANSFER	100.0
A & G PROPERTIES LLC	ABRAHAM DALE & JULIA & GA	1	12/30/2004	QC	21-NOT USED/OTHER	05-0/190	DEED	100.0
		165,000	06/01/1997	WD	33-TO BE DETERMINED	03-0:3635	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7190 W LAKE ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 400,495 TCV/TFA: 397.32					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200 100	210,000	
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	210,000
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.58	450	71	2,102			
			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 =						4,527	

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

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

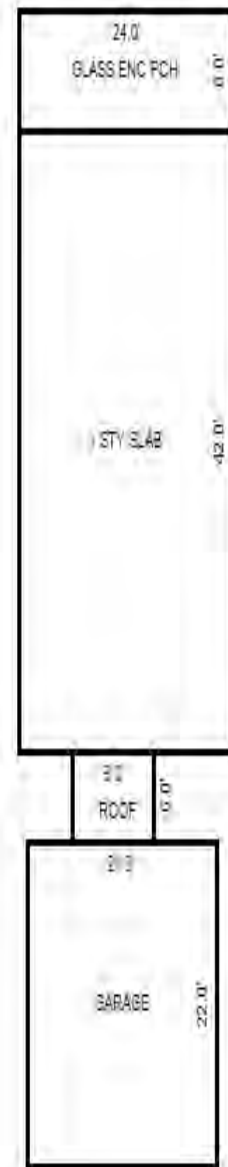
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	95,200	200,200			140,397C
2023	62,500	90,900	153,400			133,712C
2022	62,500	82,700	145,200			127,345C
2021	55,000	86,000	141,000			123,277C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	192	CGEP (1 Story)	Year Built: 1964	Car Capacity: 2																												
	Mobile Home		Insulation		Wood												Coal	Steam	Interior 2 Story	Class: C																								
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Garbage Disposal	2nd/Same Stack			Exterior: Block	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache																												
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Hot Tub	Unvented Hood					Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Foundation: 18 Inch	Finished ?:																				
	A-Frame	(4) Interior			Electric Baseboard			Jacuzzi Tub	Jacuzzi repl.Tub	Oven			Microwave	Standard Range	Self Clean Range	Sauna									Trash Compactor	Central Vacuum	Security System																	
X	Block	X	Drywall	Plaster		(12) Electric					Class: C						E.C.F.		Bsmnt Garage:																									
Building Style: 1S		X	Paneled	Wood T&G		0 Amps Service			Effec. Age: 30			X 1.460		Storage Area: 0		Roof:																												
Yr Built		Ex	X	Ord	Min		No./Qual. of Fixtures			Floor Area: 1,008			Total Base New : 182,129		Total Depr Cost: 127,375		Estimated T.C.V: 185,968																											
Remodeled 2011		Size of Closets			Central Air			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1964																															
Condition: Average		Lg	X	Ord	Small		No. of Elec. Outlets			Ground Area = 1008 SF			Floor Area = 1008 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																												
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																
Basement	(5) Floors		(6) Ceilings			Average Fixture(s)			1 Story			Block			Slab			1,008			Total:			131,218			91,853																	
6 1st Floor	Kitchen:		Other:			3 Fixture Bath			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,433			1,003																				
2 2nd Floor	Other:		Other:			2 Fixture Bath			Porches			CGEP (1 Story)			192			11,729			8,210																							
2 Bedrooms	(7) Excavation		(8) Basement			Extra Toilet			Garages			Class: C Exterior: Block			Foundation: 18 Inch (Unfinished)			Base Cost			462			19,002			13,301																	
(1) Exterior	Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 1008 S.F.			Height to Joists: 0.0			Solar Water Heat			No Plumbing			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
X	Wood/Shingle	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic										
	Aluminum/Vinyl	No. of Elec. Outlets		Many			X			Ave.			Few			Lump Sum Items:			SANITARY SEWER			1			0			0			*													
	Brick	No. of Elec. Outlets		Many			X			Ave.			Few			Lump Sum Items:			SANITARY SEWER			1			0			0			*													
	Insulation	(7) Excavation		(8) Basement			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic													
(2) Windows	Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 1008 S.F.			Height to Joists: 0.0			Solar Water Heat			No Plumbing			Extra Toilet			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
X	Many	Large		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 1008 S.F.			Height to Joists: 0.0			Solar Water Heat			No Plumbing			Extra Toilet			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan							
	Avg.	Avg.		Slab: 1008 S.F.			Height to Joists: 0.0			Solar Water Heat			No Plumbing			Extra Toilet			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan													
	Few	Small		Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic										
X	Wood Sash	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic																
	Metal Sash	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Vinyl Sash	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
X	Double Hung	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Horiz. Slide	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Casement	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Double Glass	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Patio Doors	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
	Storms & Screens	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic				
(3) Roof	(9) Basement Finish		(14) Water/Sewer			Public Water			1			Public Sewer			1			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			SANITARY SEWER			1			0			0			*		
X	Gable	Gambrel		Living			Walkout Doors (B)			No Floor			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Totals:			182,129			127,375			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
	Hip	Mansard		Living			Walkout Doors (B)			No Floor			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Totals:			182,129			127,375			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
	Flat	Shed		Living			Walkout Doors (B)			No Floor			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Totals:			182,129			127,375			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle	(10) Floor Support		Joists:			Unsupported Len:			Cntr.Sup:			Totals:			182,129			127,375			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																						
	Chimney: Block	(10) Floor Support		Joists:			Unsupported Len:			Cntr.Sup:			Totals:			182,129			127,375			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																						

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



Sketch by Apex IVTV

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRETENBERGER LIVING TRUS	GRETENBERGER GEORGE R TR	0	05/10/2007	WD	21-NOT USED/OTHER	2007/1882	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7174 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 312,479 TCV/TFA: 412.24					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
GRETENBERGER GEORGE R TRUST GRETENBERGER GEO & DIANE TTEE 1931 OSAGE DRIVE OKEMOS MI 48864			* Factors *					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address	X	Dirt Road	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100	210,000
GRETENBERGER GEORGE R TRUST 1931 OSAGE DRIVE OKEMOS MI 48864		Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =
	X	Paved Road	Land Improvement Cost Estimates							
		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X	Sidewalk	Wood Frame	23.41	96	46	1,034			
		Water	Wood Frame	27.81	64	71	1,264			
	X	Sewer	Total Estimated Land Improvements True Cash Value =							2,298
		Electric								
	X	Gas								
		Curb								
	X	Street Lights								
		Standard Utilities								
	X	Underground Utils.								
		Topography of Site								

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 11 T22N R8W LOT 22 AND THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 22 EXT TO WATERS EDGE & W OF E LINE OF LOT 22 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529		Rolling	2024	105,000	51,200	156,200			69,508C
		Low	2023	62,500	48,900	111,400			66,199C
		High	2022	62,500	44,000	106,500			63,047C
		Landscaped	2021	55,000	45,300	100,300			61,033C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

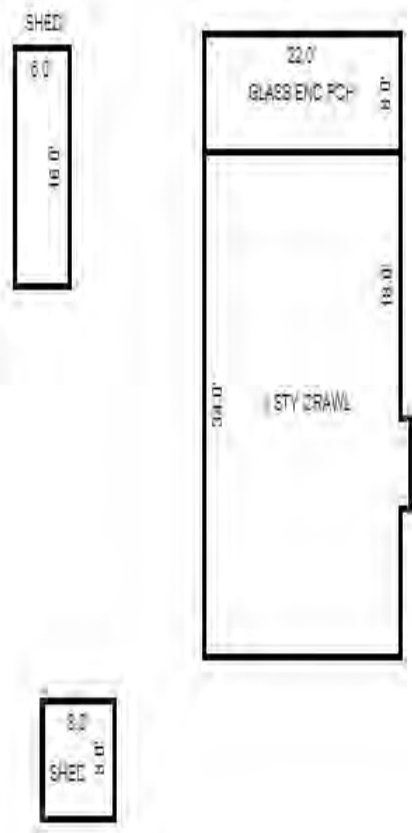


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: D +5 Effec. Age: 40 Floor Area: 758 Total Base New : 114,358 Total Depr Cost: 68,617 Estimated T.C.V: 100,181		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D 5 Blt 1948				
Yr Built 1948	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 758 SF Floor Area = 758 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
5	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Crawl Space		758 Total: 91,048		54,631			
(1) Exterior		(6) Ceilings		(12) Electric			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 758 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Water/Sewer Public Sewer Water Well, 100 Feet		1 1,025 615 176 8,997 5,398				
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 1,175 705 1 5,506 3,304 1 1,638 983 1 4,969 2,981 1 0 0				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 100,181		Totals: 114,358 68,617				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Chimney: Brick									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DALMAN DAVID A & PATRICIA	KNIGHT SCOTT D & DIANE L	140,000	09/13/2013	WD	03-ARM'S LENGTH	2013-03243 WD	PROPERTY TRANSFER	100.0
DALMAN DAVID A	DALMAN DAVID A & PATRICIA	0	11/10/2004	QC	21-NOT USED/OTHER	04-0/4710	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7168 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Addition	03/25/2016	2016-0077	100%
	P.R.E. 100% 12/11/2015		New House	09/12/2013	2013-0440	100%
Owner's Name/Address	MAP #:		New House	06/29/2012	2012-0294	EXPIRED
KNIGHT SCOTT D & DIANE L 7168 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 534,863 TCV/TFA: 389.84		Demolition/Removal	05/10/2012	2012-0167	100%

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

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
							Land Improvement Cost Estimates
2013-03243 LOT 23 IN THE PLAT OF SECOND ADDITION TO MISSAUKEE PARK AND ALL THAT LAND LYING NORTH OF THE NORTH LINE OF LOT 23, SECOND ADDITION TO MLSSAUKEE PARK AND EXTENDING TO THE WATERS EDGE OF LAKE MISSAUKEE, AND ALSO LYING BETWEEN THE WEST PROPERTY LINE OF SAID LOT 23 AS EXTENDED TO THE WATERS OF LAKE MLSSAUKEE AND THE EAST PROPERTY LINE AS EXTENDED TO SAID WATERS OF LAKE MISSAUKEE IN SECTION 11, T22N, R8W. L248P185 FORMERLY ABBREVIATED AS. SEC 11 T22N R8W LOT 23 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 23 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION.		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 4in Ren. Conc.	7.35	1140	0	0
		Sewer	D/W/P: 4in Ren. Conc.	7.35	360	0	0
		Electric	Wood Frame	23.41	160	50	1,873
		Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size	% Good	Cash Value
	X	Street Lights	LAND IMPROVE 2500	2,500.00	1	95	2,375
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				4,248
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling	2024	105,000	162,400	267,400			192,499C
	X	Low	2023	62,500	160,200	222,700			183,333C
	X	High	2022	62,500	144,400	206,900			174,603C
	X	Landscaped	2021	55,000	148,900	203,900			169,026C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	1	Direct-Vented Ga	Class: CD Effec. Age: 10 Floor Area: 1,372 Total Base New : 244,001 Total Depr Cost: 219,599 Estimated T.C.V: 320,615	Area 360 136 180 269	Type WPP CCP (1 Story) Treated Wood Treated Wood	Year Built: 2016 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 836 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home														0	Front Overhang
Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2014		Remodeled 2016		Trim & Decoration			(12) Electric									
Condition: Average		Ex	Ord	Min	0			Amps Service								
Room List		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 2014		
1 Basement 1 1st Floor 2nd Floor 1 Bedrooms		Lg	Ord	Small	Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1372 SF Floor Area = 1372 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
(1) Exterior		No. of Elec. Outlets			Many Ave. Few			Building Areas								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Insulation		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath			1 Story Siding Basement 964 1 Story Siding Crawl Space 408								
(2) Windows		Basement: 964 S.F. Crawl: 408 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
Many Avg. Few		Large Avg. Small			(8) Basement			Exterior Stone Veneer 8 273 246 Basement, Outside Entrance, Below Grade 1 2,160 1,944								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer			Plumbing Average Fixture(s) 1 1,230 1,107 3 Fixture Bath 1 3,860 3,474								
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WPP 360 5,346 4,811 CCP (1 Story) 136 3,411 3,070								
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Deck Treated Wood 180 3,775 3,397 Treated Wood 269 4,923 4,431								
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 836 35,321 31,789 Door Opener 2 970 873								
<p>Water/Sewer Public Sewer 1 1,326 1,193 Water Well, 100 Feet 1 5,640 5,076</p> <p>Built-Ins &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOSSCHER RICHARD & BETH	BOSSCHER RICHARD & BETH T	0	01/31/2005	QC	21-NOT USED/OTHER	05-0/514	DEED	0.0
VANDERLAAN BERNICE	BOSSCHER RICHARD & BETH H	112,500	08/17/1994	WD	03-ARM'S LENGTH	288P638	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7158 W LAKE ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 388,751 TCV/TFA: 415.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 11 T22N R8W LOT 24 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF E LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 24 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. L248P185 , L206P529			* Factors *							
			A50' @ 4200/FF	60.00	100.00	0.9554	1.0000	4200	100	
			60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 240,772							
Comments/Influences			Land Improvement Cost Estimates							
			Description				Rate	Size	% Good	Cash Value
	X		D/W/P: 3.5 Concrete				6.58	140	0	0
	X		Wood Frame				35.08	64	71	1,594
	X		Residential Local Cost Land Improvements							
	X		Description				Rate	Size	% Good	Cash Value
	X		LAND IMPROVE 1000				1,000.00	1	95	950
	X		Total Estimated Land Improvements True Cash Value = 2,544							



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	120,400	74,000	194,400			86,688C
X	Rolling		2023	71,700	70,600	142,300			82,560C
X	Low		2022	72,300	64,200	136,500			78,629C
X	High		2021	63,600	66,800	130,400			76,118C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What						
	TPC 12/27/2017	INSPECTED							
	TPC 09/29/2014	INSPECTED							
	TPC 06/26/2012	INSPECTED							

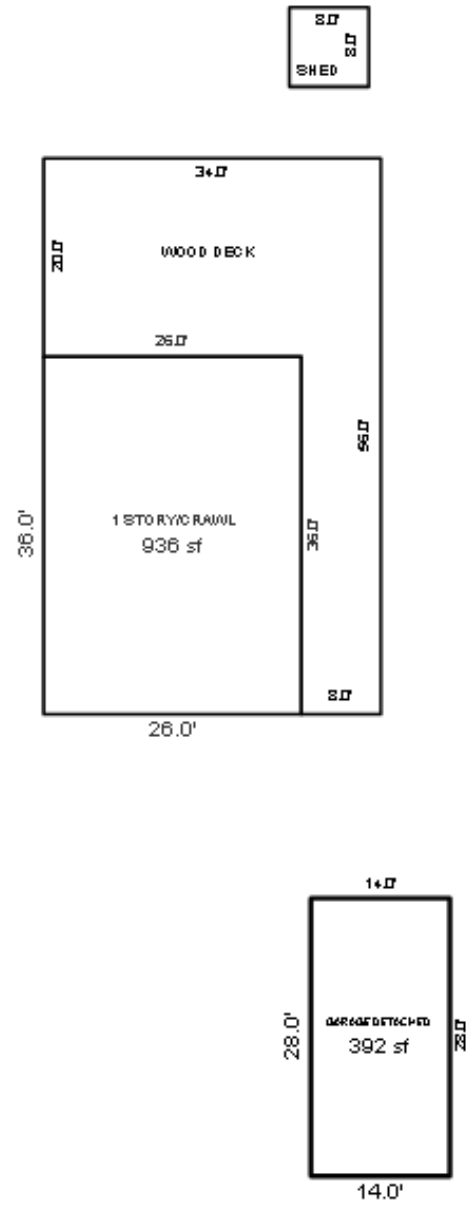
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 968	Type Treated Wood	Year Built: 1959 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: 392 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 40 Floor Area: 936 Total Base New : 165,937 Total Depr Cost: 99,613 Estimated T.C.V: 145,435			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C -5 Blt 1959		Building Areas			
Yr Built 1959	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Block Crawl Space 936 Total: 120,357 72,217			
Condition: Average		Size of Closets		0 Amps Service			Plumbing			Other Additions/Adjustments		Plumbing			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
4	Basement	(5) Floors		1 Average Fixture(s)			(13) Plumbing			Base Cost		392 18,612 11,167			
1	1st Floor	Kitchen:		1 3 Fixture Bath			1			Water/Sewer		Public Sewer 1 1,494 896			
2	2nd Floor	Other:		2 Fixture Bath			1			Water Well, 50 Feet		1 2,686 1,612			
2	Bedrooms	Other:		Softener, Auto			1			Built-Ins		Appliance Allow. 1 2,766 1,660			
(1) Exterior		(6) Ceilings		Softener, Manual			1			Fireplaces		Interior 1 Story 1 5,338 3,203			
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Solar Water Heat			1			Deck		Treated Wood 968 12,574 7,544			
(2) Windows		(7) Excavation		No Plumbing			1			Unit-in-Place Cost Items		BOAT HOUSE (BY SQ FT 128 677 454 *			
X	Many Avg. X Few	Large Avg. Small		Extra Toilet			1			Local Cost Items		SANITARY SEWER 1 0 0 *			
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Sink			1			Totals:		165,937 99,613			
X	Double Hung Horiz. Slide Casement	(8) Basement		Separate Shower			1			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 145,435			
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor			1								
(3) Roof		(9) Basement Finish		Ceramic Tile Wains			1								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Vent Fan			1								
X	Asphalt Shingle	(10) Floor Support		Public Water			1								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			1								
				Water Well			1								
				1000 Gal Septic			1								
				2000 Gal Septic			1								
				Lump Sum Items:											

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK TRUST COMPA	KARAKASHIAN JAMES E & HEI	209,900	06/10/2011	CD	21-NOT USED/OTHER	2011-01921	PROPERTY TRANSFER	100.0
LAHEY WILLIAM E	DEUTSCHE BANK TRUST CO	0	01/30/2011	SD	10-FORECLOSURE	2010-4267SD	PROPERTY TRANSFER	0.0
BATES LINDA	LAHEY WILLIAM E	262,500	06/14/2005	WD	03-ARM'S LENGTH	05-0/2357	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7150 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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KARAKASHIAN JAMES E & HEIDI A 4275 COMPTON WAY BLOOMFIELD HILLS MI 48302	MAP #:					
--	--------	--	--	--	--	--

	2024 Est TCV 372,899 TCV/TFA: 326.25					
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	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
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	Public Improvements	* Factors *			
--	---------------------	-------------	--	--	--

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

		A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
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		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	210,000
--	--	--	--	--	--	-------------------------	---------

		Land Improvement Cost Estimates			
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		Description	Rate	Size	% Good	Cash Value
--	--	-------------	------	------	--------	------------

		Wood Frame	29.53	96	75	2,126
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		Residential Local Cost Land Improvements			
--	--	--	--	--	--

		Description	Rate	Size	% Good	Cash Value
--	--	-------------	------	------	--------	------------

		Gas	1,000.00	1	97	970
--	--	-----	----------	---	----	-----

		Total Estimated Land Improvements True Cash Value =				3,096
--	--	---	--	--	--	-------

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

		Level				
--	--	-------	--	--	--	--

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

		X Low				
--	--	-------	--	--	--	--

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

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

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

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

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

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

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

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

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

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

		2024	105,000	81,400	186,400			118,655C
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		2023	62,500	77,800	140,300			113,005C
--	--	------	--------	--------	---------	--	--	----------

		2022	62,500	70,100	132,600			107,624C
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		2021	55,000	72,200	127,200			104,186C
--	--	------	--------	--------	---------	--	--	----------

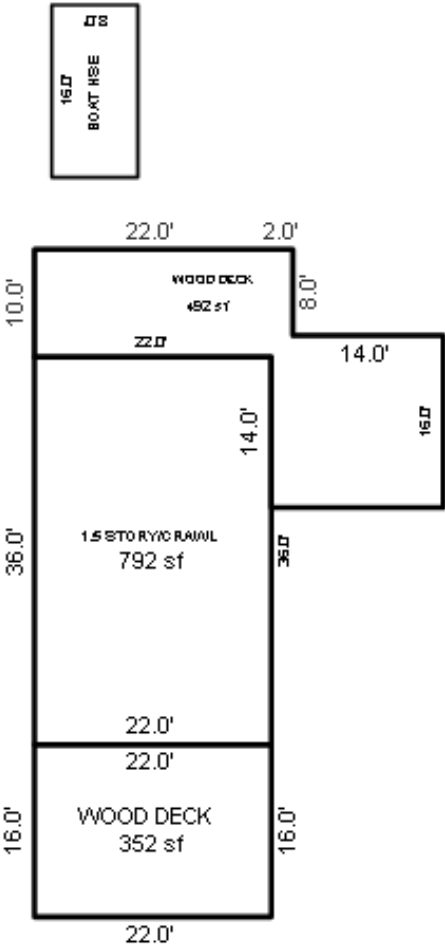


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		X	Drywall		Plaster Wood T&G											
Yr Built 1920		Remodeled 1950	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 8 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg.	X	Large Avg.		Many	X	Ave.		Few							
X	Few Small	Basement: 0 S.F. Crawl: 762 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
(3) Roof		(9) Basement Finish		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 5 Blt 1920						
(11) Heating System: Forced Heat & Cool																
Ground Area = 762 SF Floor Area = 1143 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 762										Total:		147,850		96,088		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,476		959		
Deck																
Treated Wood										256		4,869		3,165		
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		
Unit-in-Place Cost Items																
BOAT HOUSE (BY SQ FT										128		677		494 *		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Notes: COTTAGE																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:												168,331		109,454		
														159,803		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MYS WILLIAM A & PATRICIA	MYS WILLIAM A & PATRICIA	0	12/28/2006	OTH	09-FAMILY	2007/19	DEED	0.0
		123,500	12/01/1997	WD	33-TO BE DETERMINED	315:473	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7140 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		New House	06/04/2003	20030119	Complete

Owner's Name/Address	MAP #:
MYS WILLIAM A & PATRICIA M TRUST 7140 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 912,570 TCV/TFA: 330.64

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																				
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>210,000</td> </tr> <tr> <td>BACK 50' @ 600</td> <td>51.05</td> <td>62.17</td> <td>0.9969</td> <td>0.9061</td> <td>600</td> <td>100</td> <td></td> <td>27,667</td> </tr> <tr> <td colspan="8">101 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =</td> <td>237,667</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	BACK 50' @ 600	51.05	62.17	0.9969	0.9061	600	100		27,667	101 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								237,667
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000																														
BACK 50' @ 600	51.05	62.17	0.9969	0.9061	600	100		27,667																														
101 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								237,667																														

**Tax Description**  
 SEC 11 T22N R8W LOT 26 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 26 EXT TO WATERS EDGE & W OF E LINE LOT 26 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION AND PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-86 BEG AT NE COR OF LOT 83, TH S 01 DEG 30'00"W 54.02 FT, N 88 DEG 15'30"W 59.49 FT, N 00 DEG 34'46"W 51.05 FT, N 88 DEG 55'52"E 61.40 FT TO POB. MISSAUKEE PARK 2ND ADD. 10/2021 COMBINE WITH NEW PARCEL 009-490-083-50



X	Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road					
X	Gravel Road					
X	Paved Road					
X	Storm Sewer					
X	Sidewalk					
X	Water					
X	Sewer		49.79	42	50	1,045
X	Electric					
X	Gas					
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					

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

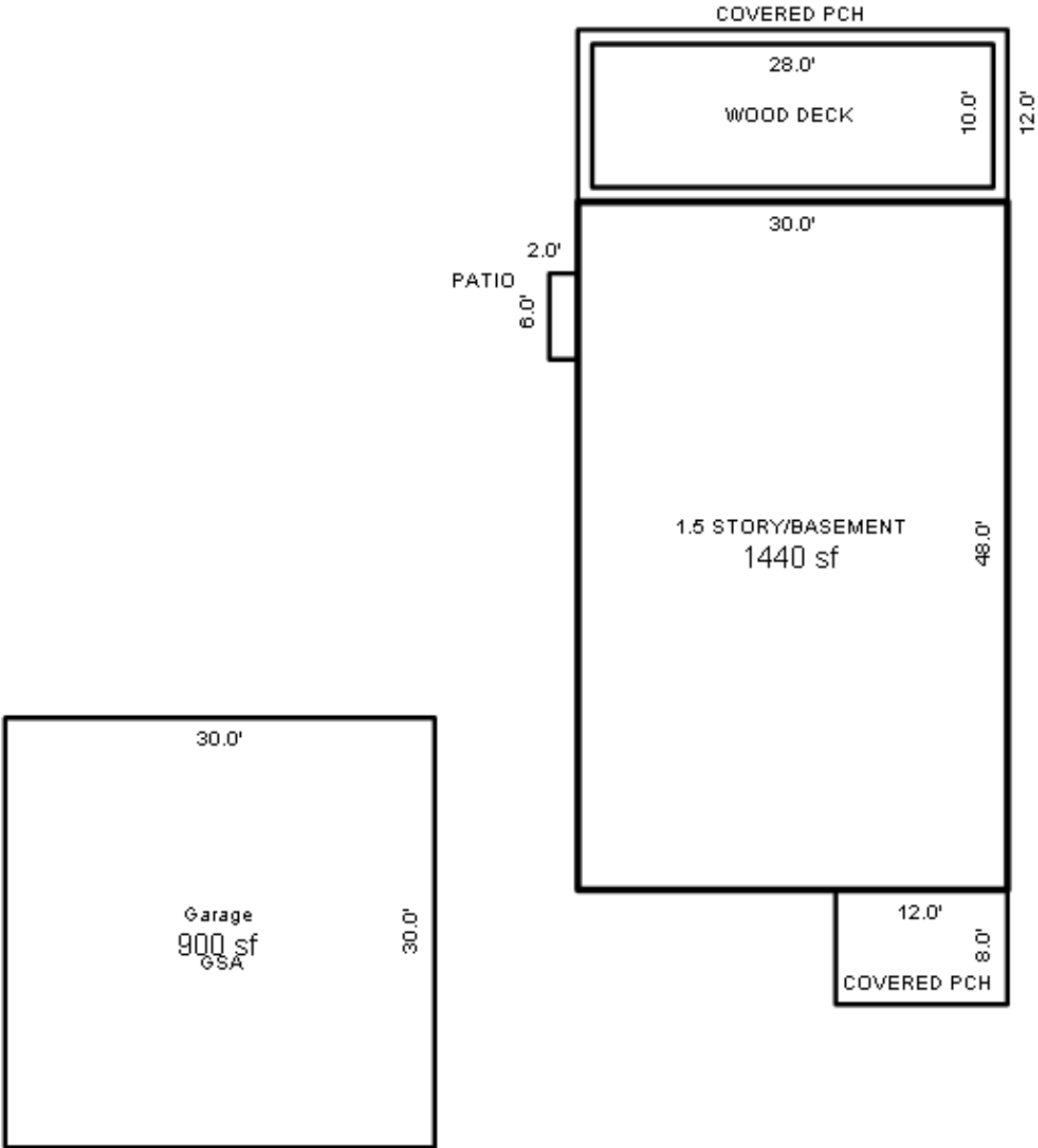
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	118,800	337,500	456,300			273,244C
2023	71,700	322,300	394,000			260,233C
2022	70,000	290,800	360,800			247,841C
2021	55,000	294,400	349,400			230,106C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 280 96 360	Type WCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 1 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1							
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 2003			Ex	X	Ord		Min										
Remodeled 0			Trim & Decoration														
Condition: Average			Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				No. of Elec. Outlets Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few		Basement: 1440 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Large Avg. X Small	(8) Basement			Lump Sum Items:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		960	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support												
X	Gable Hip Flat				Joists: Unsupported Len: Cntr.Sup:												
	Gambrel Mansard Shed				Chimney: Brick												
X	Asphalt Shingle				Class: BC Effec. Age: 20 Floor Area: 2,760 Total Base New : 568,801 Total Depr Cost: 455,040 Estimated T.C.V: 664,358												
Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls BC		Blt 2003													
(11) Heating System: Forced Heat & Cool		Ground Area = 1440 SF		Floor Area = 2760 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior		Foundation		Size	
								1.5 Story		Siding		Basement		1,440			
								1 Story		Siding		Overhang		600			
								Total:		399,299		319,439					
Other Additions/Adjustments		Recreation Room		960		26,237		20,990									
		Basement, Outside Entrance, Below Grade		1		3,593		2,874									
Plumbing		Average Fixture(s)		1		2,172		1,738									
Porches		WCP (1 Story)		280		12,687		10,150									
		CCP (1 Story)		96		3,468		2,774									
Deck		Treated Wood		360		6,455		5,164									
Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		900		52,443		41,954									
		Base Cost		2		1,366		1,093									
		Door Opener		1600		38,608		30,886									
		Class: C Exterior: Pole (Unfinished)															
		Base Cost															
		Water/Sewer		1		1,914		1,531									
		Public Sewer		1		6,244		4,995									
		Water Well, 100 Feet															
Built-Ins		Appliance Allow.		1		3,975		3,180									
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	WINKLE GERALD & BEVERLY	254,500	10/14/2022	QC	03-ARM'S LENGTH	2022-03254	PROPERTY TRANSFER	100.0
ROUSSEAU MARK A ETAL	MISSAUKEE COUNTY TREASURE	0	02/18/2022	OTH	10-FORECLOSURE	2022-01016	DEED	0.0
ROACH SCOTT O'DELL (S/M)	ROSSEAU CELESTE ROACH (S/	0	12/11/2008	QC	21-NOT USED/OTHER	2008/4543	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	12/12/2022	2022-0879	100%

Owner's Name/Address	MAP #:
WINKLE GERALD & BEVERLY 7116 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 210,000

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 11 T22N R8W LOT 27 MISSAUKEE PARK 2ND ADD. & L206P529 , L206P529		X		

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05	X	Dirt Road	50.00	100.00	1.0000	1.0000	4200	100		210,000
		Gravel Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =					210,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	X	Wood Frame	31.19	64	0	0
		Total Estimated Land Improvements True Cash Value =				0



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/14/2022	INSPECTED		2024	105,000	0	105,000			65,625C
TPC 04/30/2021	INSPECTED		2023	62,500	0	62,500			62,500S
TPC 12/27/2017	INSPECTED		2022	62,500	38,200	100,700			66,202C
			2021	55,000	39,300	94,300			64,088C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKLE GERARD I & BEVERLY	WINKLE GERALD I & BEVERLY	0	10/15/2014	WD	03-ARM'S LENGTH	2014-03828	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7116 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Garage	05/15/2008	20080159	Complete

Owner's Name/Address	MAP #:
WINKLE GERALD I & BEVERLY L TRUST 7116 W LAKE STREET LAKE CITY MI 49651	2024 Est TCV 888,662 TCV/TFA: 316.81

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																			
SEC 11 T22N R8W LOTS 28 & 29 & THAT PART OF SEC 11 LYINGN OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 28 EXT TO WATERS EDGE & W OF W LINE LOT 30 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529	X		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="4">* Factors *</th> <th colspan="2"></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>110.00</td> <td>100.00</td> <td>0.8211</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>379,347</td> </tr> <tr> <td colspan="6">110 Actual Front Feet, 0.25 Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td>379,347</td> </tr> </tbody> </table>	Public Improvements		* Factors *						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	110.00	100.00	0.8211	1.0000	4200	100		379,347	110 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		379,347
Public Improvements		* Factors *																																				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
A50' @ 4200/FF	110.00	100.00	0.8211	1.0000	4200	100		379,347																														
110 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		379,347																														

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
HAS SMALL PORTION W MICH BSM'T..DID ALL AS CRAWL.	X				Description				
	X				Fencing: Vnyl, 2 Rail	16.29	424	50	3,453
	X				D/W/P: 4in Ren. Conc.	8.18	1338	50	5,472
	X				Wood Frame	22.57	560	50	6,319
	X				Residential Local Cost Land Improvements				
	X				Description	Rate	Size	% Good	Cash Value
					LAND IMPROVE 10000	10,000.00	1	95	9,500
					Total Estimated Land Improvements True Cash Value =				24,744



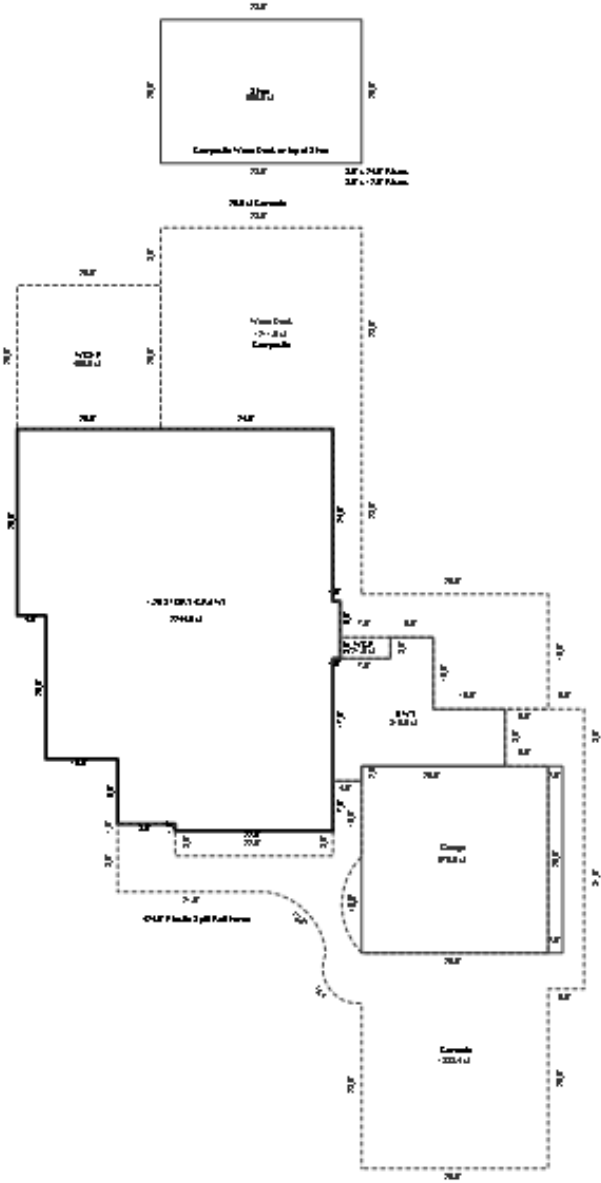
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 07/28/2018	INSPECTED		2024	189,700	254,600	444,300			258,242C
TPC 12/27/2017	INSPECTED		2023	112,900	243,100	356,000			245,945C
TPC 06/26/2012	INSPECTED		2022	103,300	219,500	322,800			234,234C
			2021	103,300	225,700	329,000			226,752C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 400 21 1211 560 108 316	Type WGEP (1 Story) WCP (1 Story) Composite Composite Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1						
Building Style: 1.25S		X	Drywall	X	Paneled		Plaster Wood T&G									
Yr Built 1955	Remodeled 1993		Ex	X	Ord		Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List			Lg	X	Ord		Small									
1 Basement 6 1st Floor 3 2nd Floor 3 Bedrooms		Doors			Solid	X	H.C.									
(1) Exterior		(5) Floors		(12) Electric												
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:		200 Amps Service												
(2) Windows		(6) Ceilings		No./Qual. of Fixtures												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2244 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 2244 SF Floor Area = 2805 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Double Hung Horiz. Slide Casement	(8) Basement		Basement Finish			(13) Plumbing			1.25 Story Siding Crawl Space 2,244			Total: 365,725 237,713			
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Other Additions/Adjustments			Exterior Brick Veneer 160 2,750 1,787 Plumbing Average Fixture(s) 3 Fixture Bath 1 1,476 959 2 9,291 6,039 Porches WGEP (1 Story) 400 26,288 17,087 WCP (1 Story) 21 1,585 1,030 Deck Treated Wood 108 2,716 1,765 Composite 1211 18,371 11,941 Composite 560 8,495 5,522			
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 33,543 21,803 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1						Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 33,543 21,803 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 33,543 21,803 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						
Chimney: Block										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VISSIA STEVEN M & VISSIA	VISSIA ALAN J & JUDITH C	0	05/01/2014	QC	09-FAMILY	2021-03896	PROPERTY TRANSFER	0.0
VISSIA ALAN J & JUDITH C	VISSA STEVEN M	1	04/29/2014	QC	09-FAMILY	2019-02181	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7110 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Addition	10/05/2012	2012-0527	100%

Owner's Name/Address	MAP #:
VISSIA ALAN J & JUDITH C TRUST 730 BEEBE FREMONT MI 49412	2024 Est TCV 322,349 TCV/TFA: 312.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 11 T22N R8W LOT 30 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 30 EXT TO WATERS EDGE & W OF E LINE LOT 30 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>210,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 210,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
ADD 5 FT ABANDONED WALKWAY FOR 99 ADD SEWER FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	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
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																								



Topography of Site	X	Level
Street Lights Standard Utilities Underground Utils.	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain

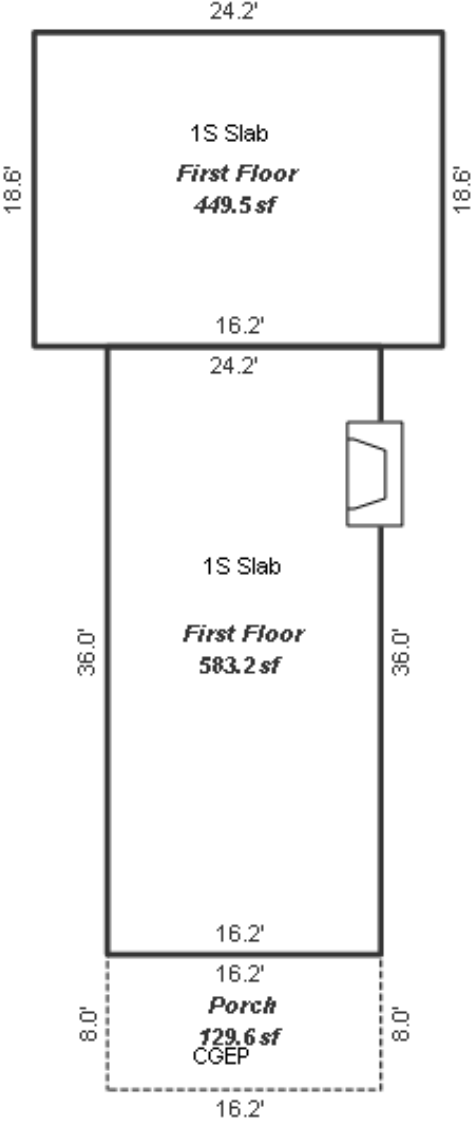
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	56,200	161,200			65,991C
2023	62,500	53,600	116,100			62,849C
2022	62,500	48,400	110,900			59,857C
2021	55,000	49,900	104,900			57,945C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 129	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1946		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Wood		Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Many			X	Ave.		Few					
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer											
Chimney: Metal		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1032 SF Floor Area = 1032 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 1,032 Total: 105,600 63,359										E.C.F. X 1.460		Cls D Blt 1946				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 Porches CGEP (1 Story) 129 7,256 4,354 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 Local Cost Items SANITARY SEWER 1 0 0										Totals: 127,169 76,301		* 111,399				
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:												111,399				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUMAIER MARILYN M REV LV	NEUMAIEER ALBERT F & MARI	1	05/05/2014	QC	09-FAMILY	2013-02033	PROPERTY TRANSFER	0.0
NEUMAIER MARILYN M TRUSTE	NEUMAIER MARILYN M REV LV	1	08/09/2012	QC	21-NOT USED/OTHER	2012-02680 QD	DEED	50.0
		200,000	10/01/1999	WD	33-TO BE DETERMINED	332:475	DEED	0.0

Property Address: 7100 W LAKE ST  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: NEUMAIEER ALBERT F & MARILYN TRUST  
 1788 SEDGFIELD DR  
 OOLTEWAH TN 37363  
 2024 Est TCV 500,878 TCV/TFA: 232.43

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

X Improved Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

A50' @ 4200/FF 50.00 100.00 1.0000 1.0000 4200 100 210,000  
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000

Public Improvements  
 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

X Gas LAND IMPROVE 1000 1,000.00 2 95 1,900  
 X Curb Total Estimated Land Improvements True Cash Value = 1,900

X Street Lights  
 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	105,000	145,400	250,400			152,432C
2023	62,500	138,900	201,400			145,174C
2022	62,500	125,200	187,700			138,261C
2021	55,000	129,100	184,100			133,845C

Who When What

TPC 12/27/2017 INSPECTED  
 TPC 05/08/2012 INSPECTED

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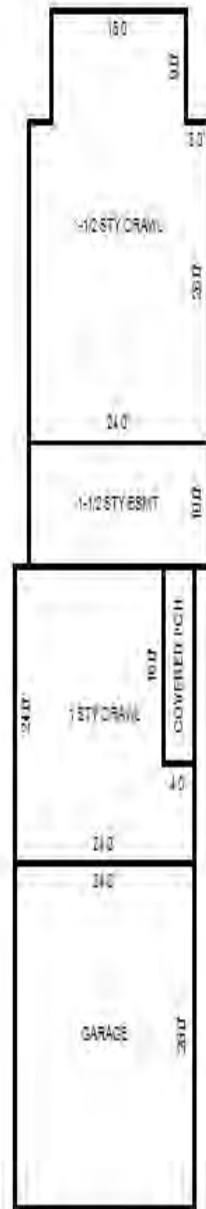


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64	Type CCP (1 Story)	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 2,155 Total Base New : 301,030 Total Depr Cost: 197,930 Estimated T.C.V: 288,978			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C Blt 1948			
Yr Built 1948	Remodeled 1993	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1642 SF Floor Area = 2155 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Condition: Average			Lg	X	Ord		Small	(13) Plumbing			Building Areas							
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.5 Story Siding Basement 240								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			1.5 Story Siding Crawl Space 786								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			Many	X	Ave.		Few	1 Story Siding Crawl Space 616						
(2) Windows		(7) Excavation		Basement: 240 S.F. Crawl: 1402 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Total: 253,497 169,409								
X	Many Avg. X Few		Large Avg. X Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s) 3 Fixture Bath			Plumbing					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788					
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:			Garages			Solar Water Heat					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			Porches			Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			Garages			Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788					

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





Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TRUESDELL EDWARD M & MARY	CHAMBERS JASON & HOLLY L	1	04/24/2016	QC	09-FAMILY	2016-01889	DEED	100.0				
TRUESDELL THOMAS W & TAMA	TRUESDELL EDWARD M	1	08/14/2014	QC	09-FAMILY	2016-01538	PROPERTY TRANSFER	0.0				
TRUESDELL MARJORIE J	TRUESDELL EDWARD & TRUESD	0	07/22/2013	CD	07-DEATH CERTIFICATE	2013-02507 WD	DEED	100.0				
TRUESDELL MARJORIE J	TRUESDELL MARJORIE J	0	07/16/2013	WD	03-ARM'S LENGTH	2013-02507	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7074 W LAKE ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
CHAMBERS JASON & HOLLY L 4450 LILY DR HOWELL MI 48843		2024 Est TCV 369,261 TCV/TFA: 347.70										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 11 T22N R8W LOT 32 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 32 EXT TO WATERS EDGE & W OF E LINE LOT 32 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		210,000		
ADD SEWER FOR 05		X Street Lights		Land Improvement Cost Estimates								
		Standard Utilities		Description								
		Underground Utils.		Rate								
		Topography of Site		Size % Good								
		Level		Cash Value								
		X Rolling		D/W/P: 4in Concrete								
		X Low		Wood Frame								
		X High		Total Estimated Land Improvements True Cash Value =								
		Landscaped		2,848								
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	105,000	79,600	184,600		128,148C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 07/21/2018 INSPECTED		2023	62,500	76,000	138,500		122,046C			
		TPC 12/27/2017 INSPECTED		2022	62,500	68,400	130,900		116,235C			
		TPC 05/08/2012 INSPECTED		2021	55,000	70,500	125,500		112,522C			

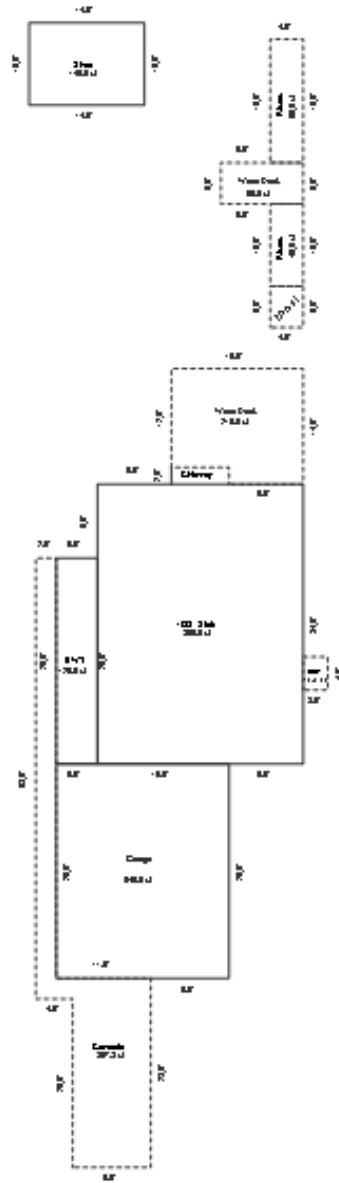


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1952 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 546 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior X Drywall X Paneled Plaster Wood T&G Trim & Decoration										8 CCP (1 Story) 210 Treated Wood 170 Treated Wood 125 Brzwy, FW						
Building Style: 1.25S		Yr Built 1952		Remodeled 0		Ex		X	Ord		Min			Size of Closets Lg		X	Ord		Small
Condition: Average		Room List		Doors						X	H.C.			Central Air Wood Furnace					
	Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Wall/Floor Furnace Ground Area = 850 SF Floor Area = 1062 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1952					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 850 Total: 124,056 74,432									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 850 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 Deck Treated Wood 210 4,278 2,567 Treated Wood 170 3,720 2,232 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 546 21,463 12,878 Common Wall: 1 Wall 1 -2,512 -1,507 Door Opener 1 485 291 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 Exterior 1 Story 1 6,513 3,908 Porches CCP (1 Story) 8 403 242 Breezeways Frame Wall 125 8,603 5,162							
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Chimney: Block													

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VELDHEER AARON J & JODI	VELDHEER AARON & JODI	0	09/12/2023	WD	09-FAMILY	2023-02650	PROPERTY TRANSFER	0.0				
CASELL RONALD D & BARBAR	VELDHEER AARON J & JODI	790,000	07/26/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02005	PROPERTY TRANSFER	100.0				
CASELL RONALD D & BARBAR	CASELL RONALD D & BARBAR	0	06/24/2005	QC	21-NOT USED/OTHER	05-0/2689	DEED	0.0				
		155,550	11/01/1997	WD	33-TO BE DETERMINED	314:1480	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7070 W LAKE ST		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		09/23/2010		20100555	100%			
Owner's Name/Address		P.R.E. 0%		Addition		07/29/2003		20030245	Complete			
VELDHEER AARON J & JODI 1565 ALEXANDER ST SE GRAND RAPIDS MI 49506		MAP #:		2024 Est TCV 517,665 TCV/TFA: 264.93								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Dock: Light posts	42.92	320	0	0				
				D/W/P: 4in Ren. Conc.	8.18	270	0	0				
				D/W/P: Patio Blocks	15.61	93	0	0				
				Wood Frame	35.77	60	94	2,017				
				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 = 4,442								
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	105,000	153,800	258,800		258,800S		
		TPC 07/24/2023	INSPECTED		2023	62,500	134,100	196,600		129,331C		
		TPC 04/30/2021	INSPECTED		2022	62,500	120,900	183,400		123,173C		
		TPC 12/27/2017	INSPECTED		2021	55,000	124,600	179,600		119,239C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 38 264 180 276 180	Type CCP (1 Story) CGEP (1 Story) WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,954 Total Base New : 296,692 Total Depr Cost: 207,687 Estimated T.C.V: 303,223			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1473 SF Floor Area = 1954 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1964		Building Areas		
Yr Built 1964	Remodeled 2003	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		0 Amps Service			Ex. X Ord. Min			1 Story Siding Slab 832 1.75 Story Siding Crawl Space 641			Total: 236,246		165,374		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments							
	Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Exterior Stone Veneer 91 3,454 2,418							
(1) Exterior		(6) Ceilings		Plumbing			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath 2 9,291 6,504							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 641 S.F. Slab: 832 S.F. Height to Joists: 0.0			(13) Plumbing			Porches CCP (1 Story) 38 1,210 847 CGEP (1 Story) 264 15,146 10,602 WPP 180 4,307 3,015							
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Deck Treated Wood 276 5,120 3,584 Treated Wood 180 3,861 2,703							
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer 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						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Fireplaces Exterior 1 Story 1 6,513 4,559			Local Cost Items							
(3) Roof		(10) Floor Support		Chimney: Block			Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILLIAMSON RICH & KAREN	WILLIAMSON RICHARD A & KA	0	04/18/2019	WD	09-FAMILY	2019-01351	PROPERTY TRANSFER	0.0				
HOEKWATER ELAINE E	WILLIAMSON RICH & KAREN	325,000	06/05/2015	WD	03-ARM'S LENGTH	2015-01993	PROPERTY TRANSFER	100.0				
HOEKWATER GENE & ELAINE T	HOEKWATER ELAINE E	0	01/15/2015	QC	21-NOT USED/OTHER	2015-00339	DEED	0.0				
HOEKWATER GENE & ELAINE T	HOEKWATER CHEVERIE ELAINE	1	12/22/2011	QC	21-NOT USED/OTHER	2012-00062	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7062 W LAKE ST		School: LAKE CITY AREA SCHOOL DIST		Addition		09/20/2023		2023-0629	80%			
Owner's Name/Address		P.R.E. 0%		Addition		09/25/2018		2018-0505	100%			
WILLIAMSON RICHARD A & KAREN J 13380 100TH ST SE ALTO MI 49302		MAP #:		Reroof		07/13/2005		20050222	Complete			
		2024 Est TCV 692,811 TCV/TFA: 312.92										
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors * W 2.5' OF WALKWAY								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50' @ 4200/FF	102.50	100.00	0.8357	1.0000	4200	100		359,778
				103 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 359,778								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	6.58	610	50	2,007				
				D/W/P: 4in Ren. Conc.	8.18	901	50	3,685				
				D/W/P: 3.5 Concrete	6.58	930	50	3,059				
				Wood Frame	24.99	192	50	2,399				
				Total Estimated Land Improvements True Cash Value =							11,150	
Tax Description		X		Street Lights								
SEC 11 T22N R8W LOTS 34 & 35 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 34 EXT TO WATERS EDGE & W OF E LINE LOT 35 EXT TO WATERS EDGE, ALSO W'LY 2.5 FT OF THE 10 FT WALKWAY BETWEEN LOTS 35 & 36. MISSAUKEE PARK SECOND ADDITION. , L206P529		X		Standard Utilities								
Comments/Influences		X		Underground Utils.								
231-839-3882 ADD SEWER FOR 05 DEEDED 2.5 FF WALKWAY TO 036-00 FOR 05		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X		Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	179,900	166,500	346,400			224,170C	
		JWV	10/30/2023	INSPECTED	2023	107,100	157,000	264,100			205,305C	
		JWV	11/03/2018	INSPECTED	2022	97,700	141,400	239,100			195,529C	
		TPC	07/28/2018	INSPECTED	2021	97,700	145,600	243,300			189,283C	



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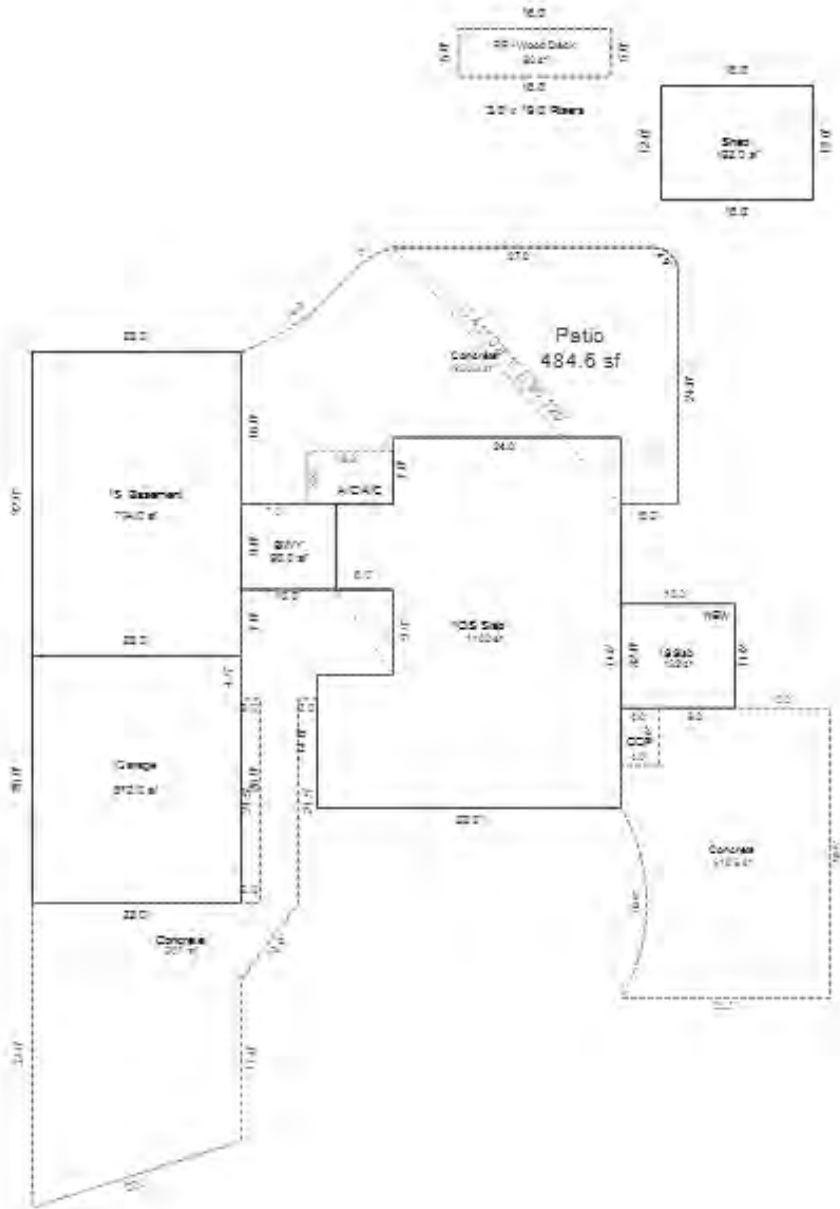
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 80 90	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C +5 Effec. Age: 35 Floor Area: 2,214 Total Base New : 339,208 Total Depr Cost: 220,468 Estimated T.C.V: 321,883		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No. of Elec. Outlets Many X Ave. Few		Building Areas		Cls C 5 Blt 1950			
Yr Built Remodeled 1950 198 2023		Ex X Ord Min		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1938 SF Floor Area = 2214 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 1,102 1 Story Siding Basement 704 1 Story Siding Slab 132 Total: 292,053 189,818		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Deck Treated Wood 80 2,264 1,472 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 24,693 16,050 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746			
Condition: Average															
Room List		Doors Solid X H.C.		(5) Floors		(12) Electric		100 Amps Service							
Basement 5 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Other: Other:		100 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation		Basement: 704 S.F. Crawl: 0 S.F. Slab: 1234 S.F. Height to Joists: 0.0		(8) Basement							
(2) Windows		Many X Large Avg. X Avg. Few Small													
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish											
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens														
(3) Roof															
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle			(10) Floor Support		Lump Sum Items:									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

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

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

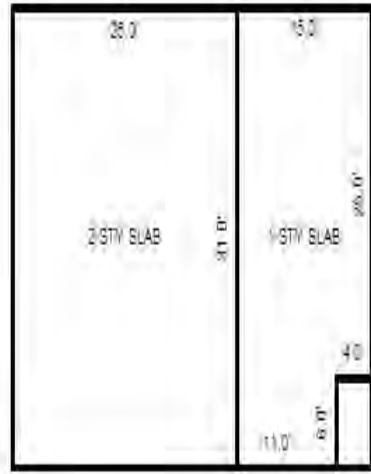


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
NELSON MARY LOU ESTATE	NELSON JEAN LYNN	0	12/20/2006	QC	06-COURT JUDGEMENT	2006:004692	DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
7058 W LAKE ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 568,968 TCV/TFA: 285.77								
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
NELSON JEAN LYNN 1 CHATEAUX DU LAC FENTON MI 48430		Public Improvements		* Factors *		E 7.5 FT OF 10' WALKWAY										
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
SEC 11 T22N R8W		X Paved Road		Storm Sewer		A50' @ 4200/FF		107.50	100.00	0.8258	1.0000	4200	100	372,862		
LOTS 36 & 37 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF E LINE LOT 35 EXT TO WATERS EDGE & W OF E LINE LOT 37 EXT TO WATERS EDGE, ALSO E'LY 7.5 FT OF THE 10 FT WALKWAY BETWEEN LOTS 35 & 36.		X Sewer		Sidewalk		108 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =		372,862						
MISSAUKEE PARK SECOND ADDITION. , L206P529		X Electric		Water		Land Improvement Cost Estimates										
Comments/Influences		X Gas		Curb		Description		Rate	Size	% Good	Cash Value					
ADD 2.5 FF OF WALKWAY FROM 034-00 FOR 05 Uncapped for 2007 by PTA. No name change		X Street Lights		Standard Utilities		D/W/P: 3.5 Concrete		5.78	768	71	3,152					
		Topography of Site		Level		Description		Rate		Size		% Good		Cash Value		
		X Rolling		X Low		X High		Total Estimated Land Improvements True Cash Value =		3,152						
		X Landscaped		Swamp		Wooded		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Pond		X Waterfront		Ravine		2024		186,400	98,100	284,500			164,107C	
		X Wetland		Flood Plain		2023		2022		101,500	84,200	185,700			148,851C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 24	Type CCP (1 Story)	Year Built: 1963 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: 844 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D +10 Effec. Age: 45 Floor Area: 1,991 Total Base New : 239,991 Total Depr Cost: 132,160 Estimated T.C.V: 192,954			E.C.F. X 1.460			Bsmnt Garage:		
Building Style: 2S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Bsmnt Garage:				
Yr Built 1940	Remodeled 1976	Ex	X	Ord		Min	Size of Closets			No. of Elec. Outlets			Carport Area: Roof:					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1991 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D 10 Blt 1940					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Depr. Cost					
	Basement 3 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			197,410 108,589					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1216 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath					
(2) Windows		(8) Basement		Basement Finish			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
(3) Roof		(14) Water/Sewer		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
X	Gable Hip Flat	Gambrel Mansard Shed		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
X	Asphalt Shingle	Chimney:		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Plumbing			Plumbing			Garages			Average Fixture(s) 3 Fixture Bath					
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																		



COVERED PCH

Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAD JOYCE M	SCHAD JAMES A JR	0	10/27/2023	OTH	07-DEATH CERTIFICATE	2023-03321		0.0
SCHAD JOYCE M	SCHAD JOYCE M	0	09/06/2019	QC	09-FAMILY	2020-00299	PROPERTY TRANSFER	0.0
SCHAD JAMES A	SCHAD JOYCE M	0	01/29/2016	AFF	07-DEATH CERTIFICATE	2016-00628	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7024 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		REPAIR	04/10/2012	2012-0097	100%
Owner's Name/Address	P.R.E. 0%		Other	11/01/2007	20070155	Complete
SCHAD JAMES A JR 11930 HOWELL AVE APT 2 MOUNT MORRIS MI 48458	MAP #:		Reroof	04/28/2005	20050091	Complete
	2024 Est TCV 640,477 TCV/TFA: 364.32		Deck/Porch	11/19/2004	20030444	Complete

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOTS 38 & 39 & THAT PART OF SEC 11 LYING OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 38 EXT TO WATERS EDGE & W OF E LINE LOT 39 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529	X		Dirt Road	100.00	100.00	0.8409	1.0000	4200	100	353,176
	X		Gravel Road	100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Water
ADD SEWER FOR 05	X	Sewer	3.10	240	0	0	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description				
	X	Curb	LAND IMPROVE 2500	2,500.00	1	95	2,375
	X	Street Lights	GENERATOR	1.00	1	95	1
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,376
		Underground Utils.					



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

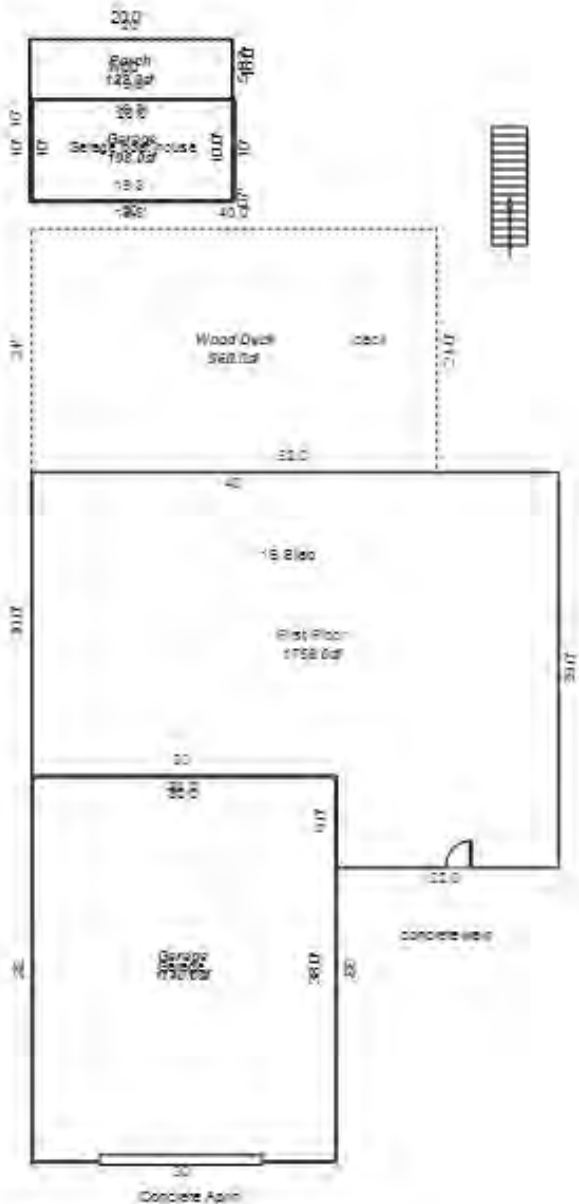
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	176,600	105,100	95,800	95,800
TPC	12/27/2017	INSPECTED	143,600	132,400	120,300	124,000
TPC	09/14/2015	INSPECTED	320,200	237,500	216,100	219,800

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 960 320	Type Treated Wood Treated Wood	Year Built: 1983 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1140 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,758 Total Base New : 300,239 Total Depr Cost: 195,154 Estimated T.C.V: 284,925		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1947				
Yr Built 1947	Remodeled 1983	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1758 SF Floor Area = 1758 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Slab 1,758			Total: 212,200 137,930						
Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Deck Treated Wood Treated Wood Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall Door Opener Base Cost Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items			212,200 137,930			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
(3) Roof		(11) Heating/Cooling		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
X	Asphalt Shingle	(14) Water/Sewer		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
Chimney: Block		(15) Fireplaces		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
		(16) Porches/Decks		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					
		(17) Garage		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1758 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,758			Total: 212,200 137,930					

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNROE GREGORY J & CRYST	JOHNROE CRYSTAL L TRUST	1	08/27/2020	WD	09-FAMILY	2020-02519	PROPERTY TRANSFER	0.0
WYBENGA HERBERT L & JUDIT	JOHNROE GREGORY & CRYSTAL	190,000	11/21/2011	WD	03-ARM'S LENGTH	2011-3565	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7014 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Shed	09/05/2017	2017-0431	100%
Owner's Name/Address	P.R.E. 0%		Addition	11/25/2014	2014-0541	100%
JOHNROE CRYSTAL L TRUST 4206 BRAMBLERIDGE LN MIDLAND MI 48640	MAP #:					
	2024 Est TCV 599,143 TCV/TFA: 324.21					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 11 T22N R8W LOT 40 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 40 EXT TO WATERS EDGE & W OF E LINE LOT 40 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529	X		Dirt Road	50.00	100.00	1.0000	1.0000	4200	100	210,000	
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	210,000

Comments/Influences	X	Public Improvements	* Factors *					
			Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 4in Ren. Conc.	8.18	292	0	0	0
	X	Sewer	D/W/P: Patio Blocks	15.61	44	0	0	0
	X	Electric	D/W/P: 4in Concrete	6.97	80	0	0	0
	X	Gas	Wood Frame	22.57	400	94		8,486
	X	Curb	Residential Local Cost Land Improvements					
	X	Street Lights	Description	Rate	Size	% Good	Cash Value	
		Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =					9,436

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	105,000	194,600	299,600			187,566C
	X	Low	2023	62,500	185,600	248,100			178,635C
	X	High	2022	62,500	167,300	229,800			170,129C
	X	Landscaped	2021	55,000	172,200	227,200			164,695C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/22/2017	INSPECTED	2024	105,000	194,600	299,600			187,566C
TPC	09/14/2015	INSPECTED	2023	62,500	185,600	248,100			178,635C
TPC	12/24/2014	INSPECTED	2022	62,500	167,300	229,800			170,129C
			2021	55,000	172,200	227,200			164,695C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 138 432 16 140	Type CPP WPP WPP Treated Wood	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: 1 Mech. Doors: 0 Area: 738 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,848 Total Base New : 288,954 Total Depr Cost: 260,073 Estimated T.C.V: 379,707			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1969			
Yr Built 1969	Remodeled 2015	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1128 SF Floor Area = 1848 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
Condition: Average		Lg	Ord	Small	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	H.C.	0 Amps Service			1 Story Siding Crawl Space 1,128			1 Story Siding Overhang 720					
	Basement 4 1st Floor 5 2nd Floor 6 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Total: 218,619 196,772						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,476 1,328						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(14) Water/Sewer			Porches			3 Fixture Bath 1 4,646 4,181						
(2) Windows		(7) Excavation		Public Water			Deck			Treated Wood 140 3,279 2,951						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer			Garages			Base Cost 738 35,712 32,141					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Common Wall: 1 Wall 1 -2,686 -2,417						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic			Door Opener 1 547 492			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2000 Gal Septic			Public Sewer 1 1,494 1,345			Water Well, 100 Feet 1 5,808 5,227					
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,766 2,489						
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRUDEN EDWARD R & KATHRYN	PRUDEN EDWARD R & KATHRYN	0	12/24/1992	OTH	09-FAMILY	2020-02880	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		Addition	05/04/2010	20100179	100%
Owner's Name/Address	P.R.E. 100% 05/01/2010		Garage	10/09/2009	20090555	100%
PRUDEN EDWARD R TRUST 1800 S GREE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 458,855 TCV/TFA: 352.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 41 & THAT PART OF SEC 11 LYING N OF LOT 41 MISSAUKEE PARK NO 2 & LYING BETWEEN THE E & W BOUNDARY LINES OF LOT SAID LOT 41 AS EXT TO WATERS OF LAKE MISSAUKEE TOGETHER WITH RIPARIAN RIGHTS ACCRUING THERETO EXC THAT PART OF GOV'T LOT 1 DESCRIBED AS COMM AT SE COR OF SAID SEC 11 TH N 1098.77 FT ALONG E LINE OF SAID SEC 11 TH W 33 FT TO THE INTER- SECTION OF THE W RIGHT OF WAY OF GREEN ROAD & THE N LINE OF A 30 FT WALK AS SHOWN IN THE RECORDED PLAT OF THE SECOND ADD TO MISSAUKEE PARK; ALSO BEING				A50' @ 4200/FF	45.00	100.00	1.0267	1.0000	4200	100	194,044
				45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 194,044							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Split, 2 Rail	16.48	70	94	1,085			
				D/W/P: 4in Ren. Conc.	8.18	250	94	1,922			
				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 = 5,432							

. SEC 11 T22N R8W LOT 41 & THAT PART OF SEC 11 LYING N OF LOT 41 MISSAUKEE PARK NO 2 & LYING BETWEEN THE E & W BOUNDARY LINES OF LOT SAID LOT 41 AS EXT TO WATERS OF LAKE MISSAUKEE TOGETHER WITH RIPARIAN RIGHTS ACCRUING THERETO EXC THAT PART OF GOV'T LOT 1 DESCRIBED AS COMM AT SE COR OF SAID SEC 11 TH N 1098.77 FT ALONG E LINE OF SAID SEC 11 TH W 33 FT TO THE INTER- SECTION OF THE W RIGHT OF WAY OF GREEN ROAD & THE N LINE OF A 30 FT WALK AS SHOWN IN THE RECORDED PLAT OF THE SECOND ADD TO MISSAUKEE PARK; ALSO BEING



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	97,000	132,400	229,400			111,457C
	TPC 12/27/2017	INSPECTED	2023	57,800	126,300	184,100			106,150C
	TPC 09/13/2015	INSPECTED	2022	57,400	114,000	171,400			101,096C
	TPC 12/13/2011	INSPECTED	2021	50,600	117,400	168,000			97,867C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 169 255 210 66	Type CCP (1 Story) WPP WPP CCP (1 Story)		Year Built: 2010 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: 568 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 29 Floor Area: 1,300 Total Base New : 250,210 Total Depr Cost: 177,657 Estimated T.C.V: 259,379			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 250,210 Total Depr Cost: 177,657 Estimated T.C.V: 259,379			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1940	Remodeled 2010	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1940					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
5	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,300			Total: 184,407 130,936					
(1) Exterior		(6) Ceilings		150 Amps Service			Plumbing			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No./Qual. of Fixtures			Plumbing			Plumbing								
(2) Windows		(8) Basement		Ex. X Ord. Min			Plumbing			Average Fixture(s)								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Average Fixture(s)			Average Fixture(s)			Average Fixture(s)				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		No./Qual. of Fixtures			Plumbing			Porches								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(10) Floor Support		No./Qual. of Fixtures			Plumbing			CCP (1 Story) WPP WPP CCP (1 Story)							
(3) Roof		(11) Heating/Cooling		No./Qual. of Fixtures			Plumbing			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		No./Qual. of Fixtures			Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
X	Asphalt Shingle	(13) Plumbing		No./Qual. of Fixtures			Plumbing			Base Cost								
Chimney:		(14) Water/Sewer		No./Qual. of Fixtures			Plumbing			Door Opener								
		(15) Fireplaces		No./Qual. of Fixtures			Plumbing			Water/Sewer								
		(16) Porches/Decks		No./Qual. of Fixtures			Plumbing			Public Sewer								
		(17) Garage		No./Qual. of Fixtures			Plumbing			Water Well, 50 Feet								
				No./Qual. of Fixtures			Plumbing			Built-Ins								
				No./Qual. of Fixtures			Plumbing			Appliance Allow.								
				No./Qual. of Fixtures			Plumbing			Fireplaces								
				No./Qual. of Fixtures			Plumbing			Exterior 1 Story								
				No./Qual. of Fixtures			Plumbing			Local Cost Items								
				No./Qual. of Fixtures			Plumbing			SANITARY SEWER								
				No./Qual. of Fixtures			Plumbing			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUCHANAN ROBERT B JR	THOMAS DOUGLAS J & CHRIST	132,000	09/26/2017	WD	03-ARM'S LENGTH	2017-02964	PROPERTY TRANSFER	100.0
BUCHANAN ROBERTA M & ROBE	BUCHANAN ROBERT B JR	0	04/26/2015	AFF	07-DEATH CERTIFICATE	2015-01732	PROPERTY TRANSFER	0.0
FYE HOMER	BUCHANAN ROBERTA M & ROBE	125,900	08/26/2005	WD	03-ARM'S LENGTH	05-0/3327	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1820 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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THOMAS DOUGLAS J & CHRISTINE L 6854 SHIMMERING DR LAKELAND FL 33813	2024 Est TCV 196,906 TCV/TFA: 168.58
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X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	LOT 42 & N1/2 43
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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B 50' @\$800/	57.00	112.00	0.9678	0.9829	800	100		43,376
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57 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 43,376
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Land Improvement Cost Estimates		
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 3.5 Concrete	6.58	600	75	2,961
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Total Estimated Land Improvements True Cash Value =				2,961
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Topography of Site		
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X	Level	
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	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
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2024	21,700	76,800	98,500			71,332C
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2023	21,700	66,900	88,600			67,936C
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2022	22,500	60,200	82,700			64,701C
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2021	18,800	54,300	73,100			62,635C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 10/23/2017	INSPECTED	
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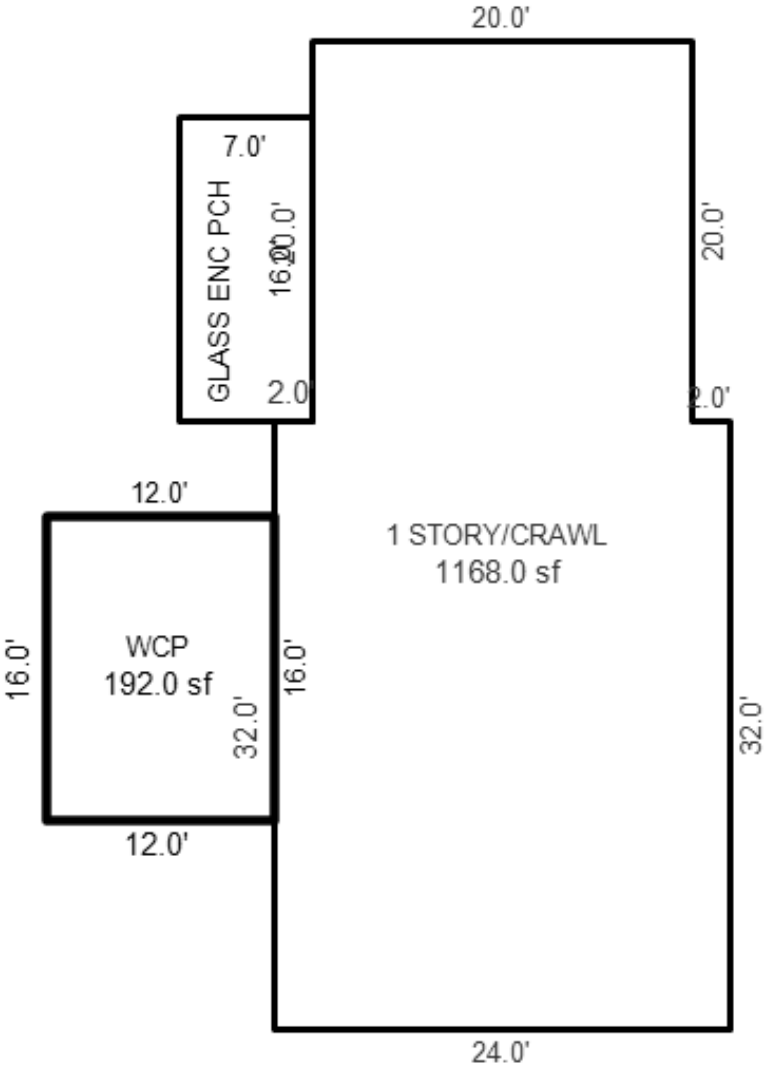
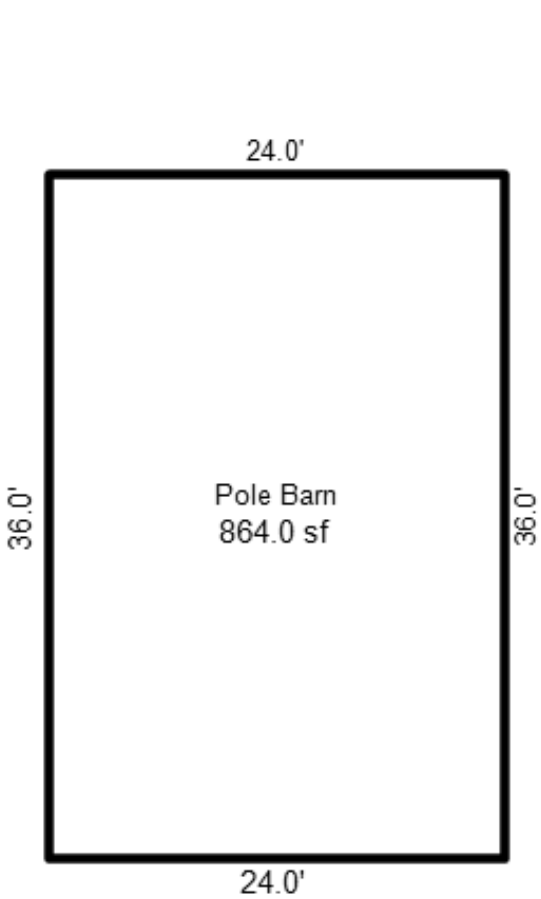
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1986 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min										
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
		No. of Elec. Outlets													
		Many	X	Ave.	Few										
		(13) Plumbing													
		1	Average Fixture(s)												
		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		1	Public Water												
		1	Public Sewer												
		Water Well													
		1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													
		Notes:													
		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:													
		Cost Est. for Res. Bldg: 1 Single Family 1S													
		(11) Heating System: Forced Hot Water													
		Ground Area = 1168 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 Story	Siding	Crawl Space	1,168										
		Total:				157,814	102,580								
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		1													
		Porches													
		CGEP (1 Story)													
		112													
		Deck													
		Treated Wood													
		192													
		Garages													
		Class: C Exterior: Pole (Unfinished)													
		Base Cost													
		864													
		Water/Sewer													
		Public Sewer													
		1													
		Water Well, 100 Feet													
		1													
		Built-Ins													
		Appliance Allow.													
		1													
		Fireplaces													
		Exterior 1 Story													
		1													
		Local Cost Items													
		SANITARY SEWER													
		1													
		Totals:													
		210,587													
		136,881													

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





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

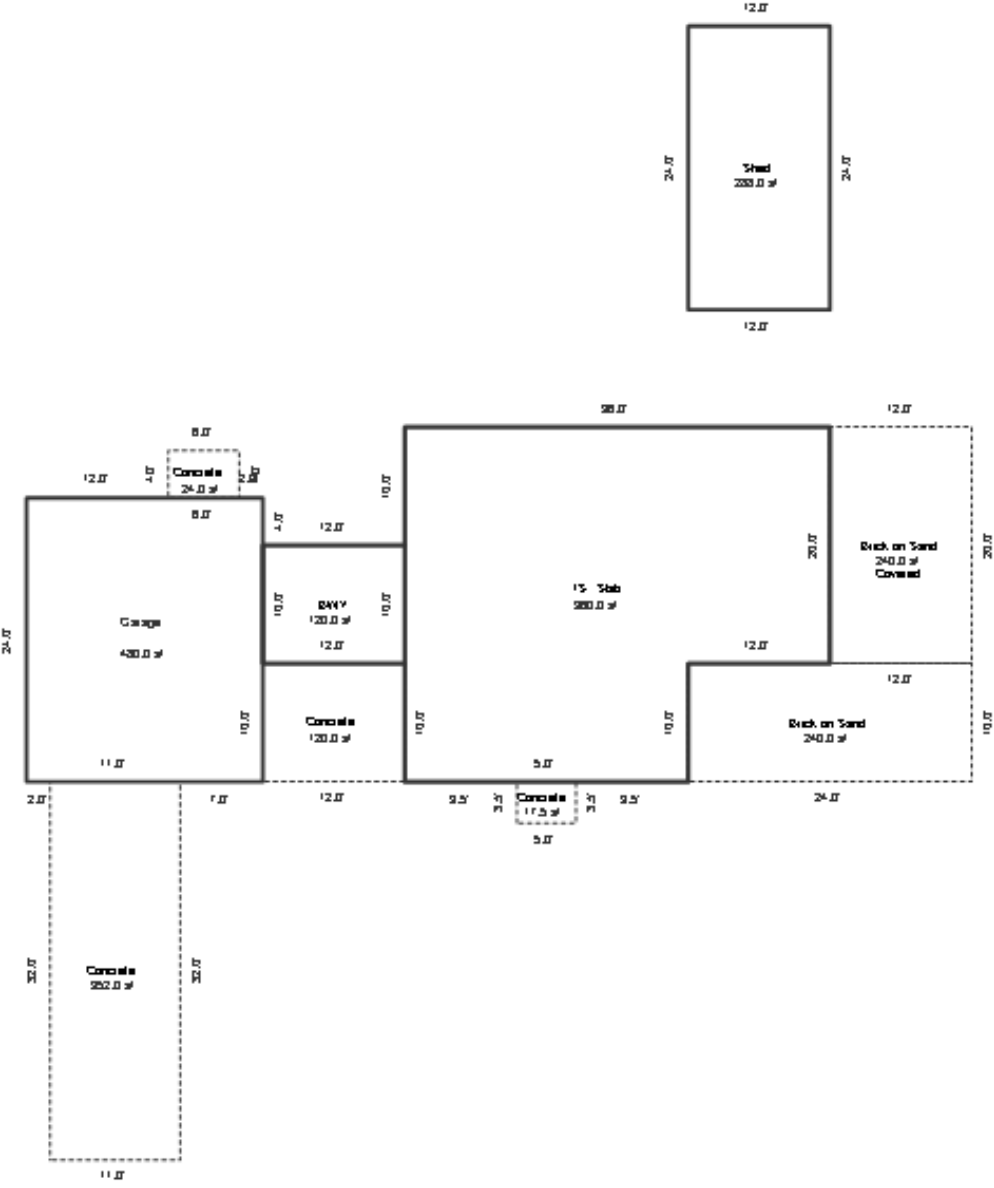
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1840 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		04/10/2018	2018-0088	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2024 Est TCV 175,440 TCV/TFA: 192.37						
NIETLING ROSS A & BARBARA J 1840 S GREEN ROAD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *			3 LOTS					
NIETLING ROSS A & BARBARA J 1840 S GREEN ROAD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	C 50' @ 500/FF 150.00 113.50 0.7192 0.9834 500 100 53,048								
. SEC 11 T22N R8W LOTS 44 & 45 & S 1/2 OF LOT 43 & N 1/2 OF LOT 46 MISSAUKEE PARK 2ND ADD.		X	Paved Road	150 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 53,048								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.58	514	0	0				
		X	Sewer	D/W/P: Brick on Sand	18.02	480	94	8,131				
		X	Electric	Wood Frame	23.74	288	50	3,418				
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVE 2500	2,500.00	1	100	2,500				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 14,049								
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2024	26,500	61,200	87,700			46,213C		
			Rolling	2023	22,500	53,700	76,200			44,013C		
			Low	2022	12,500	48,500	61,000			41,918C		
			High	2021	12,500	44,100	56,600			40,579C		
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		TPC 04/30/2021	INSPECTED									
		JWV 08/22/2018	INSPECTED									
		TPC 12/27/2017	INSPECTED									

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Roof Cover Onl 120 Brzwy, FW	Year Built: 1964 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 40 Floor Area: 912 Total Base New : 164,156 Total Depr Cost: 98,494 Estimated T.C.V: 108,343			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100					
Yr Built 1964	Remodeled 0	Ex	X Ord	Min	Size of Closets			200 Amps Service							
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C Blt 1964		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 912 SF.							
Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(1) Exterior	(6) Ceilings		Other:			X Ave.			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		No. of Elec. Outlets			Stories Exterior Foundation							
	Insulation				Many			1 Story Siding Slab							
(2) Windows	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s)			Garages					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 3 Fixture Bath			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water			Base Cost						
X	Gable Hip Flat	Gambrel Mansard Shed				1 Public Sewer			Water/Sewer						
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			1 Water Well			Public Sewer					
Chimney: Brick							1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet					
							Notes:			Appliance Allow.					
							w/Roof (Roof portion)			Deck					
							Breezeways			Frame Wall					
							Local Cost Items			SANITARY SEWER					
							Totals:			164,156					
							ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			108,343					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		34,000	10/01/1995	WD	33-TO BE DETERMINED	298:526	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1850 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	07/26/2011	2011-0385	100%

Owner's Name/Address	MAP #:
ANDREWS ROGER N & KATHRYN S 1850 S GREEN ROAD LAKE CITY MI 49651	2024 Est TCV 118,934 TCV/TFA: 193.07

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
. SEC 11 T22N R8W LOT 47 & S 1/2 OF LOT 46 MISSAUKEE PARK 2ND ADD.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C 50' @ 500/FF	50.00	117.00	0.8855	0.9924	500	100		21,969
			C 50' @ 500/FF	25.00	117.00	0.8855	0.9924	500	50	S1/2 LOT 46	5,492
			75 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							27,461	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
	X	Gravel Road	D/W/P: 3.5 Concrete	6.16	215	71	940
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				940
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	13,700	45,800	59,500			35,978C
		Low	2023	11,200	39,800	51,000			34,265C
		High	2022	7,500	35,900	43,400			32,634C
		Landscaped	2021	7,500	32,400	39,900			31,592C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



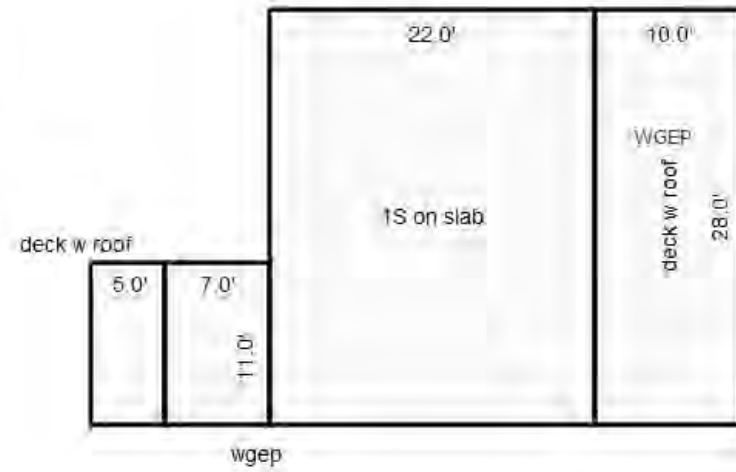
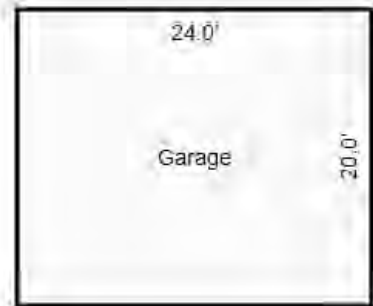
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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/13/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 77 280 55	Type CGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1963 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 616 Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1963	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 616 Total: 73,325 47,661			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Kitchens:		Other:			Ex. X Ord. Min			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 616 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 616 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) Porches CGEP (1 Story) WGEP (1 Story)			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			Total Base New : 126,622 Total Depr Cost: 82,303 Estimated T.C.V: 90,533		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
FIRTH THIRD MORTGAGE CO	ANDERSEN CHRISTIAN J	22,500	02/24/2010	OTH	11-FROM LENDING INSTITUT	2010/564	DEED	100.0
CRONKHITE KEVIN S (SM)	FIRTH THIRD MORTGAGE CO	39,015	09/13/2009	SD	21-NOT USED/OTHER	2009/1021	DEED	0.0
		47,500	06/01/2000	WD	33-TO BE DETERMINED	337:1216	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7025 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	01/29/2021	2021-0039	100%
	P.R.E. 0%		REPAIR	08/04/2017	2017-0355	100%
Owner's Name/Address	MAP #:		ALTERATION	08/10/2010	2010-0441	100%
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	2024 Est TCV 149,620 TCV/TFA: 238.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2020-02008 JMISC 2021-01158 L-2 P 0227 PLAT AMEND LOT 98 NUMBER DESCRIBED AS CONTAINING ORIGINAL LOTS 48 & 49 AND THE EAST 1/2 OF VACATED ALLEY AND ADJOINING PORTION OF VACATED RAILROAD ST. AMEND PLAT OF SECOND ADDITION TO MISSAUKEE PARK. FORMERLY 2010-00564. SEC 11 T22N R8W LOTS 48 & 49 MISSAUKEE PARK 2ND ADD AND ALL OF THE DEBTORS RIGHT OF WAY (CADILLAC & LAKE CITY RAILWAY CO.) LYING SOUTH OF RAILROAD STREET AND EAST OF THE CENTER OF ALLEY EXTENDED AND WEST OF THE EAST LOT LINE OF	X			C 50' @ 500/FF	149.49	141.67	0.7200	1.0511	500	100	56,562
				149 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 56,562							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Concrete	6.97	52 0	0
	X	Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description	Rate	Size % Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	1 97	970
	X	Curb	Total Estimated Land Improvements True Cash Value = 970			

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	23,700	40,500	64,200			30,868C
JWV	01/29/2021	INSPECTED	2022	15,000	36,600	51,600			29,399C
JWV	10/20/2017	INSPECTED	2021	12,500	33,000	45,500			28,460C

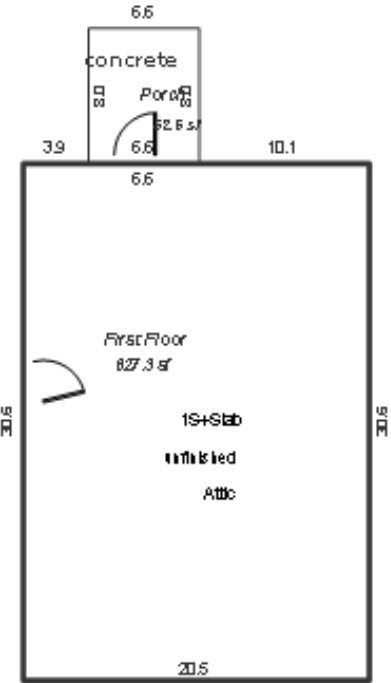
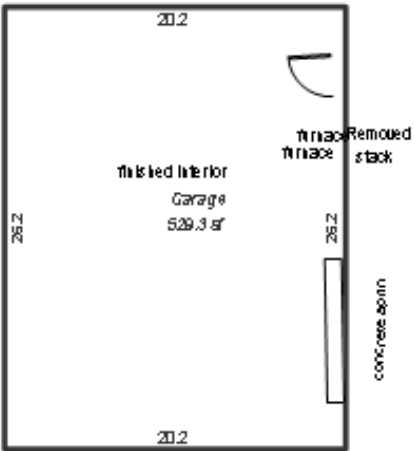
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 529 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		X		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 35 Floor Area: 627 Total Base New : 128,799 Total Depr Cost: 83,716 Estimated T.C.V: 92,088		E.C.F. X 1.100		
Building Style: 1S		Trim & Decoration		X		Min		Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 1946	
Yr Built 1946	Remodeled 2011	Ex	Ord	X	Min	Size of Closets		(12) Electric		Ex.		Ord.		X	Min
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets		0 Amps Service		Many		Ave.		X	Few
Room List		Doors	Solid	X	H.C.	(13) Plumbing		1 Average Fixture(s)		1 Story		Exterior Siding		Foundation Slab	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,476 959	
(1) Exterior		(6) Ceilings		X		Drywall		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Finished)		Base Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X		Large		Basement: 0 S.F. Crawl: 0 S.F. Slab: 627 S.F. Height to Joists: 0.0		Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins	
(2) Windows		(7) Excavation		X		Many		Average Fixture(s)		1		1,476		959	
X	Wood Sash Metal Sash Vinyl Sash	X		Large		Basement: 0 S.F. Crawl: 0 S.F. Slab: 627 S.F. Height to Joists: 0.0		Average Fixture(s)		1		1,476		959	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Large		Basement: 0 S.F. Crawl: 0 S.F. Slab: 627 S.F. Height to Joists: 0.0		Average Fixture(s)		1		1,476		959	
(3) Roof		(8) Basement		X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)		1		1,494		971	
X	Gable Hip Flat	X		Large		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)		1		5,808		3,775	
X	Asphalt Shingle	X		Large		(9) Basement Finish		Average Fixture(s)		1		2,766		1,798	
Chimney: Metal		(10) Floor Support		X		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)		1		128,799		83,716	
		(14) Water/Sewer		X		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)		1		92,088		92,088	
		Lump Sum Items:		X				Average Fixture(s)		1		92,088		92,088	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
ROY MARK D & SHEILA M	ANDERSEN CHRISTIAN J	150,000	12/21/2022	WD	03-ARM'S LENGTH	2022-03928	PROPERTY TRANSFER	100.0
		32,500	03/01/1996	WD	03-ARM'S LENGTH	302:987	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7049 W MISSUAKEE BLVD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ANDERSEN CHRISTIAN J TRUST	P.R.E. 0%					
3521 E KELLY RD	MAP #:					
FALMOUTH MI 49632	2024 Est TCV 123,794 TCV/TFA: 238.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
				Description	Frontage	Depth	Rate	Value
2020-02008 JMISC 2021-01158 AMEND				* Factors * 3 LOTS				
MISSAUKEE PARK 2ND ADD LOT NUMBER 99				C 50' @ 500/FF	134.78	146.08	0.7427 1.0608	53,091
DESCRIBED AS CONTAINING ORIGINAL LOTS 50,				135 Actual Front Feet, 0.45 Total Acres				53,091
51, 52 AND THE WEST 1/2 OF ADJOINING				Total Est. Land Value =				
VACATED ALLEY AND THE ADJOINING PORTION				Total Estimated Land Improvements True Cash Value =				308
OF VACATED RAILROAD ST LYING BETWEEN THE								
SOUTHERLY EXTENSIONS OF THE CENTERLINE OF								
THE VACATED ALLEY AND THE EAST LINE OF								
LOT 50.								
FORMERLY . SEC 11 T22N R8W LOTS 50, 51 &								
52 MISSAUKEE PARK 2ND ADD.								

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2024	26,500	35,400	61,900			55,545C
		Rolling	2023	22,100	31,500	53,600			53,600S
		Low	2022	22,500	28,300	50,800			37,476C
		High	2021	20,000	25,600	45,600			36,279C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

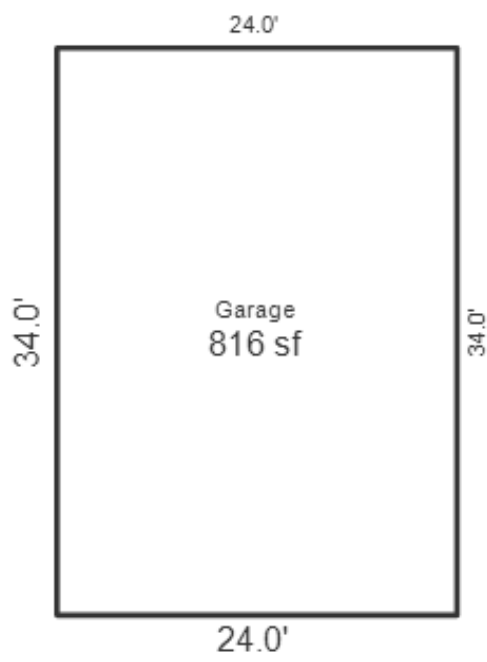
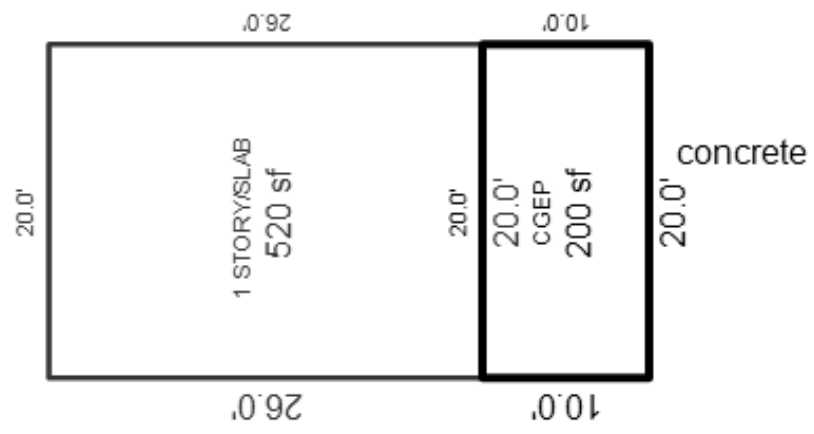


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type CGEP (1 Story)	Year Built: 2001 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: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																	
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 520 Total Base New : 106,657 Total Depr Cost: 63,996 Estimated T.C.V: 70,395		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																								
Yr Built 1963	Remodeled 1977	Ex	Ord	X	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 520 SF Floor Area = 520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1963																									
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																
Room List		Doors	Solid	X	H.C.	0 Amps Service			Many			Ave.			X			Few			1 Story		Siding		Slab		520		Total:		63,125		37,876					
2	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		738		Porches		CGEP (1 Story)		200		11,006		6,604								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			1			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
(2) Windows		(7) Excavation		No. of Elec. Outlets			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 520 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 520 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Asphalt Shingle	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 520 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
(3) Roof		(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 520 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
Lump Sum Items:		Public Water		1			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
Public Sewer		Water Well			1000 Gal Septic			2000 Gal Septic			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
SANITARY SEWER		Totals:			106,657			63,996			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			70,395			0			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MEEKHOF STEPHEN C	DEBOER DONALD & JULIE	128,000	12/16/2021	WD	03-ARM'S LENGTH	2021-04236	PROPERTY TRANSFER	100.0					
MEEKHOF FRANCES (LE) &	MEEKHOF STEPHEN C	0	04/06/2010	QC	23-PART OF REF	2010-1208QC	DEED	100.0					
MEEKHOF FRANCES (LE ETAL)	MEEKHOF FRANCES (LE ETAL)	0	08/21/2006	QC	21-NOT USED/OTHER	06-0/3310	DEED	0.0					
MEEKHOF FRANCES	MEEKHOF FRANCES (LE ETAL)	0	06/09/2005	QC	21-NOT USED/OTHER	05-0/2319	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7058 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/20/2004		20040422	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:									
DEBOER DONALD & JULIE 2383 S MCGEE RD LAKE CITY MI 49651		2024 Est TCV 135,727 TCV/TFA: 163.13											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
. SEC 11 T22N R8W W 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
586-453-3110		X	Gravel Road		C 50' @ 500/FF	100.00	120.00	0.8123	1.0000	500	100		40,613
		X	Paved Road		100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 40,613								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Metal Prefab	16.49	90	71	1,054				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 1,054								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	20,300	47,600	67,900			57,660C		
		X	Low		2023	16,800	41,400	58,200			54,915C		
		X	High		2022	15,000	37,300	52,300			52,300S		
		X	Landscaped		2021	12,500	33,700	46,200			31,811C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who When What											
		TPC 04/30/2021 INSPECTED											
		TPC 12/27/2017 INSPECTED											
		TPC 11/02/2015 INSPECTED											

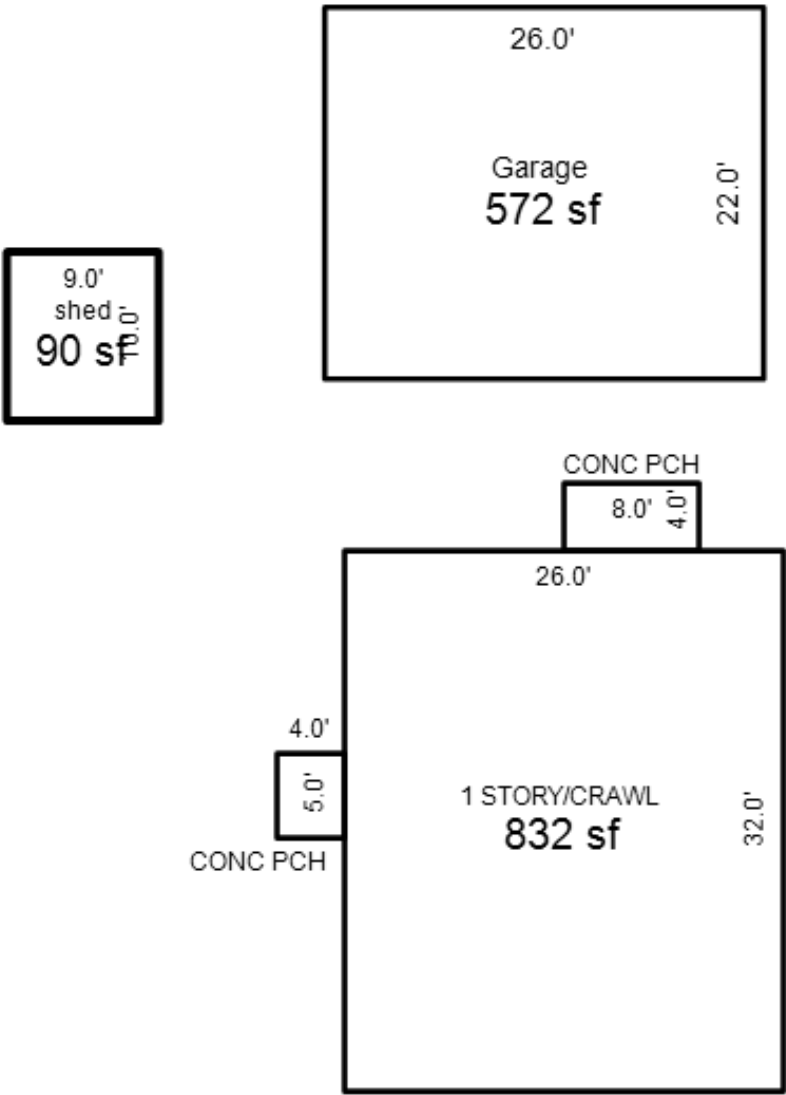


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 32	Type CPP CPP	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 832 Total Base New : 131,552 Total Depr Cost: 85,509 Estimated T.C.V: 94,060		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets				
Yr Built 1971	Remodeled 0		Ex		Ord	X	Min	No./Qual. of Fixtures							
Condition: Average			Lg		Ord	X	Small	0 Amps Service							
Room List		Doors		Solid	X	H.C.	(12) Electric								
Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 832 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1971	
(1) Exterior		(6) Ceilings		Many			X	Ave.	Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		1			Average Fixture(s)	Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story Siding Crawl Space 832 Total: 100,501 65,327							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing Average Fixture(s) Porches CPP CPP								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 22,136 14,388 Door Opener 1 485 315 Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680 Built-Ins Appliance Allow. 1 1,934 1,257 Local Cost Items SANITARY SEWER 1 0 0						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:								
Chimney: Metal							Totals: 131,552 85,509								
							ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:							94,060	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWMAN VERVANE LIVING TRU	DODDE JADE MARIE	90,000	09/25/2020	WD	03-ARM'S LENGTH	2020-02829	PROPERTY TRANSFER	0.0
BOWMAN VERVANE L TRUST	BOWMAN VERVANE L	1	09/25/2020	QC	09-FAMILY	2020-02827	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7044 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/25/2020					
Owner's Name/Address	MAP #:					
DODDE JADE MARIE 7044 W MISSAUKEE BLVD Lake City MI 49651	2024 Est TCV 136,239 TCV/TFA: 169.03					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W E 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.	X	Dirt Road		C 50' @ 500/FF	100.00	120.00	0.8123	1.0000	500	100	40,613
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	40,613
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete				6.16	160 0	0	
		Water		Residential Local Cost Land Improvements							
	X	Sewer		Description				Rate	Size % Good	Cash Value	
	X	Electric		LAND IMPROVE 1000				1,000.00	1 95	950	
	X	Gas		Total Estimated Land Improvements True Cash Value =						950	
	X	Curb									
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									



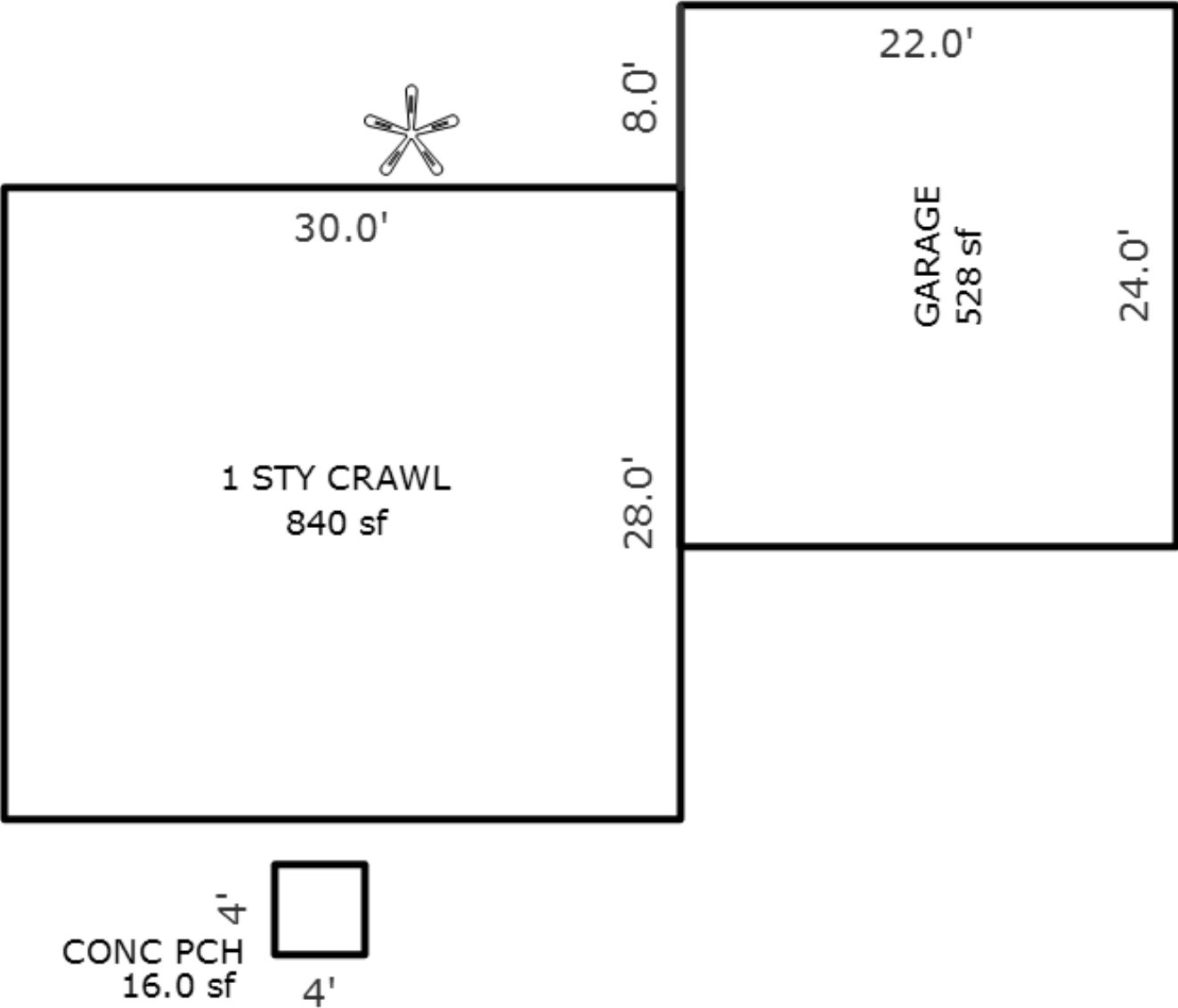
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	20,300	47,800	68,100			34,542C
	Rolling		2023	16,800	41,700	58,500			32,898C
	Low		2022	15,000	37,900	52,900			31,332C
	High		2021	12,500	34,200	46,700			30,332C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16	Type CPP	Year Built: 1967 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 806 Total Base New : 132,416 Total Depr Cost: 86,069 Estimated T.C.V: 94,676		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1967	
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 806 SF Floor Area = 806 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Condition: Average		Size of Closets			No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space		806		Total: 97,755 63,540		
4	Basement	(5) Floors			(12) Electric			Plumbing			Other Additions/Adjustments					
4	1st Floor	Kitchen: Other: Other:			200			Average Fixture(s)			Plumbing		Average Fixture(s)		1 1,230 799	
2	2nd Floor	Kitchen: Other: Other:			200			3 Fixture Bath			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
2	Bedrooms	Kitchen: Other: Other:			200			2 Fixture Bath			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Softener, Auto			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile				Softener, Manual			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Insulation		X	Tile				Solar Water Heat			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
(2) Windows		(7) Excavation			(13) Plumbing			No Plumbing			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			Extra Sink			Separate Shower			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Public Water			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Asphalt Shingle	(10) Floor Support			Water Well			1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
								ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBER RANDALL J & SHARON	KLINE JEANNE M	0	07/09/2019	WD	16-LC PAYOFF	2019-02151	DEED	0.0
WEBER RANDALL & SHARON	KLINE JEANNE M	40,000	06/21/2012	LC	03-ARM'S LENGTH	2014-0870	PROPERTY TRANSFER	100.0
	WEBER	37,000	09/01/2001	WD	33-TO BE DETERMINED	03-0:2678	DEED	0.0

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

1855 S VIOLET AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/08/2014					

Owner's Name/Address	MAP #:
KLINE JEANNE M 1855 S VIOLET AVE LAKE CITY MI 49651	2024 Est TCV 96,333 TCV/TFA: 200.69

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 50' @\$800/	50.00	120.00	1.0000	1.0000	800 100	40,000
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	40,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOT 55 MISSAUKEE PARK 2ND ADD.	X	Dirt Road	6.16	192 45	532
	X	Gravel Road	6.16	80 45	222
	X	Paved Road	31.19	64 45	898
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 1,652		
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

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

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



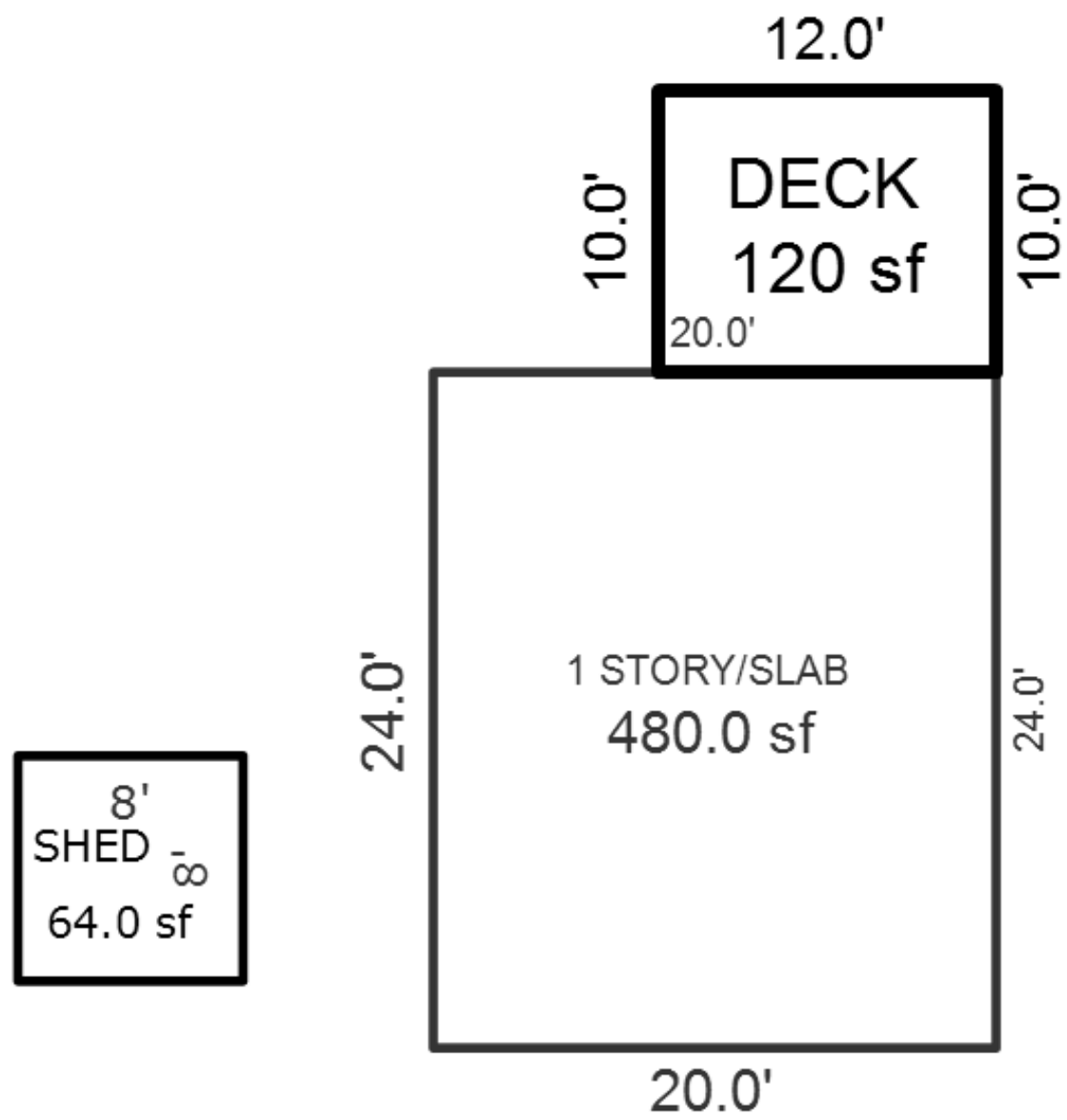
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	28,200	48,200			21,783C
2023	10,000	24,600	34,600			20,746C
2022	15,000	18,700	33,700			19,759C
2021	12,500	16,900	29,400			19,128C

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

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NARVA BERNARD E	NARVA BERNARD E	0	04/11/2023	QC	15-LADY BIRD	2023-00864	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7055 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Reroof	11/03/2005	20050389	Complete
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
NARVA BERNARD E & NARVA DELORES J 7055 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 244,093 TCV/TFA: 147.58

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				* Factors *		LOTS 56 & 57			
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 11 T22N R8W LOTS 56 & 57 MISSAUKEE PARK 2ND ADD.	X			B 50' @\$800/	40.33	124.00	0.8625	1.0082	800	100	LOT 57	28,060	
				B 50' @\$800/	50.00	120.00	0.8625	1.0000	800	100		34,502	
				90 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	62,562

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates				Description		Rate	Size	% Good	Cash Value
		Dirt Road	Gravel Road	Description									
	X			D/W/P: 3.5 Concrete					6.58	430	0	0	
	X			Wood Frame					28.00	120	71	2,386	
	X			Residential Local Cost Land Improvements									
	X			Description					Rate	Size	% Good	Cash Value	
				LAND IMPROVE 1000					1,000.00	2	95	1,900	
				Total Estimated Land Improvements True Cash Value =								4,286	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,300	90,700	122,000			58,672C
2023	22,700	79,100	101,800			55,879C
2022	30,000	72,600	102,600			53,219C
2021	25,000	65,600	90,600			51,519C

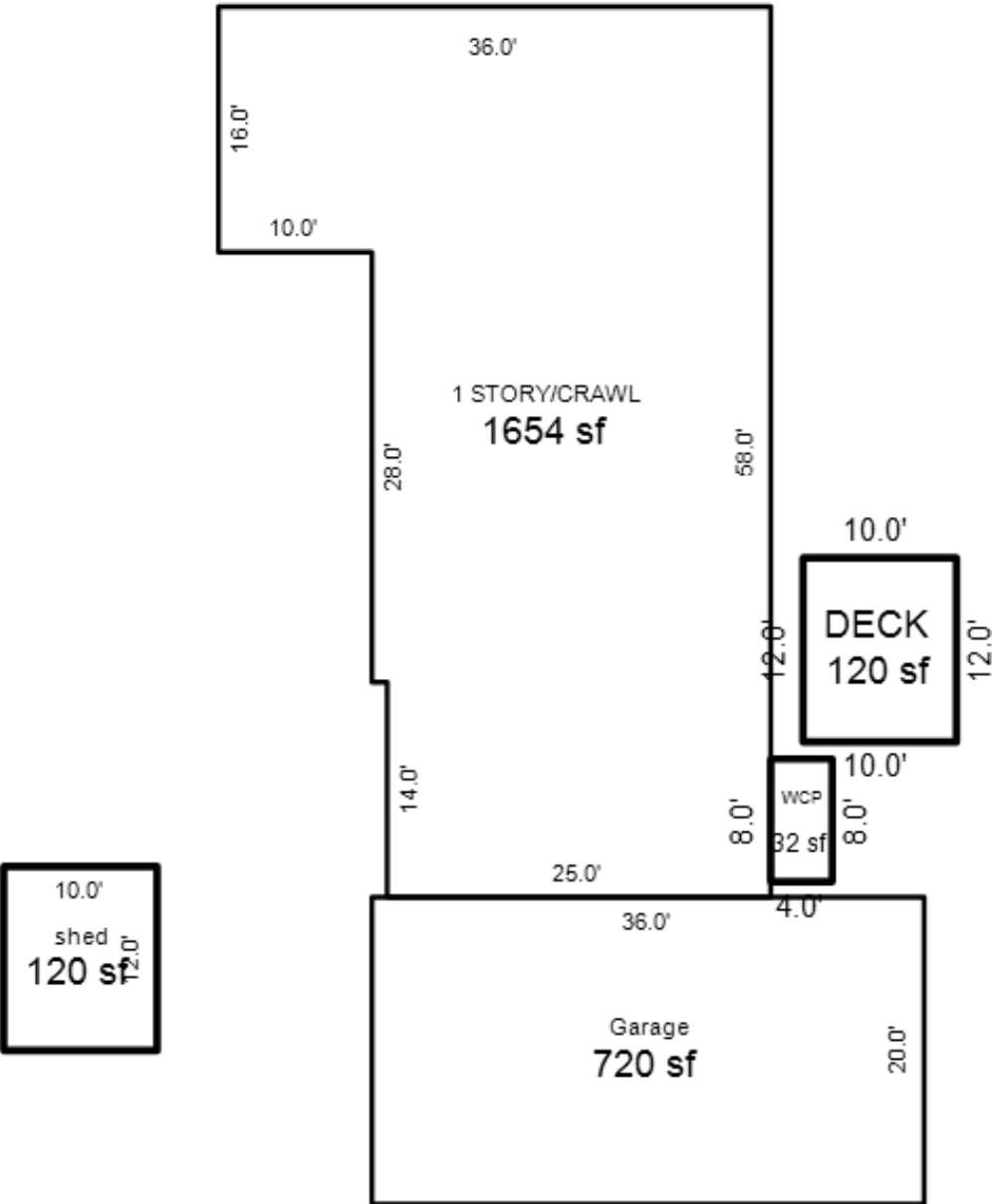
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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/22/2013	INSPECTED

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







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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDHEER AARON J & JODI	VELDHEER AARON & JODI	0	09/12/2023	WD	09-FAMILY	2023-02650		0.0
CASELL RONALD D & BARBAR	VELDHEER AARON J & JODI	790,000	07/26/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02005	PROPERTY TRANSFER	100.0
CASELL RONALD D & BARBAR	CASELL RONALD D & BARBAR	0	06/24/2005	QC	21-NOT USED/OTHER	05-0/2689	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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VELDHEER AARON J & JODI 1565 ALEXANDER ST SE GRAND RAPIDS MI 49506	2024 Est TCV 44,801 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
B 50' @\$800/	40.00	73.00	1.0574	0.8832	800	100	29,882	
40 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	29,882

Land Improvement Cost Estimates						
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 4in Ren. Conc.	8.18	625	0	0
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D/W/P: Patio Blocks	15.61	95	0	0
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVE 2500	2,500.00	1	97	2,425
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Total Estimated Land Improvements True Cash Value =				2,425
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Topography of Site				
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X Level				
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Rolling				
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Low				
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High				
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Landscaped				
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Swamp				
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Wooded				
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Pond				
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Waterfront				
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Ravine				
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Wetland				
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Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	14,900	7,500	22,400			22,400S
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2023	14,900	6,700	21,600			5,836C
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2022	15,000	6,100	21,100			5,559C
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2021	12,500	5,900	18,400			5,382C
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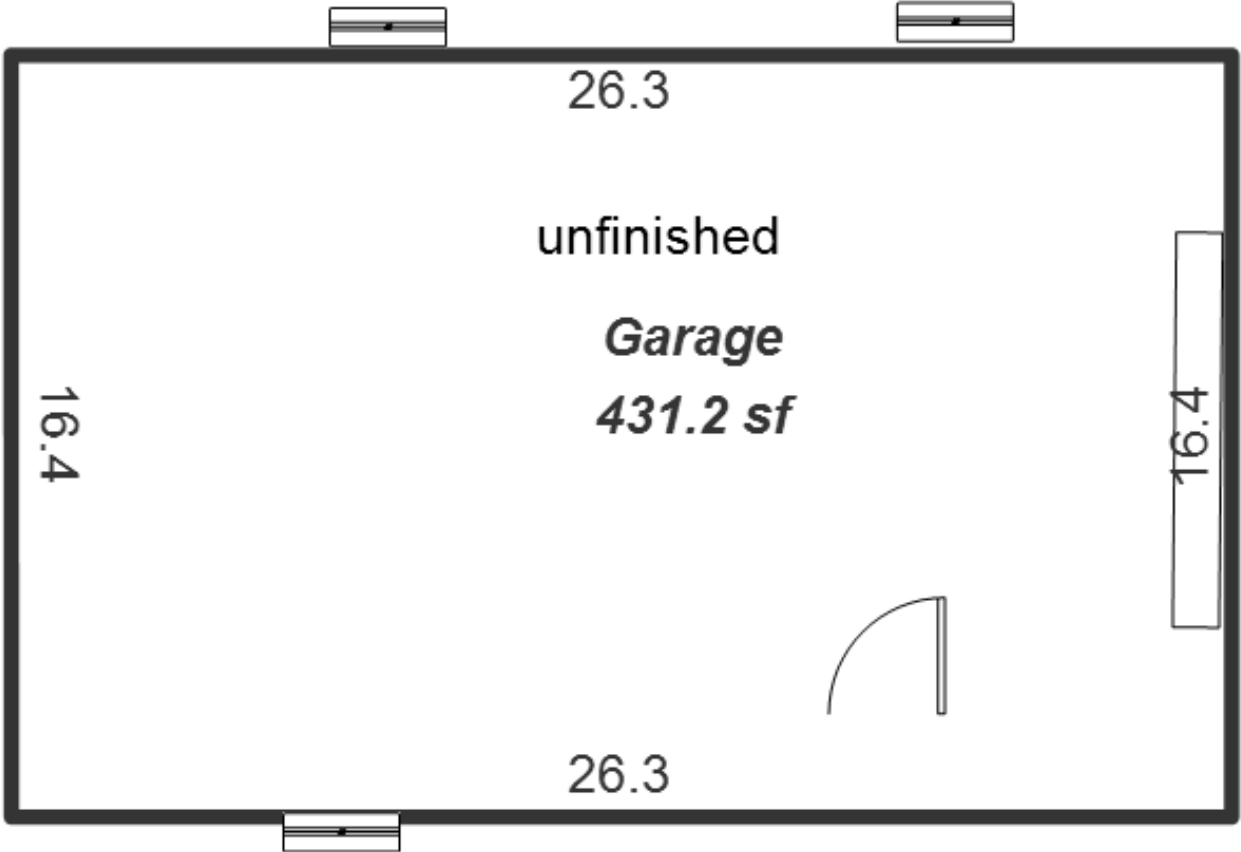
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1967 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 431 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:																	
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 14,197 Total Depr Cost: 11,358 Estimated T.C.V: 12,494												
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace																							
	Duplex	(4) Interior	Drywall Paneled			Plaster Wood T&G			Trim & Decoration		Ex		Ord		Min														
	A-Frame	Wood Frame	Ex			Ord			Min		Size of Closets		Lg		Ord		Small												
Building Style: GRG		Yr Built 1967		Remodeled 2003		Condition: Average		Room List		Doors		Solid		H.C.		(5) Floors		Kitchen: Other: Other:											
(1) Exterior		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer							
Wood/Shingle Aluminum/Vinyl Brick		Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few	
(2) Windows		Many Avg. Few		Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family GRG (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) Base Cost 431 13,650 10,920 Door Opener 1 547 438 Totals: 14,197 11,358		Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCVC: 12,494		No. of Elec. Outlets		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 431 13,650 10,920 Door Opener 1 547 438 Totals: 14,197 11,358		Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCVC: 12,494		No. of Elec. Outlets		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few			

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



concrete parking 625 sq.ft.      Patio block walk 95 sq.ft.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMSON RICH & KAREN	WILLIAMSON RICHARD A & KA	0	04/18/2019	WD	09-FAMILY	2019-01351	PROPERTY TRANSFER	0.0
HOEKWATER ELAINE E	WILLIAMSON RICH & KAREN	325,000	06/05/2015	WD	03-ARM'S LENGTH	2015-01993	PROPERTY TRANSFER	100.0
HOEKWATER GENE & ELAINE T	HOEKWATER ELAINE E	0	01/15/2015	QC	21-NOT USED/OTHER	2015-00339	DEED	0.0
HOEKWATER GENE & ELAINE T	HOEKWATER CHEVERIE ELAINE	1	12/22/2011	QC	21-NOT USED/OTHER	2012-00062	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7063 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Garage	10/22/2007	20070802	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
WILLIAMSON RICHARD A & KAREN J 13200 100TH ST SE ALTO MI 49302	2024 Est TCV 87,408 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	80.00	50.09	0.7054	0.7695	500	100		21,712
C 50' @ 500/FF	80.00	50.00	0.7054	0.7690	500	100		21,700
160 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								43,411

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W E 80 FT OF LOTS 58 & 59 MISSAUKEE PARK 2ND ADD.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	8.18	900	0	0
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Ren. Conc.	8.18	900	0	0
		Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVE 1000	1,000.00	1	95	950		
Total Estimated Land Improvements True Cash Value =						950



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

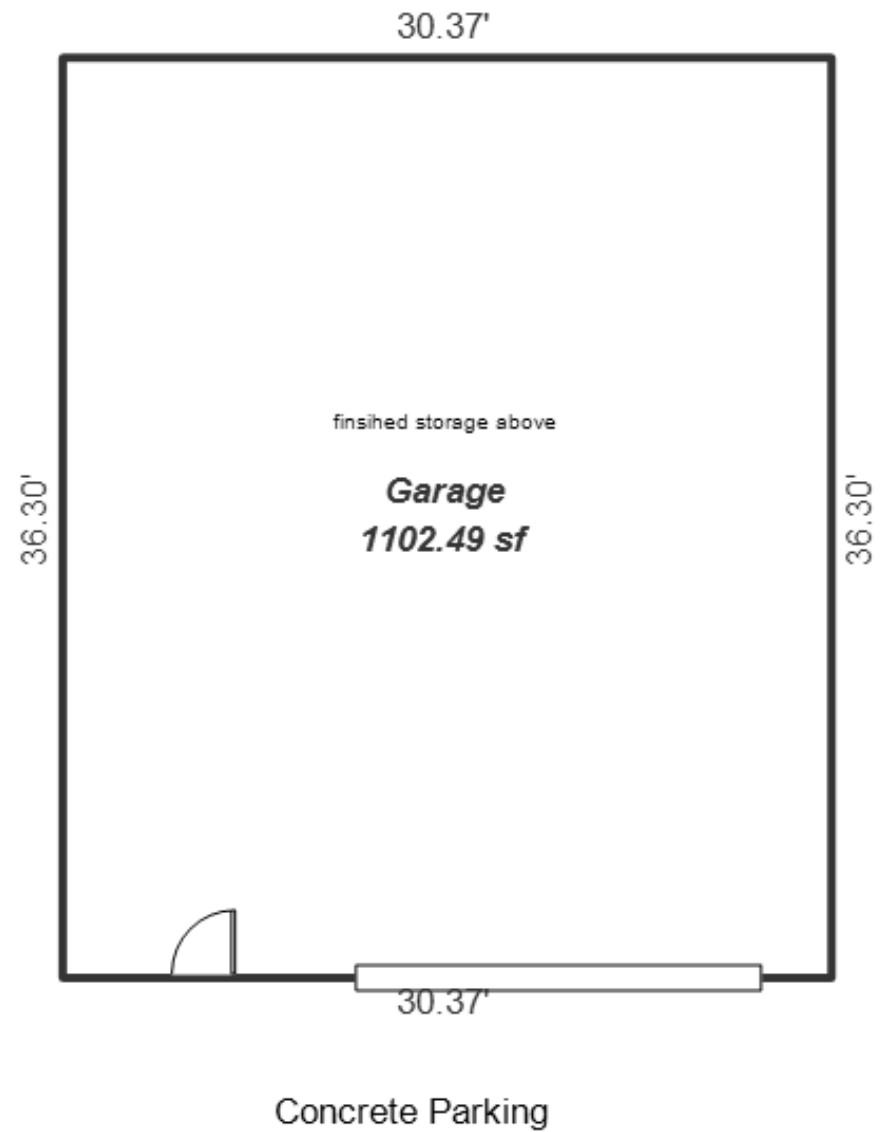
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	21,700	22,000	43,700			24,234C
2023	15,600	19,200	34,800			23,080C
2022	10,000	17,300	27,300			21,981C
2021	10,000	16,500	26,500			21,279C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 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: 1102 % Good: 0 Storage Area: 276 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 43,482 Total Depr Cost: 39,134 Estimated T.C.V: 43,047			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 2009		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures								
Condition: Average		Ex	Ord	Min	Size of Closets			0 Amps Service							
Room List		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2009		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min			Building Areas								
(2) Windows		(7) Excavation		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Storage Over Garage 276 3,792 3,413 Door Opener 1 547 492 Base Cost 1102 39,143 35,229							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:								
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 43,047								
		Joists: Unsupported Len: Cntr.Sup:													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDHEER AARON J & JODI	VELDHEER AARON & JODI	0	09/12/2023	WD	09-FAMILY	2023-02650		0.0
CASELL RONALD D & BARBAR	VELDHEER AARON J & JODI	790,000	07/26/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02005	PROPERTY TRANSFER	100.0
CASELL RONALD D & BARBAR	CASELL RONALD D & BARBAR	0	06/24/2005	QC	21-NOT USED/OTHER	05-0/2689	DEED	0.0

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

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

Owner's Name/Address: VELDHEER AARON J & JODI  
 1565 ALEXANDER ST SE  
 GRAND RAPIDS MI 49506  
 2024 Est TCV 53,942

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Public Improvements			* Factors * LOTS 60 & 61								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			B 50' @\$800/	50.00	120.00	0.8409	1.0000	800	100		33,636
			C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500	100		20,306
			100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								53,942

Tax Description: . SEC 11 T22N R8W LOTS 60 & 61 MISSAUKEE PARK 2ND ADD.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,000	0	27,000			27,000S
2023	25,200	0	25,200			4,298C
2022	30,000	0	30,000			4,094C
2021	25,000	0	25,000			3,964C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUXTABLE DENISE	HUXTABLE THOMAS	0	09/10/2020	AFF	07-DEATH CERTIFICATE	2020-02869	DEED	0.0
WOLF MARTHA E	HUXTABLE THOMAS E & DENIS	5,000	06/12/2009	QC	21-NOT USED/OTHER	2009/2353	DEED	100.0
ALLEN JAMES J	WOLF MARTHA E	0	03/31/2009	QC	21-NOT USED/OTHER	2009/1234	DEED	0.0
SHOEMAKER JOANN	ALLEN JAMES J (S/M)	43,795	11/14/2008	OTH	21-NOT USED/OTHER	2008/4136	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7077 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	06/23/2009	20090272	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HUXTABLE THOMAS E 1800 X200 S SWEET BRIAR AVE Lake City MI 49651	2024 Est TCV 75,862 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 11 T22N R8W LOTS 62, 63 & 64 MISSAUKEE PARK 2ND ADD.	X		3 LOTS							
			B 50' @\$800/	50.00	120.00	0.7598	1.0000	800	100	30,393
			C 50' @ 500/FF	50.00	120.00	0.7192	1.0000	500	100	17,981
			MISS2ND 250	50.00	120.00	0.7192	1.0000	250	100	8,990
			150 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	57,364

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
01-28-09.. Roof leaks, ceiling caved in, mold, all pipes frozen & leaking, houe full of trash per new owner.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
		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

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	28,700	9,200	37,900			12,364C
Rolling								
Low								
High								
Landscaped	X	2023	22,800	8,300	31,100			11,776C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	2021	INSPECTED	2024	28,700	9,200	37,900			12,364C
TPC 05/06/2018	2022	INSPECTED	2023	22,800	8,300	31,100			11,776C
TPC 12/27/2017	2022	INSPECTED	2022	12,500	7,600	20,100			11,216C
	2021		2021	12,500	7,000	19,500			10,858C

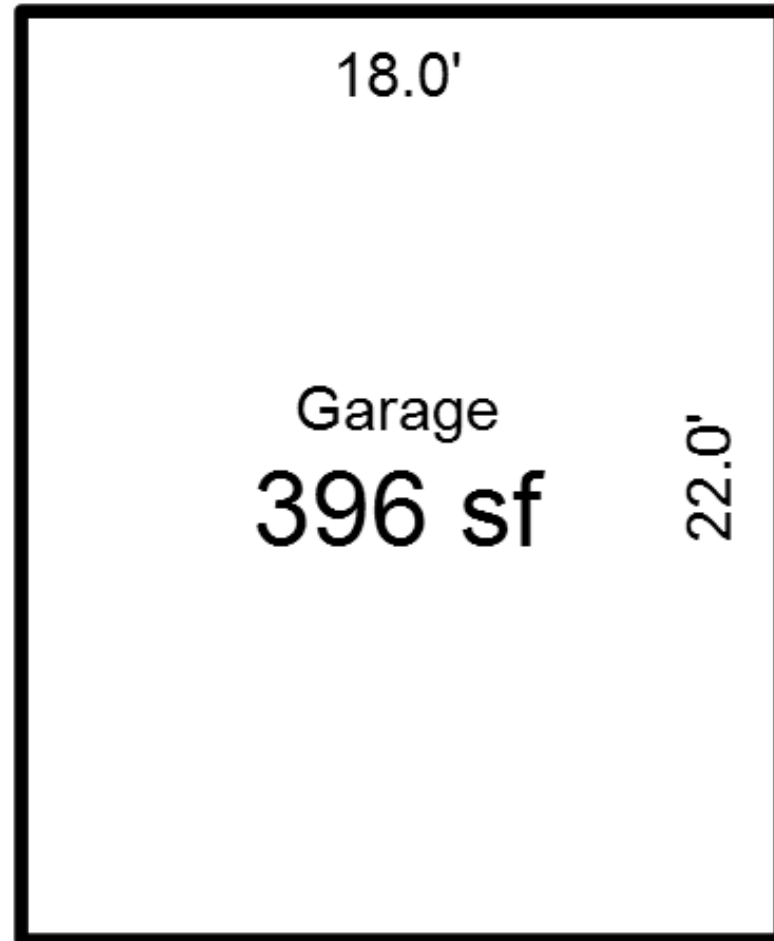
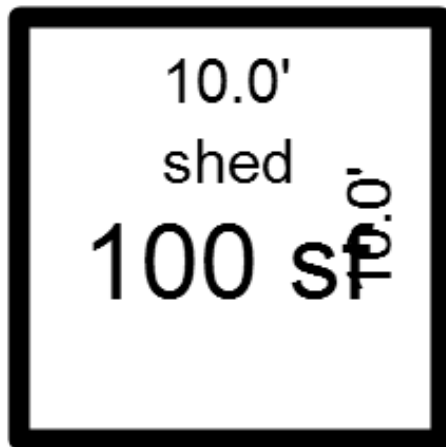
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1964 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																							
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 19,181 Total Depr Cost: 12,467 Estimated T.C.V: 13,714																																																																										
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling																																																																														
	Yr Built 1964	Remodeled 1991	Trim & Decoration		Central Air Wood Furnace																																																																														
	Condition: Average	Ex	Ord	Min	(12) Electric																																																																														
	Room List	Lg	Ord	Small	0 Amps Service																																																																														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No./Qual. of Fixtures																																																																														
	(1) Exterior	Kitchen: Other: Other:			Ex. Ord. Min																																																																														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																																														
	Insulation				Many Ave. Few																																																																														
	(2) Windows	(7) Excavation			(13) Plumbing																																																																														
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																														
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																														
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																																																																														
	Asphalt Shingle	(10) Floor Support			Notes:																																																																														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:																																																																														
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>396</td> <td>15,270</td> <td>9,925</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,326</td> <td>862</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,585</td> <td>1,680</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td></td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td></td> <td>19,181</td> <td>12,467</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost				396	15,270	9,925	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:					19,181	12,467
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																													
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Totals:					19,181	12,467																																																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	21-NOT USED/OTHER	2007/553	DEED	0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4953	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1935 S MAYFLOWER AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/22/2007					
Owner's Name/Address	MAP #:					
HEEREN ERIC 1935 S MAYFLOWER AVE LAKE CITY MI 49651	2024 Est TCV 125,416 TCV/TFA: 174.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W LOT 65 & S 25 FT OF LOT 66 MISSAUKEE PARK 2ND ADD.	X	Dirt Road		MISS2ND 250	64.00	122.00	0.9286	1.0050	250 100	14,932
Comments/Influences		Gravel Road		64 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 14,932						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description				Rate	Size % Good	Cash Value
		Sidewalk		Fencing: Wd, Picket, 12-24				18.72	16 0	0
		Water		D/W/P: 3.5 Concrete				6.58	576 0	0
	X	Sewer		Residential Local Cost Land Improvements						
	X	Electric		Description				Rate	Size % Good	Cash Value
	X	Gas		LAND IMPROVE 1000				1,000.00	1 95	950
	X	Curb		Total Estimated Land Improvements True Cash Value = 950						
	X	Street Lights								
		Standard Utilities								
		Underground Utils.								



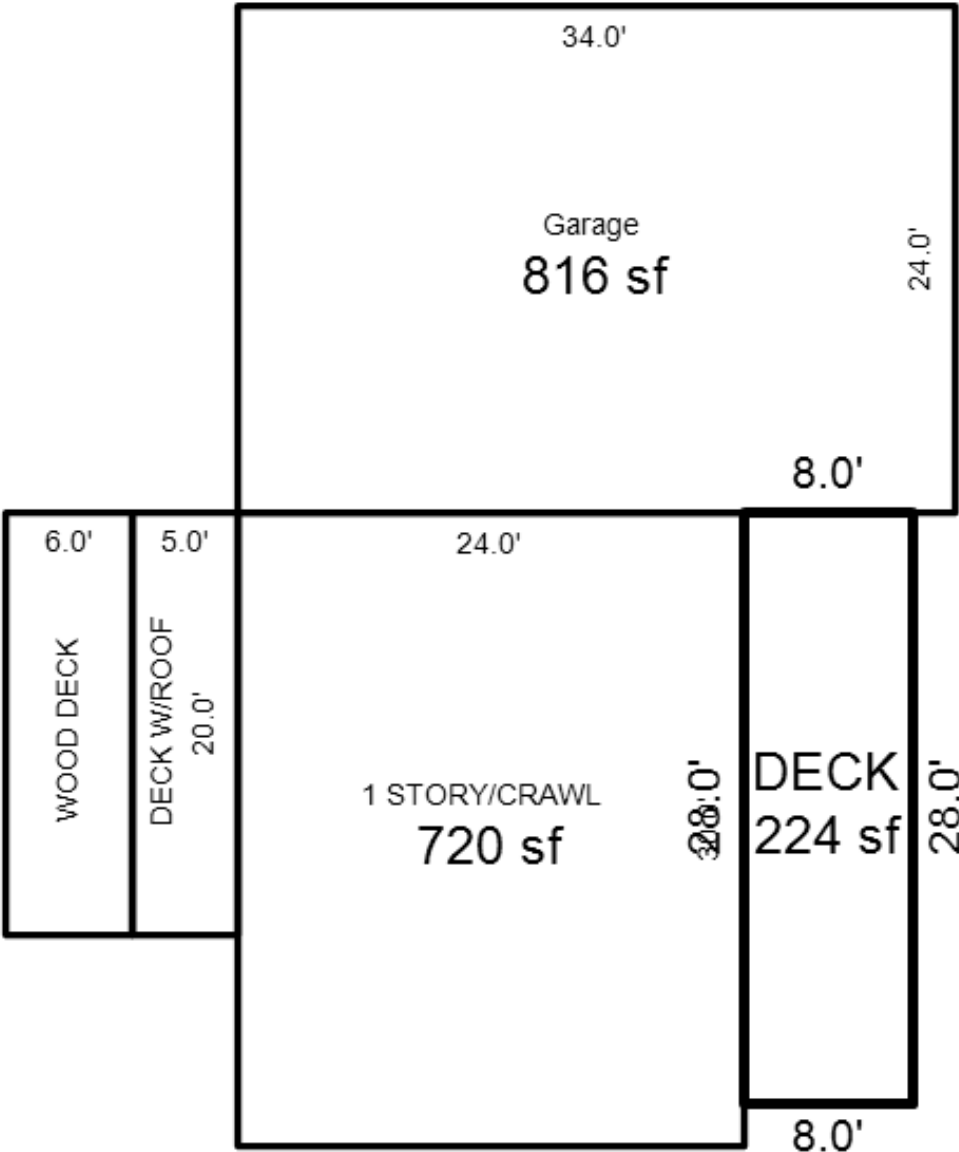
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	7,500	55,200	62,700			36,603C
	Rolling		2023	12,100	48,100	60,200			34,860C
	Low		2022	5,000	42,200	47,200			33,200C
	High		2021	5,000	38,200	43,200			32,140C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 Treated Wood 100 Pine 224 Treated Wood	Type	Year Built: 1972 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: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C +5 Effec. Age: 40 Floor Area: 720 Total Base New : 165,965 Total Depr Cost: 99,576 Estimated T.C.V: 109,534		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1S		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60															
Yr Built 1972	Remodeled 0		Ex	X	Ord		Min	No. of Elec. Outlets		Building Areas		Stories		Exterior															
Condition: Average			Lg	X	Ord		Small	(13) Plumbing		Foundation		Size		Cost New															
Room List		Doors			Solid	X	H.C.	Average Fixture(s)		Crawl Space		720		Total: 104,248 62,545															
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service		1 Average Fixture(s)		Deck		Treated Wood		2,947 1,768														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.		Few	Plumbing		Average Fixture(s)														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			2		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual														
X	Many Avg. X Few		Large Avg. Small	(8) Basement			1		Public Water		Public Sewer		Water Well, 100 Feet		Built-Ins														
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:														
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		Public Sewer		Water Well		1000 Gal Septic														
(2) Windows		(14) Water/Sewer		Joints: Unsupported Len: Cntr.Sup:			1		SANITARY SEWER		1		0		0 *														
X	Many Avg. X Few		Large Avg. Small	(3) Roof			X		Gable		Gambrel		Hip		Mansard		Flat		Shed	Asphalt Shingle		Chimney: Metal							
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,476		886		3 Fixture Bath		1		4,646		2,788											
Deck		Treated Wood		120		2,947		1,768		Pine w/Roof (Deck Portion)		100		2,039		1,223		Pine w/Roof (Roof portion)		100		1,826		1,096					
Treated Wood		224		4,467		2,680		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		816		31,596		18,958		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		Fireplaces		Appliance Allow.		1		2,766		1,660			
Interior 1 Story		1		5,338		3,203		Local Cost Items		SANITARY SEWER		1		0		0		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL CAROL A TRUST	GOULDER DAVID & JOAN	170,000	06/28/2021	WD	03-ARM'S LENGTH	2021-02276	PROPERTY TRANSFER	100.0
DAVIS WILLARD E & KATHRYN	HILL CAROL A	74,000	06/18/2010	WD	03-ARM'S LENGTH	2010/2235	PROPERTY TRANSFER	100.0
		74,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4252	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1905 S MAYFLOWER AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/28/2021					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GOULDER DAVID & JOAN 1905 S MAYFLOWER AVE LAKE CITY MI 49651	2024 Est TCV 181,981 TCV/TFA: 126.55
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

C 50' @ 500/FF	50.00	120.00	0.8855	1.0000	500	100		22,137
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B 50' @\$800/	25.00	120.00	0.9036	1.0000	800	100		18,072
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75 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	40,209
--	--	--	--	--	--	--	--	-------------------------	--------

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
---------------------------------	-------------	------	------	--------	------------

X Sewer	D/W/P: Asphalt Paving	2.89	560	50	809
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X Electric	Wood Frame	25.63	100	50	1,281
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X Gas	Total Estimated Land Improvements True Cash Value =				2,090
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X Curb					
--------	--	--	--	--	--

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

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

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

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

X Level
---------

Rolling
---------

Low
-----

High
------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	20,100	70,900	91,000			74,749C
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2023	13,600	61,700	75,300			71,190C
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2022	17,500	50,300	67,800			67,800S
------	--------	--------	--------	--	--	---------

2021	15,000	45,400	60,400			38,140C
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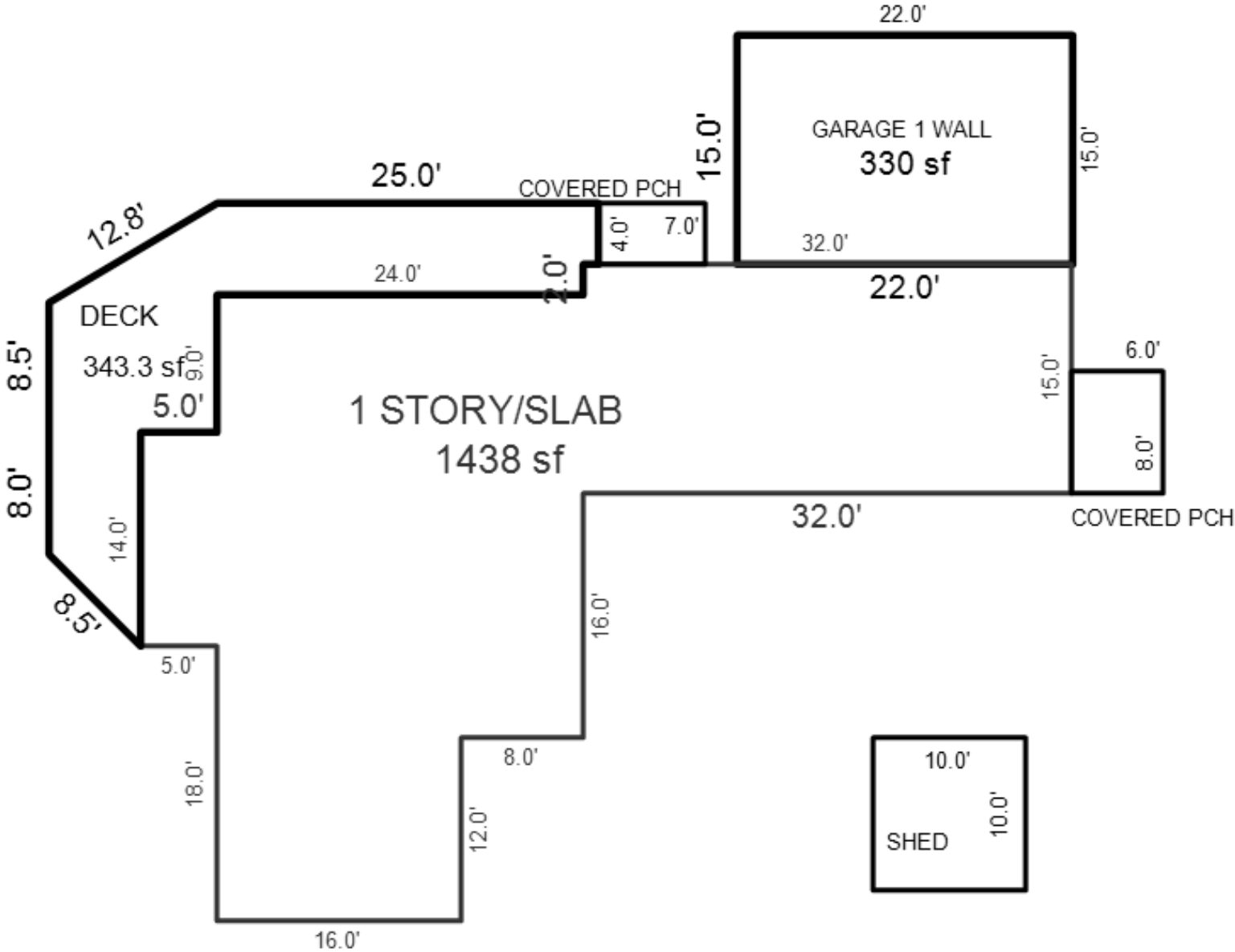


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 28 WCP (1 Story) 48 WCP (1 Story) 343 Treated Wood	Type	Year Built: 1968 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: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,438 Total Base New : 195,358 Total Depr Cost: 126,984 Estimated T.C.V: 139,682			E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		X	Drywall	Plaster												
Yr Built 1968		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior							No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets												
Insulation																
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1438 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1438 SF Floor Area = 1438 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 1,438 Total: 156,095 101,462						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement								Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches WCP (1 Story) 28 1,981 1,288 WCP (1 Story) 48 2,727 1,773 Deck Treated Wood 343 5,766 3,748 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 330 15,464 10,052 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 *						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer										
X	Asphalt Shingle			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Totals: 195,358 126,984															<<<< Calculations too long. See Valuation printout for complete pricing. >>>>	

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAEDING ROBERT	SCHAEDING LAURA	1	11/10/2017	QC	09-FAMILY	2018-00885	DEED	100.0
TROGE FRANK E & MARGARET	SCHAEDING ROBERT & LAURA	0	03/19/2004	QC	21-NOT USED/OTHER	04-0/1522	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7117 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHAEDING LAURA 365 N FROST DR SAGINAW MI 48638	MAP #:					
	2024 Est TCV 114,255 TCV/TFA: 170.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK 2ND ADD.	X			C 50' @ 500/FF	50.00	120.00	1.0000	1.0000	500	100	25,000
Comments/Influences				50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	25,000		
				Land Improvement Cost Estimates							
				Description			Rate	Size % Good	Cash Value		
	X			D/W/P: 3.5 Concrete			6.16	630 0	0		
	X			Wood Frame			26.25	96 71	1,789		
	X			Residential Local Cost Land Improvements							
	X			Description			Rate	Size % Good	Cash Value		
	X			LAND IMPROVE 1000			1,000.00	1 95	950		
				Total Estimated Land Improvements True Cash Value =					2,739		

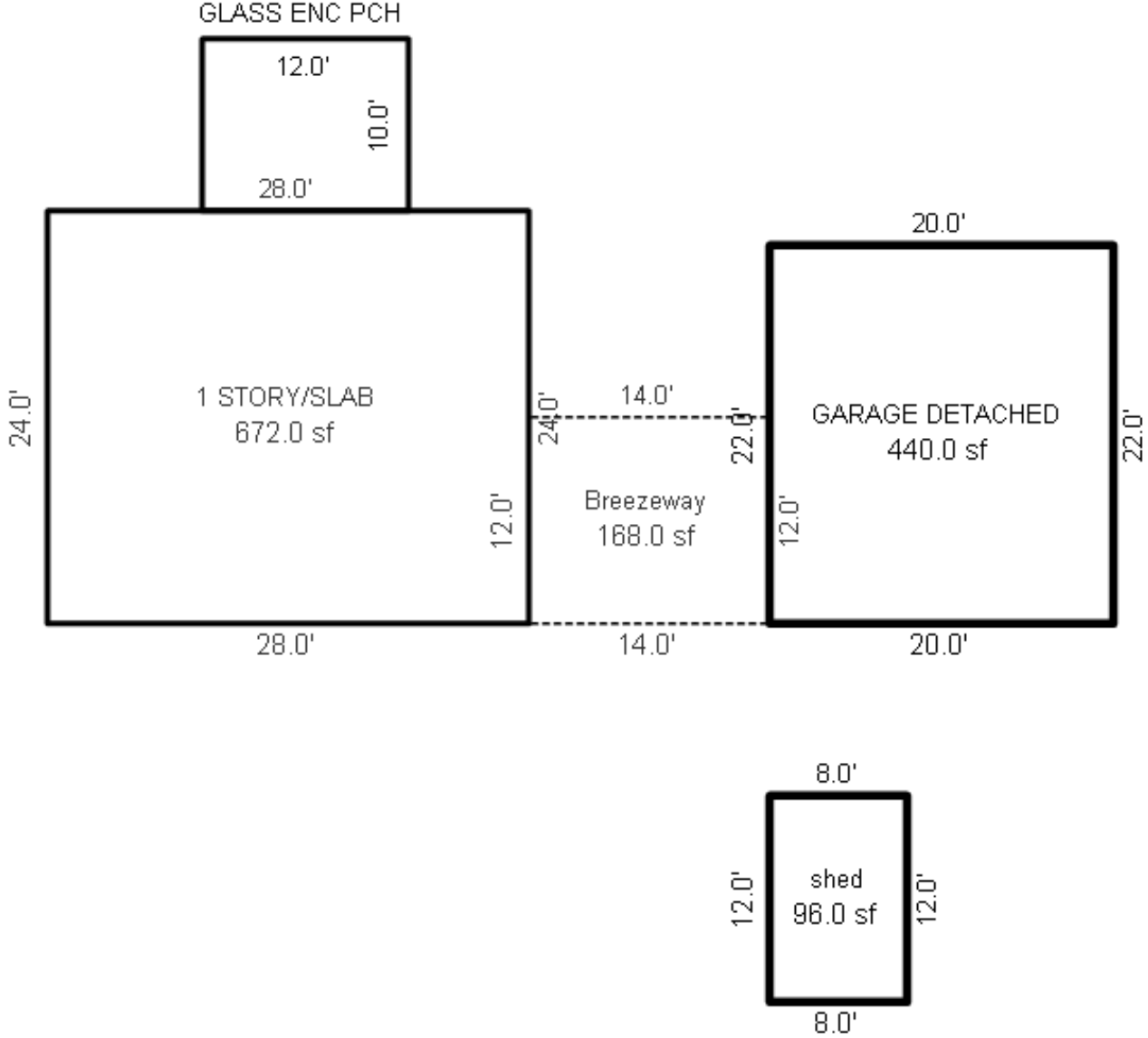


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	12,500	44,600	57,100			30,500C
Rolling	2023	10,000	38,900	48,900			29,048C
Low	2022	5,000	35,100	40,100			27,665C
High	2021	5,000	31,800	36,800			26,782C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUMAIER MARILYN M REV LV	NEUMAIEER ALBERT F & MARI	1	05/05/2014	QC	09-FAMILY	2014-02033	PROPERTY TRANSFER	0.0
NEUMAIER MARILYN M TRUSTE	NEUMAIER MARILYN M REV LV	1	08/09/2012	QC	21-NOT USED/OTHER	2012-02680 QD	DEED	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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NEUMAIEER ALBERT F & MARILYN TRUST 1788 SEDGEFIELD DR OOLTEWAH TN 37363	2024 Est TCV 63,239					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS		
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	Public Improvements			* Factors *			PT OF 3 LOTS
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				B 50' @\$800/	80.00	100.00	0.7477	0.9554	800	100		45,719
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				C 50' @ 500/FF	80.00	24.50	0.7054	0.6209	500	100	LOTS 70 & 71	17,520
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				160 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =	63,239
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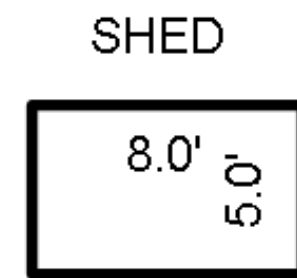
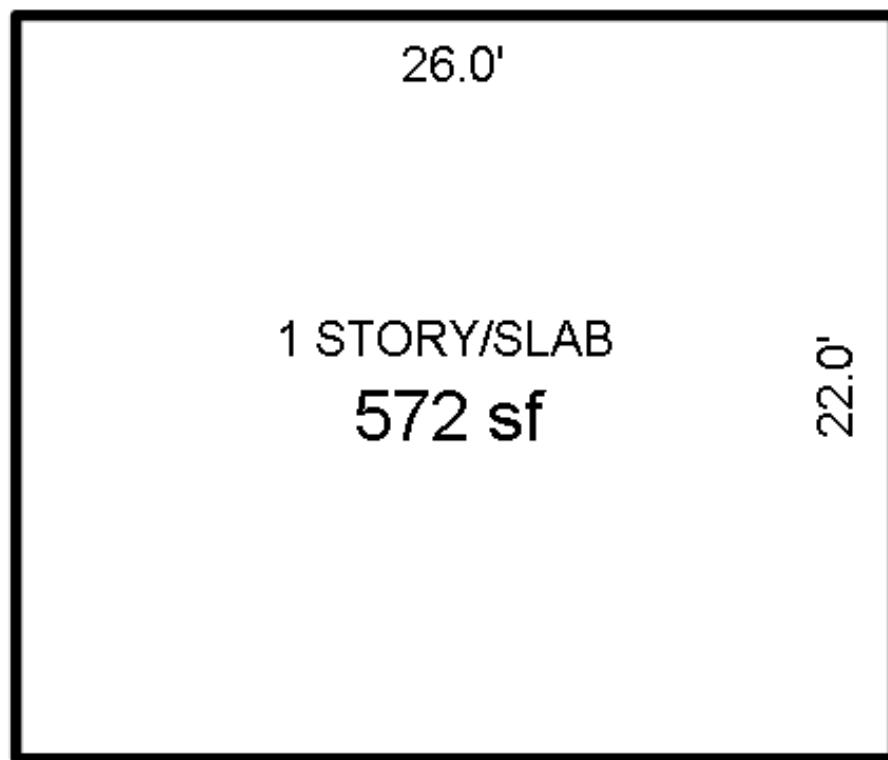


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior														
Building Style: 1S		X	Drywall Paneled													
Yr Built 1967			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex	X	Ord											
Room List			Min													
	Basement 4 1st Floor 2nd Floor 2 Bedrooms		Size of Closets													
	(1) Exterior		Lg	X	Ord											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Small													
	(2) Windows		Doors													
	Many Avg. Few		Solid	X	H.C.											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(5) Floors													
	(3) Roof		Kitchen: Other: Other:													
	X Gable Hip Flat		(6) Ceilings													
	Gambrel Mansard Shed		No./Qual. of Fixtures													
	X Asphalt Shingle		Ex.	X	Ord.											
	Chimney: Metal		No. of Elec. Outlets													
			Many	X	Ave.											
			(7) Excavation													
			1													
			1													
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 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) Electric													
			0 Amps Service													
			(12) 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													
			(13) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(14) Fireplaces													
			Class: D Effec. Age: 35 Floor Area: 572 Total Base New : 74,610 Total Depr Cost: 48,497 Estimated T.C.V: 53,346													
			(15) Porches/Decks													
			E.C.F. X 1.100													
			(16) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 572 SF Floor Area = 572 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 572 Total: 65,266 42,423 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 666 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 Local Cost Items SANITARY SEWER 1 0 0 Totals: 74,610 48,497 Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 53,346													

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKLE GERARD I & BEVERLY	WINDLE GERARD I & BEVERLY	0	07/26/2016	WD	09-FAMILY	2016-02543	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/01/1995					
WINDLE GERARD I & BEVERLY L TRUST 7116 W LAKE STREET LAKE CITY MI 49651	MAP #: 2024 Est TCV 49,804					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
. SEC 11 T22N R8W E 1/2 OF LOTS 72 & 73 MISSAUKEE PARK 2ND ADD.		X		* Factors * E 1/2 LOTS 72&73								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CALCULATED FF BASED ON LAKE ST FRONTGE..BEST FOR OWNER REFER TO LOTCALC		X		B 50' @\$800/	54.35	60.00	0.8286	0.8409	800	100		30,297
		X		C 50' @ 500/FF	51.70	60.00	0.7981	0.8123	500	100		16,757
				106 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 47,054								

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Dirt Road	Fencing: Wd, Split, 2 Rail	16.48	80	50	659
X Gravel Road	D/W/P: 4in Concrete	6.97	600	50	2,091
X Paved Road	Total Estimated Land Improvements True Cash Value =				2,750
X Storm Sewer					
X Sidewalk					
X Water					
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
Standard Utilities					
Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	23,500	1,400	24,900			3,689C
Rolling	2023	22,400	1,200	23,600			3,514C
Low	2022	15,000	0	15,000			3,347C
High	2021	12,500	0	12,500			3,241C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	22,400	1,200	23,600			3,514C
TPC	12/27/2017	INSPECTED	2022	15,000	0	15,000			3,347C
TPC	08/15/2016	INSPECTED	2021	12,500	0	12,500			3,241C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKLE GERARD I & BEVERLY	WINDLE GERARD I & BEVERLY	0	07/26/2016	WD	09-FAMILY	2016-02544	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKE ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/01/1995					
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Owner's Name/Address	MAP #:
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WINDLE GERARD I & BEVERLY L TRUST 7116 W LAKE STREET LAKE CITY MI 49651	2024 Est TCV 72,023 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	W1/2 LOTS 72&73
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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B 50' @\$800/	51.70	60.00	0.8339	0.8409	800	100		29,003
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C 50' @ 500/FF	51.70	60.00	0.8041	0.8123	500	100		16,884
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103 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 45,887
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 3.5 Concrete	6.16	1080	50	3,326
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Total Estimated Land Improvements True Cash Value =				3,326
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Topography of Site			
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X Level	Rolling		
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	Low		
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	High		
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	Landsaped		
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	Swamp		
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	Wooded		
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	Pond		
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	Waterfront		
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	Ravine		
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	Wetland		
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	Flood Plain		
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	22,900	13,100	36,000			13,885C
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2023	21,800	11,400	33,200			13,224C
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2022	15,000	10,300	25,300			12,595C
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2021	12,500	9,900	22,400			12,193C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 08/16/2016	INSPECTED	
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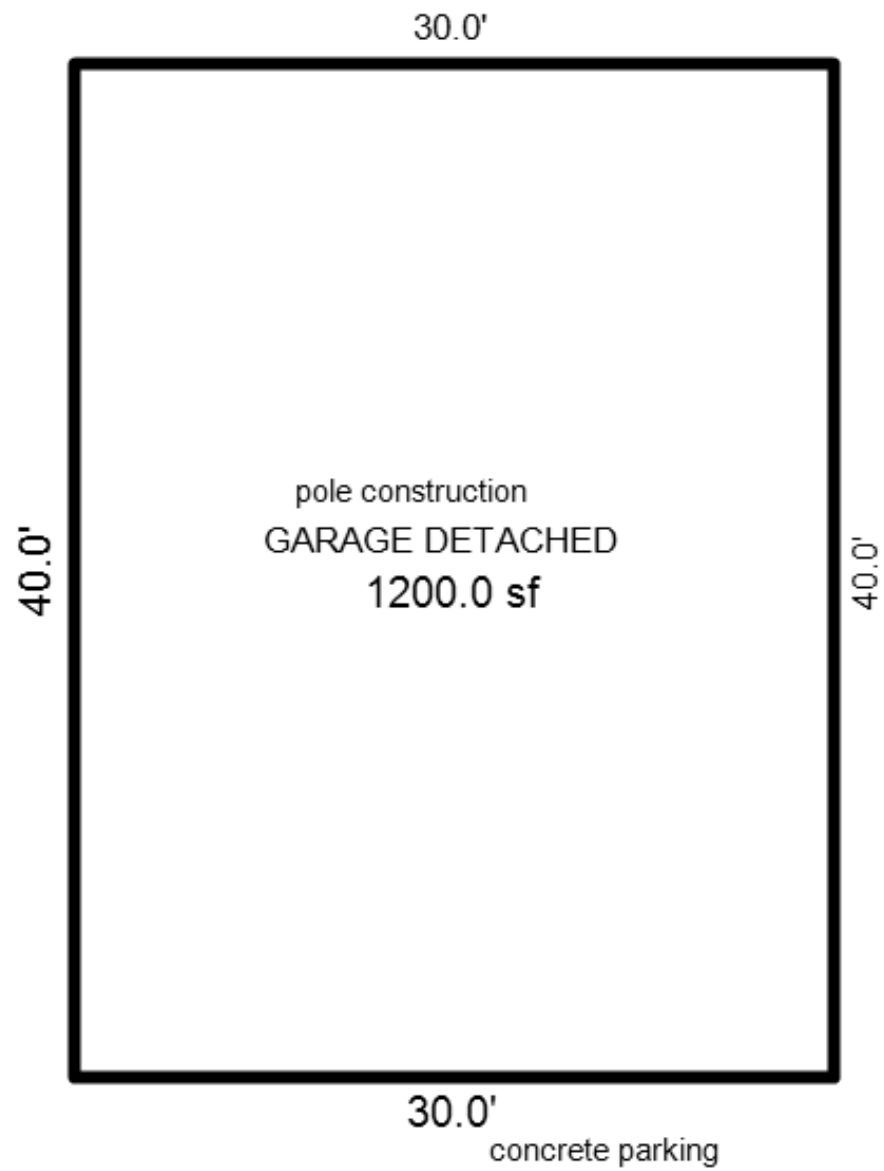
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 25,920 Total Depr Cost: 20,736 Estimated T.C.V: 22,810							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100								
	Yr Built 1987	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Average	Lg	Ord	Small	Room List			Bsmnt Garage:							
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	(5) Floors			Storage Area: 0							
	(1) Exterior	Kitchen: Other: Other:			(12) Electric			Roof:							
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			0 Amps Service			No./Qual. of Fixtures							
	(2) Windows	No. of Elec. Outlets			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG							
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			(11) Heating System: No Heating/Cooling						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	(3) Roof	(8) Basement			1			Building Areas							
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments							
	Chimney:	(10) Floor Support			Lump Sum Items:			Garages							
		Joists: Unsupported Len: Cntr.Sup:						Class: CD Exterior: Pole (Unfinished) Base Cost							
								1200 25,920 20,736 Totals: 25,920 20,736							
								Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 22,810							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUKER RICHARD & JILL	ZUKER TRUST	0	10/06/2021	WD	09-FAMILY	2021-03600	PROPERTY TRANSFER	0.0
SANDOW LORI & KIM	ZUKER RICHARD & JILL	48,000	12/30/2010	WD	03-ARM'S LENGTH	2010-5622WD	PROPERTY TRANSFER	100.0
SANDOW LORI FKA GERKIN LO	SANDOW LORI & KIM	0	01/31/2007	QC	21-NOT USED/OTHER	2007/821	DEED	0.0
		45,000	07/01/2001	WD	33-TO BE DETERMINED	03-0:1987	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7123 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ZUKER TRUST 550 WASHINGTON AVE HOLLAND MI 49423	2024 Est TCV 94,143 TCV/TFA: 128.61

X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C 50' @ 500/FF	50.00	120.00	1.0000	1.0000	500 100	25,000
50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value = 25,000

Land Improvement Cost Estimates				
Description	Rate	Size % Good	Cash Value	
Metal Prefab	13.13	100 56	735	

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 = 1,735					

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
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2024	12,500	34,600	47,100			24,479C
2023	10,000	30,200	40,200			23,314C
2022	5,000	27,200	32,200			22,204C
2021	5,000	24,600	29,600			21,495C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

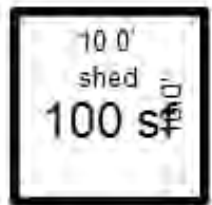


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	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: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Yr Built 1946		Remodeled 2005			Ex	Ord	X	Min													
Condition: Average		Trim & Decoration			Central Air Wood Furnace																
Room List		Doors	Solid	X	H.C.	(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																
(1) Exterior					No./Qual. of Fixtures																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Ex.	X	Ord.	Min													
(2) Windows		(7) Excavation			No. of Elec. Outlets																
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few													
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 732 S.F. Height to Joists: 0.0			(13) Plumbing																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(3) Roof		(9) Basement Finish			(14) Water/Sewer																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																			
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1946									
(11) Heating System: Wall/Floor Furnace																					
Ground Area = 732 SF Floor Area = 732 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 732																					
Total: 80,159 48,096																					
Other Additions/Adjustments																					
Plumbing																					
Average Fixture(s) 1 1,025 615																					
Garages																					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																					
Base Cost 416 13,549 8,129																					
Water/Sewer																					
Public Sewer 1 1,175 705																					
Water Well, 50 Feet 1 2,498 1,499																					
Built-Ins																					
Appliance Allow. 1 1,638 983																					
Fireplaces																					
Direct-Vented Gas 1 2,088 1,253																					
Local Cost Items																					
SANITARY SEWER 1 0 0																					
Totals: 102,132 61,280																					
Notes:																					
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:														67,408							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		43,000	02/01/1999	WD	33-TO BE DETERMINED	325:1347	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1916 S MAYFLOWER AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	08/11/2020	2020-0417	100%
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Owner's Name/Address	P.R.E. 0%					
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ADAM DAVID W & COREY A 5428 SPOKANE COMMERCE TOWNSHIP MI 48382	MAP #:					
--	--------	--	--	--	--	--

	2024 Est TCV 140,005 TCV/TFA: 137.80					
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X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
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Public Improvements		* Factors *		LOTS 75 & 76		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500 100	20,306
--	----------------	-------	--------	--------	--------	---------	--------

	C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500 100	20,306
--	----------------	-------	--------	--------	--------	---------	--------

	100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	40,613
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Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
Description						

	D/W/P: Brick on Sand	16.54	198	50		1,637
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	D/W/P: Patio Blocks	14.27	60	50		428
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	D/W/P: Crushed Rock	2.19	667	50		730
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	Metal Prefab	18.36	70	50		642
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	Total Estimated Land Improvements True Cash Value =					3,437
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Taxpayer's Name/Address	X	Dirt Road					
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ADAM DAVID W & COREY A 5428 SPOKANE COMMERCE TOWNSHIP MI 48382	X	Gravel Road					
--	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

		Underground Utils.					
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	20,300	49,700	70,000			37,036C
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Rolling	2023	16,800	43,400	60,200			35,273C
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Low	2022	10,000	39,000	49,000			33,594C
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High	2021	10,000	34,700	44,700			32,521C
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Landscaped							
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Swamp							
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Wooded							
--------	--	--	--	--	--	--	--

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

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

Ravine							
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Wetland							
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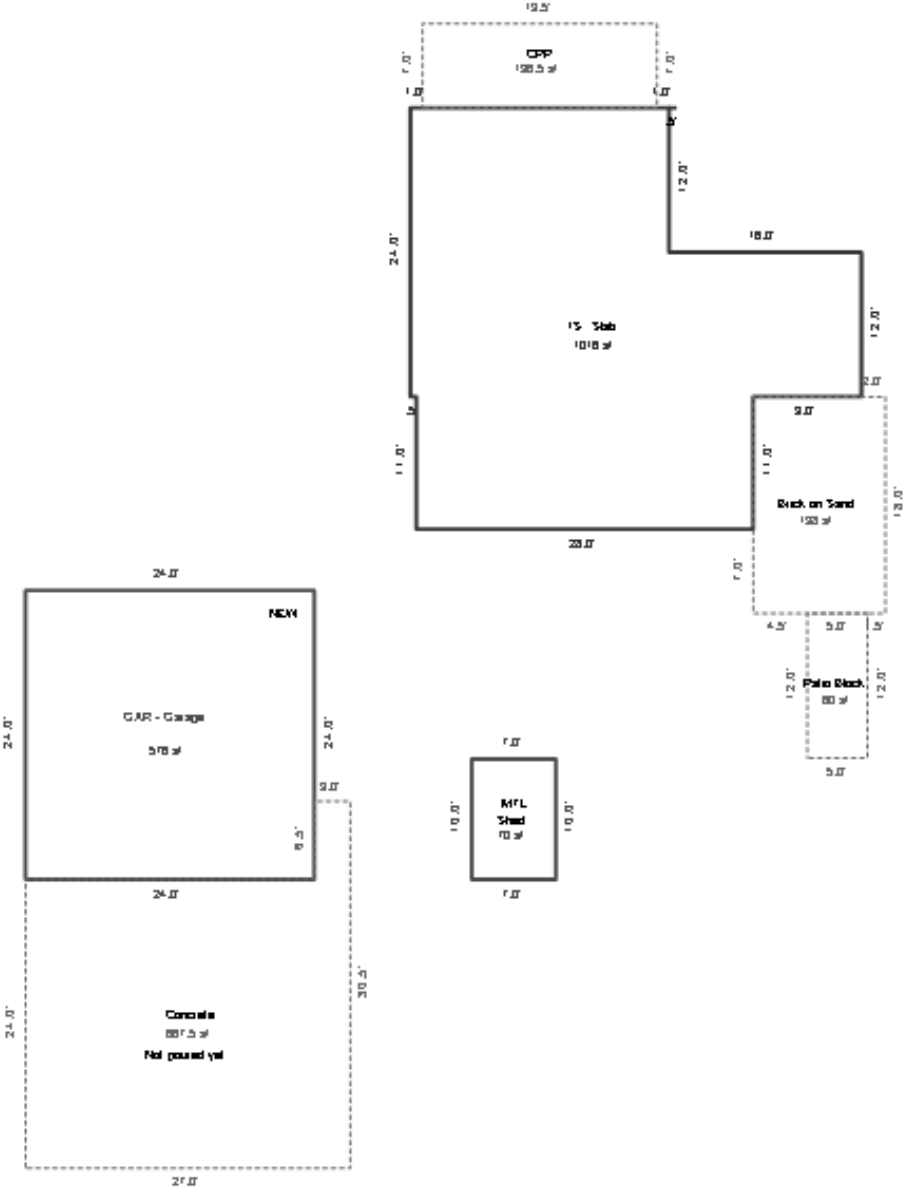
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136	Type CPP	Year Built: 2020 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,016 Total Base New : 145,385 Total Depr Cost: 87,231 Estimated T.C.V: 95,955		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 145,385 Total Depr Cost: 87,231 Estimated T.C.V: 95,955		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1016 SF Floor Area = 1016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1958	
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 145,385 Total Depr Cost: 87,231 Estimated T.C.V: 95,955		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Total Base New : 145,385 Total Depr Cost: 87,231 Estimated T.C.V: 95,955		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.		Min	Building Areas			Total: 113,214		67,929	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Total: 113,214		67,929	
		X	Tile	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 113,214		67,929			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1016 S.F. Height to Joists: 0.0			(14) Water/Sewer			Total: 113,214		67,929			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1016 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total: 113,214		67,929			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Total: 113,214		67,929			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			SANITARY SEWER			Total: 113,214		67,929			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			Total: 113,214		67,929		
X	Asphalt Shingle									Total: 113,214		67,929			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY	2023-02989	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7112 RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
TACOMA RANDY L & KATHY K 7112 RAILROAD ST LAKE CITY MI 49651	MAP #: 2024 Est TCV 167,664 TCV/TFA: 142.57					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
TACOMA RANDY L 7112 RAILROAD ST LAKE CITY MI 49651	X		* Factors *							
			MISS2ND 250	51.00	121.00	0.9941	1.0025	250	100	12,706
			51 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 12,706							
			Land Improvement Cost Estimates							
			Description			Rate	Size % Good		Cash Value	
	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water			6.16	720	0	0	
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb			1,000.00	1	95	950	
	X		Total Estimated Land Improvements True Cash Value = 950							

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,400	77,400	83,800			47,184C
Rolling	2023	10,200	67,400	77,600			44,938C
Low	2022	5,000	57,800	62,800			42,799C
High	2021	5,000	52,200	57,200			41,432C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

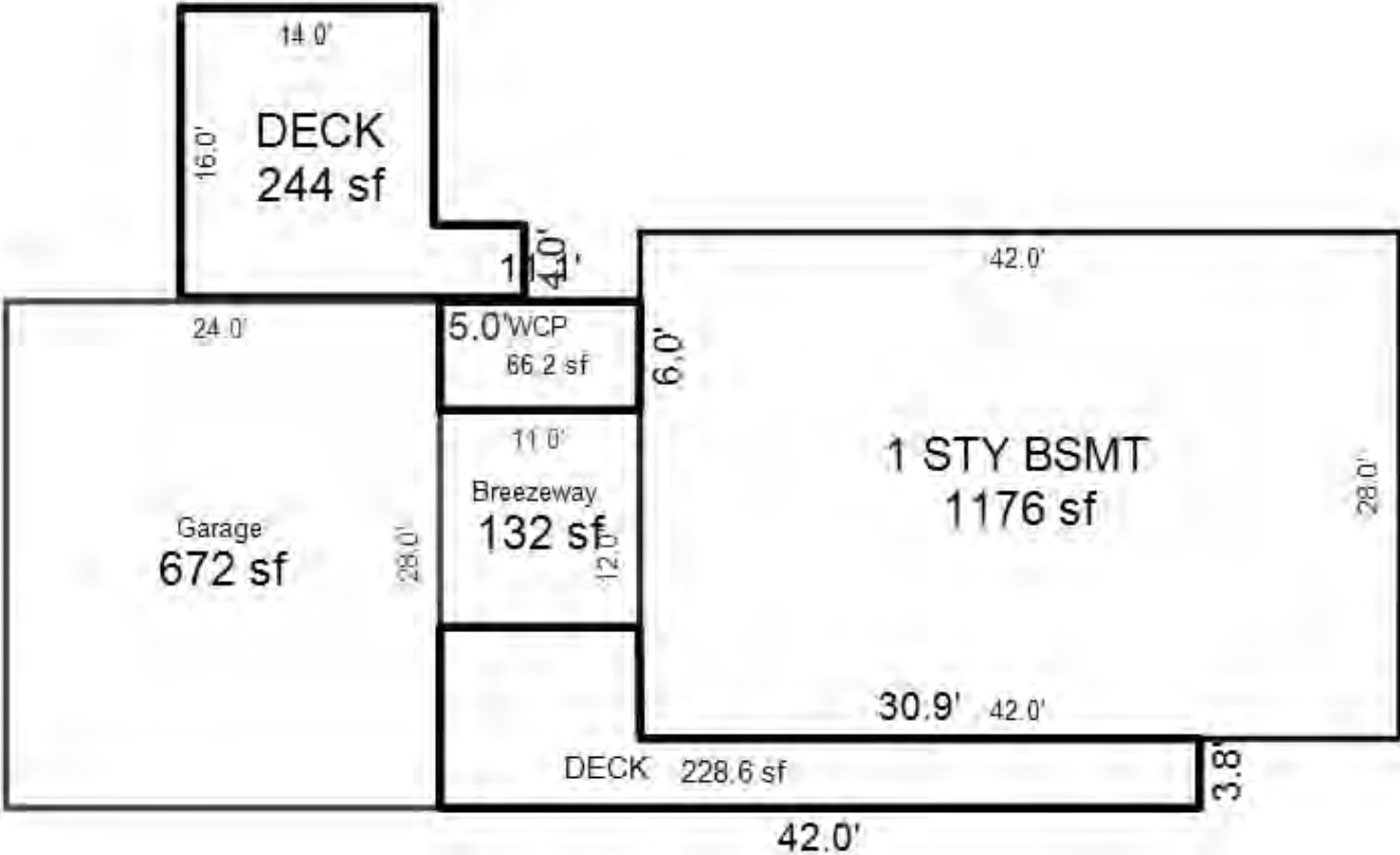
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	10,200	67,400	77,600			44,938C
TPC	12/27/2017	INSPECTED	2022	5,000	57,800	62,800			42,799C
TPC	04/27/2014	INSPECTED	2021	5,000	52,200	57,200			41,432C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 66 WCP (1 Story) 228 Treated Wood 244 Treated Wood 132 Brzwy, FW	Type	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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,176 Total Base New : 215,396 Total Depr Cost: 140,007 Estimated T.C.V: 154,008			E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		X	Drywall	Plaster		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1971		
Yr Built 1971		Remodeled 0		Trim & Decoration			200 Amps Service			Ground Area = 1176 SF Floor Area = 1176 SF.						
Condition: Average		Ex	X	Ord	Min		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Lg	X	Ord	Small		No. of Elec. Outlets			Building Areas						
3 Basement 3 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Basement 1,176			Total: 154,598		100,490	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Exterior						
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Brick Veneer			168		2,656 1,726	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Plumbing						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1,230 799		1 3,860 2,509	
(3) Roof		(11) Heating/Cooling		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			66		3,392 2,205	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			228		4,416 2,870	
X	Asphalt Shingle	(12) Electric		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			244		4,612 2,998	
Chimney: Block		(13) Plumbing		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story)			66		3,392 2,205	
		(14) Water/Sewer		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			672		22,129 14,384	
		(15) Fireplaces		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			672		22,129 14,384	
		(16) Porches/Decks		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			672		22,129 14,384	
		(17) Garage		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		1,326 862	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer			1		2,585 1,680	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet			1		2,585 1,680	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			1		1,934 1,257	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		1,934 1,257	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			1		2,149 1,397	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Wood Stove			1		2,149 1,397	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSUM ERVIN H & BETTY TR	ERVANS WANDA KAY & ERVANS	1	01/25/2022	QC	09-FAMILY	2022-00288	PROPERTY TRANSFER	0.0
BORSUM ERVIN H & BETTY TR	BORSUM ERVIN H & BETTY TR	0	05/17/2021	OTH	07-DEATH CERTIFICATE		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1931 S ROSE ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
ERVANS WANDA KAY & ERVANS JEREMIAH 2313 CEDAR DR READING MI 49274	2024 Est TCV 179,181 TCV/TFA: 174.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W LOT 78 EXC N 5 FT THEREOF MISSAUKEE PARK 2ND ADD.	X			MISS2ND 250	79.00	121.00	0.8718 1.0025	250 100	17,260
Comments/Influences				79 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 17,260					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	140 0	0
	X	Gravel Road	D/W/P: Asphalt Paving	3.10	320 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Water	Total Estimated Land Improvements True Cash Value = 950			

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

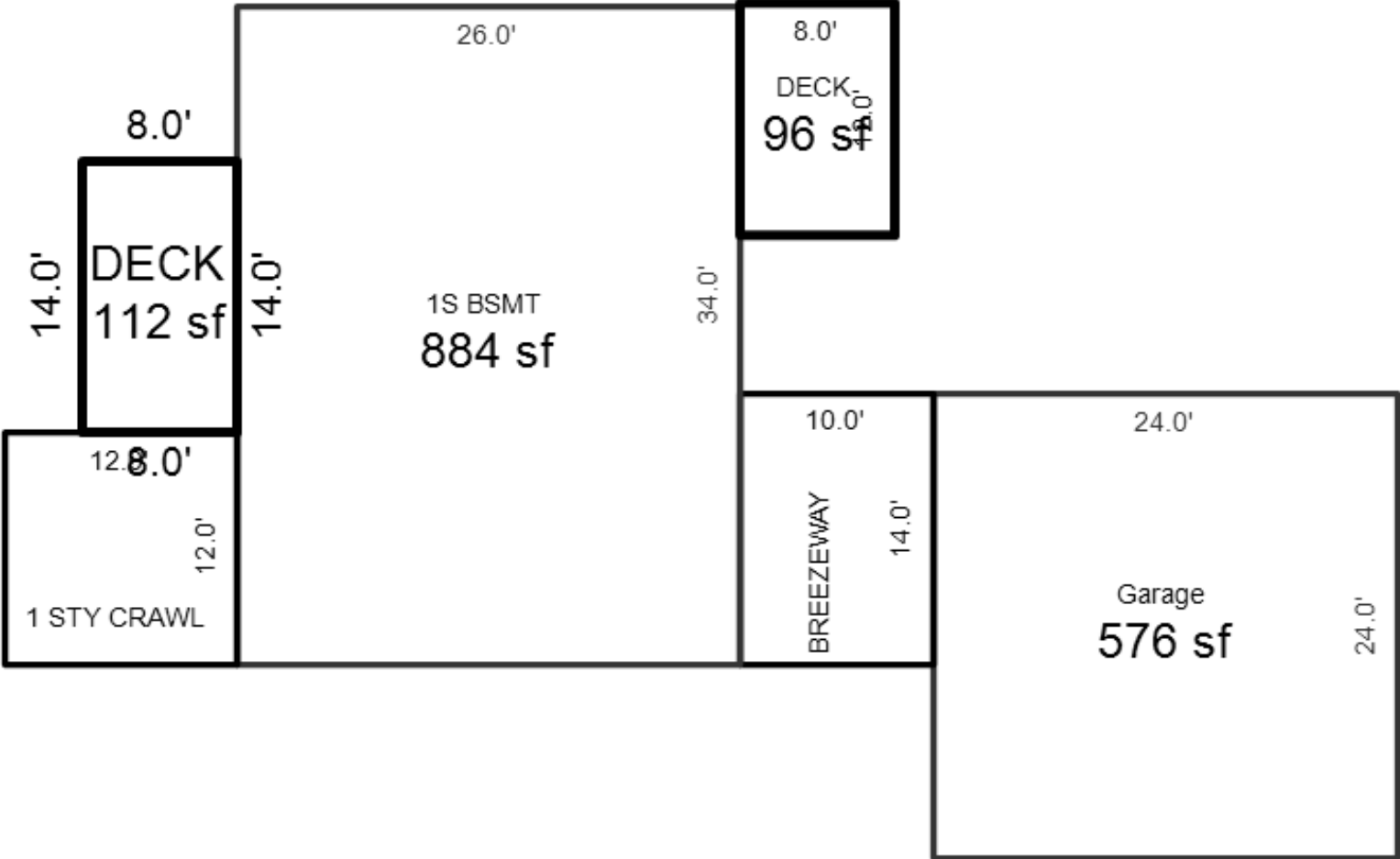


Who	When	What	2024	8,600	81,000	89,600			50,490C
TPC	04/30/2021	INSPECTED	2023	14,100	70,500	84,600			48,086C
TPC	12/27/2017	INSPECTED	2022	5,000	67,500	72,500			45,797C
TPC	04/15/2013	INSPECTED	2021	5,000	60,900	65,900			44,334C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 96 112 140	Type CPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Condition: Average			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets			Room List			Class: C Effec. Age: 35 Floor Area: 1,028 Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			Storage Area: 0 No Conc. Floor: 0		Roof:		
Yr Built	Remodeled	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			E.C.F. X 1.100		Carport Area:		
1966	1993						No Heating/Cooling			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:	
Room List		Doors			Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
(1) Exterior		200		Amps Service			No./Qual. of Fixtures			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1028 SF Floor Area = 1028 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
	(2) Windows	Many		X	Ord.		Min	Building Areas			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 884 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 884 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 884 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Asphalt Shingle	(9) Basement Finish		Basement: 884 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Chimney: Block	884		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 225,135 Total Depr Cost: 146,337 Estimated T.C.V: 160,971			X 1.100		Roof:		
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Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing										



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HATCHER PAUL & DAWN	B-H TRUST	325,900	10/24/2022	WD	03-ARM'S LENGTH	2022-03391	PROPERTY TRANSFER	100.0
KIRCHEN PATRICIA L	HATCHER PAUL & DAWN	95,000	03/18/2022	WD	03-ARM'S LENGTH	2022-00878	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1915 S ROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/31/2023					
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Owner's Name/Address	MAP #:
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B-H TRUST HAGERMAN DAVE & SHERYL TRUSTEES 1915 S ROSE AVE LAKE CITY MI 49651	2024 Est TCV 244,502 TCV/TFA: 318.36
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	55.00	120.00	0.9765	1.0000	1200	100		64,446
55 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 64,446

Tax Description		Land Improvement Cost Estimates	
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. SEC 11 T22N R8W LOT 79 & N 5 FT OF LOT 78 MISSAUKEE PARK 2ND ADD. JUDGMENT LIBER 248P185	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	Metal Prefab	35.72	40	46	657
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	X	Paved Road	Residential Local Cost Land Improvements				
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	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value
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	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
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	X	Water	Total Estimated Land Improvements True Cash Value = 1,607				
--	---	-------	---	--	--	--	--

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

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

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

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

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

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

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

Topography of Site	
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X	Level
---	-------

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	32,200	90,100	122,300			104,895C
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2023	21,500	78,400	99,900			99,900S
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2022	5,000	48,600	53,600			37,041C
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2021	5,000	43,900	48,900			35,858C
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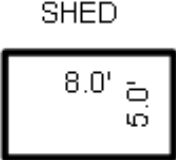
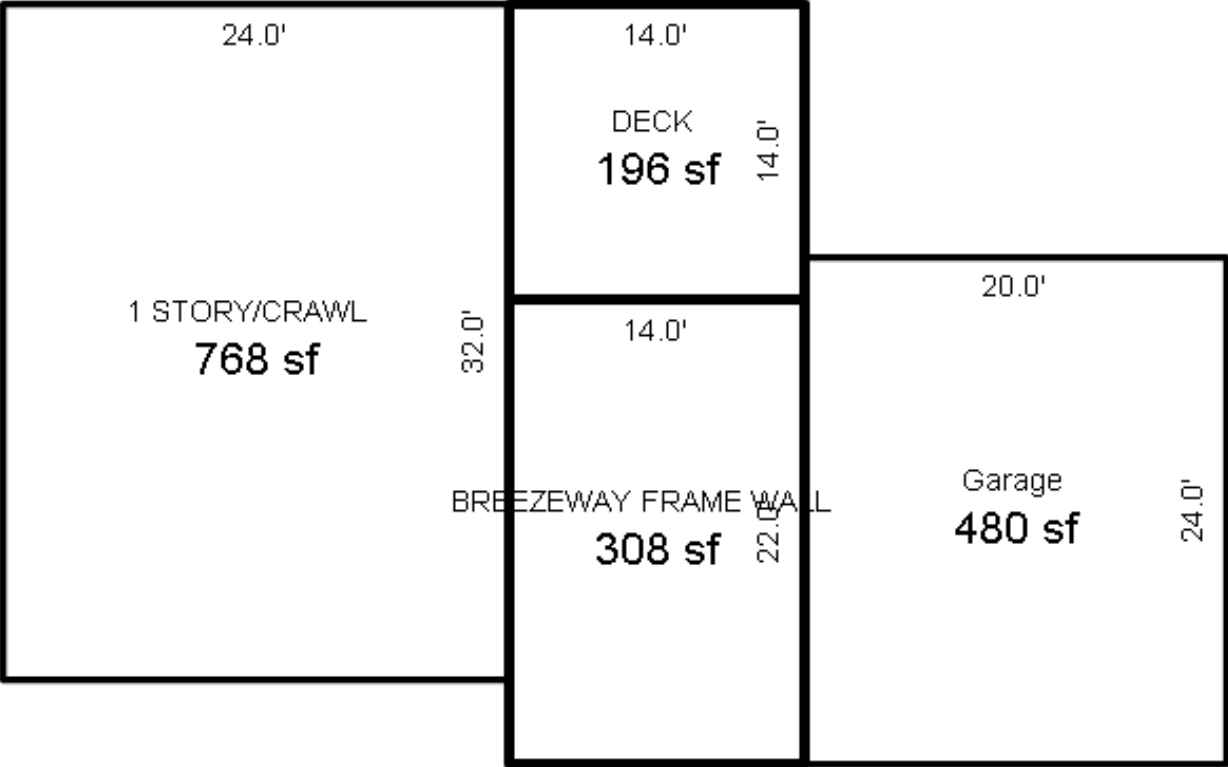


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 196 308	Type Treated Wood Brzwy, FW	Year Built: 1965 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled				Plaster Wood T&G									
Yr Built 1965	Remodeled 2022		Trim & Decoration		Ex		Ord		Min							
Condition: Average			Size of Closets				Lg		Ord							
Room List			Doors				Solid		H.C.							
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric											
	(1) Exterior		Kitchen: Other: Other:				0		Amps Service							
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures											
	(2) Windows				Ex.		X		Ord.							
X	Many Avg. Few	X	Large Avg. Small		No. of Elec. Outlets											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(7) Excavation		Many		X		Ave.							
X	Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
	(3) Roof		(8) Basement		1		Average Fixture(s)									
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Asphalt Shingle		(9) Basement Finish		1		Public Water									
	Chimney: Block		(10) Floor Support		1		Public Sewer									
			Joists: Unsupported Len: Cntr.Sup:		1		Water Well									
							1000 Gal Septic 2000 Gal Septic									
					Lump Sum Items:											
					(14) Water/Sewer											
					Notes:											
					ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:											
					Totals:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMSON RICHARD A & KA	HATCHER PAUL & DAWN	98,000	10/07/2016	WD	03-ARM'S LENGTH	2016-03381	PROPERTY TRANSFER	100.0
HYSLOP STANFORD K & DEBOR	WILLIAMSON RICHARD A & KA	50,000	03/27/2013	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
		39,500	08/01/1995	WD	33-TO BE DETERMINED	297:346	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7161 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	10/12/2017	2017-0515	100%
	P.R.E. 100% 04/28/2020		REPAIR	04/02/2013	2013-99999	100%

Owner's Name/Address	MAP #:
HATCHER PAUL & DAWN 7161 W MISSAUKEE BLVD LAKE CITY MI 49651	2024 Est TCV 337,653 TCV/TFA: 156.39

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																																			
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">2 LOTS</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason Value</th> </tr> </thead> <tbody> <tr> <td>A 50' @ 1200/</td> <td>50.00</td> <td>120.00</td> <td>0.8409</td> <td>1.0000</td> <td>1200 100</td> <td>50,454</td> </tr> <tr> <td>C 50' @ 500/FF</td> <td>50.00</td> <td>120.00</td> <td>0.8123</td> <td>1.0000</td> <td>500 100</td> <td>20,306</td> </tr> <tr> <td colspan="6">100 Actual Front Feet, 0.28 Total Acres</td> <td>Total Est. Land Value = 70,760</td> </tr> </tbody> </table>	Public Improvements		* Factors *		2 LOTS			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	A 50' @ 1200/	50.00	120.00	0.8409	1.0000	1200 100	50,454	C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500 100	20,306	100 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value = 70,760
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Tax Description	X	Land Improvement Cost Estimates																									
. SEC 11 T22N R8W LOTS 80 & 81 MISSAUKEE PARK 2ND ADD. JUDGEMENT L248P185	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.18</td> <td>1783</td> <td>50</td> <td>7,292</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>265</td> <td>50</td> <td>923</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>204</td> <td>50</td> <td>671</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>8,886</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	1783	50	7,292	D/W/P: 4in Concrete	6.97	265	50	923	D/W/P: 3.5 Concrete	6.58	204	50	671	Total Estimated Land Improvements True Cash Value =				8,886
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Comments/Influences	X	Topography of Site																																								
ADD SEWER FOR 05	X	<table border="1"> <thead> <tr> <th>Level</th> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>Rolling</td> <td>2024</td> <td>35,400</td> <td>133,400</td> <td>168,800</td> <td></td> <td></td> <td>107,063C</td> </tr> <tr> <td>Low</td> <td>2023</td> <td>25,200</td> <td>117,100</td> <td>142,300</td> <td></td> <td></td> <td>101,965C</td> </tr> <tr> <td>High</td> <td>2022</td> <td>10,000</td> <td>105,500</td> <td>115,500</td> <td></td> <td></td> <td>97,110C</td> </tr> <tr> <td>Landscaped</td> <td>2021</td> <td>10,000</td> <td>95,400</td> <td>105,400</td> <td></td> <td></td> <td>94,008C</td> </tr> </tbody> </table>	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	Rolling	2024	35,400	133,400	168,800			107,063C	Low	2023	25,200	117,100	142,300			101,965C	High	2022	10,000	105,500	115,500			97,110C	Landscaped	2021	10,000	95,400	105,400			94,008C
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																			
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High	2022	10,000	105,500	115,500			97,110C																																			
Landscaped	2021	10,000	95,400	105,400			94,008C																																			

ADD SEWER FOR 05	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	35,400	133,400	168,800			107,063C
JWV	12/18/2018	INSPECTED	2023	25,200	117,100	142,300			101,965C
JWV	11/24/2017	INSPECTED	2022	10,000	105,500	115,500			97,110C
			2021	10,000	95,400	105,400			94,008C

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSUM ERVIN & BETTY J TR	P & A ENTERPRISES INC	30,000	08/05/2011	WD	03-ARM'S LENGTH	2011-02454	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1875 S ROSE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	04/10/2012	2012-0096	100%
Owner's Name/Address	P.R.E. 0%					
P & A ENTERPRISES INC 7140 W LAKE ST LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 123,250 TCV/TFA: 175.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 82 MISSAUKEE PARK 2ND ADD. L248P185	X		Dirt Road	48.00	120.00	1.0103	1.0000	800	100	38,794
Comments/Influences			Gravel Road							
SALE: NO LISITING FOUND			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Metal Prefab		16.49	90 46	683
Total Estimated Land Improvements True Cash Value =				683

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	19,400	42,200	61,600			26,695C
	Rolling	2023	9,700	36,800	46,500			25,424C
	Low	2022	15,000	29,300	44,300			24,214C
	High	2021	12,500	26,400	38,900			23,441C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



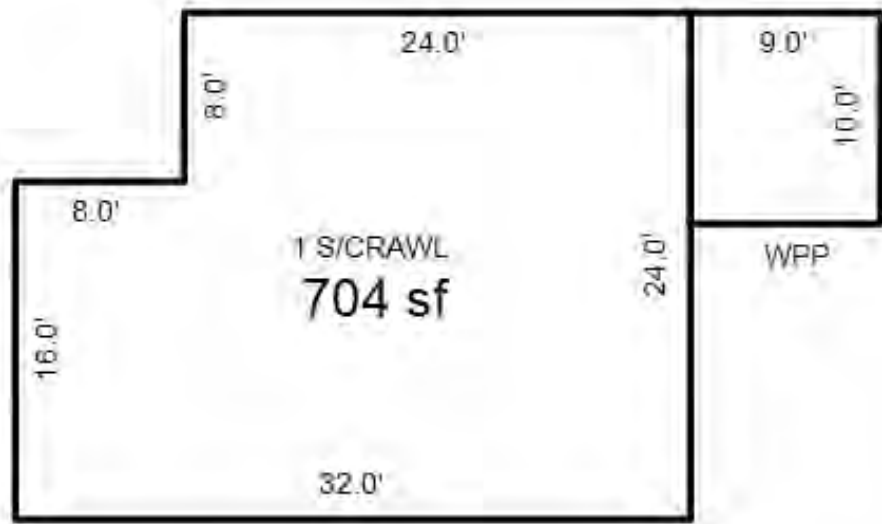
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type Treated Wood	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: 2 Area: 496 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 704 Total Base New : 117,164 Total Depr Cost: 76,157 Estimated T.C.V: 83,773		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1959			
Yr Built 1959	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 704 SF Floor Area = 704 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Total:		86,828 56,439			
Room List		Doors	Solid X	H.C.	(12) Electric			1 Average Fixture(s)		Plumbing		Average Fixture(s)		1 1,230 799		
5	Basement	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath		Deck		Treated Wood		90 2,365 1,537			
2	1st Floor	Kitchen:		Other:			2 Fixture Bath		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
2	2nd Floor	Other:		Height to Joists: 0.0			Softener, Auto		Water/Sewer		Base Cost		496 17,841 11,597			
2	Bedrooms	Other:		(8) Basement			Softener, Manual		Public Sewer		Water/Sewer		1 1,326 862			
(1) Exterior		(6) Ceilings		Conc. Block			Solar Water Heat		Water Well, 100 Feet		Built-Ins		Appliance Allow.		1 1,934 1,257	
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Poured Conc. Stone			No Plumbing		SANITARY SEWER		Local Cost Items		1 0 0		*	
(2) Windows		(7) Excavation		Treated Wood			Extra Toilet		Notes:		Totals:		117,164 76,157			
X	Many Avg. X Few	Large Avg. X Small		Concrete Floor			Extra Sink		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		83,773					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Vent Fan			Separate Shower									
X	Double Hung Horiz. Slide Casement	Conc. Block		(9) Basement Finish			Ceramic Tile Floor									
X	Double Glass Patio Doors Storms & Screens	Poured Conc. Stone		Recreation SF			Ceramic Tile Wains									
(3) Roof		(10) Floor Support		Walkout Doors (A)			Ceramic Tub Alcove									
X	Gable Hip Flat	Gambrel Mansard Shed		Walkout Doors (B)			Vent Fan									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		No Floor SF			Ceramic Tile Alcove									
Chimney: Metal		Lump Sum Items:		Walkout Doors (A)			Ceramic Tub Alcove									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MYS WILLIAM A & PATRICIA	P & A ENTERPRISES INC	0	07/31/2008	WD	21-NOT USED/OTHER	2008/2975	DEED	0.0
MYS WILLIAM ALAN & PATRIC	MYS WILLIAM A & PATRICIA	0	12/28/2006	WD	21-NOT USED/OTHER	2007/19	DEED	0.0
ASSURED INVESTMENTS, LLC	MYS WILLIAM ALAN & PATRIC	73,000	05/09/2005	WD	03-ARM'S LENGTH	05-0/1815	DEED	100.0
BOSSCHER RICHARD A & BETH	ASSURED INVESTMENTS, LLC	0	01/31/2005	QC	21-NOT USED/OTHER		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1857 S ROSE AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/06/2006	20060049	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
P & A ENTERPRISES INC 7140 W LAKE ST LAKE CITY MI 49651	2024 Est TCV 106,680 TCV/TFA: 151.53

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		B 50' @\$800/ 48.14 61.03 1.0095 0.8445 800 100 32,832
		48 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 32,832

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 11 T22N R8W PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P86 BEG AT NW COR OF LOT 83, TH N 88 DEG 55'52"E 58.66 FT, S 00 DEG 34'46"E 51.05 FT, N 88 DEG 15'30"W 59.87 FT, N 00 DEG 48'30"E 48.14 FT TO POB. MISSAUKEE PARK 2ND ADD. SPLIT ON 08/11/2021 PART TO 009-490-083-50; FORMERLY LOT 83 MISSAUKEE PARK 2ND ADD.	X Dirt Road				
	X Gravel Road				
	X Paved Road				
	X Storm Sewer				
	X Sidewalk				
	X Water				
	X Sewer				
	X Electric				
	X Gas				
	X Curb				
	X Street Lights				
	X Standard Utilities				
	X Underground Utils.				

Comments/Influences	Topography of Site
Split/Comb. on 08/09/2021 completed 08/09/2021 TIM ;	

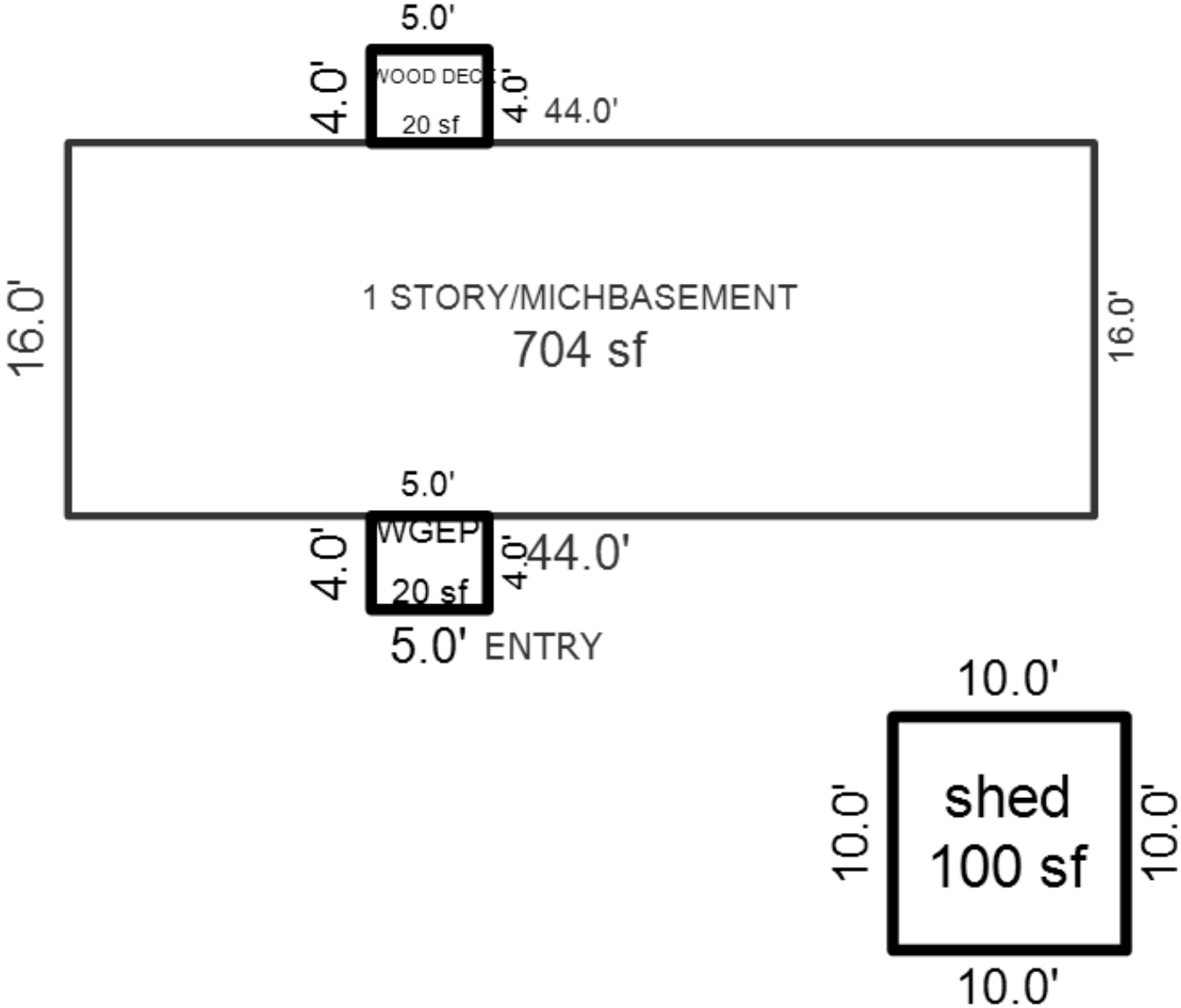


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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,400	36,900	53,300			34,360C
2023	8,200	32,200	40,400			32,724C
2022	15,000	27,900	42,900			31,166C
2021	12,500	33,100	45,600			30,171C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAGYAR ANN MARIE	HASTINGS LINN G TRUST	104,500	06/12/2007	WD	03-ARM'S LENGTH	2007/2167	DEED	100.0
		88,000	03/01/2002	WD	33-TO BE DETERMINED	02-0:1129	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7175 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Garage	08/08/2007	20070532	Complete

Owner's Name/Address	MAP #:
HASTINGS LINN G TRUST 16821 ROSA LANE Southgate MI 48195	2024 Est TCV 60,437 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																											
LOT 84 EXCEPT THE EAST 60 FEET THEREOF SEC 11 T22N R8W SPLIT ON 08/03/2012 INTO 009-490-085-00; FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B 50' @\$800/</td> <td>44.50</td> <td>60.00</td> <td>1.0296</td> <td>0.8409</td> <td>800</td> <td>100</td> <td></td> <td>30,821</td> </tr> <tr> <td colspan="8">45 Actual Front Feet, 0.06 Total Acres</td> <td>Total Est. Land Value = 30,821</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 50' @\$800/	44.50	60.00	1.0296	0.8409	800	100		30,821	45 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 30,821
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B 50' @\$800/	44.50	60.00	1.0296	0.8409	800	100		30,821																						
45 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 30,821																						

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Dirt Road	D/W/P: 4in Ren. Conc.	8.18	169	0	0
X Gravel Road	D/W/P: 4in Concrete	6.97	20	0	0
X Paved Road	Residential Local Cost Land Improvements				
X Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
X Water	Total Estimated Land Improvements True Cash Value = 950				

Comments/Influences	X Street Lights	Standard Utilities	Underground Utils.
2013 SPLIT FROM P.Y. NEW BRICK FIREPLACE FOR 97 ADD SEWER FOR 05 Split/Comb. on 08/03/2012 completed 08/03/2012 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-490-084-00; Child Parcel(s): 009-490-085-00;	X		

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

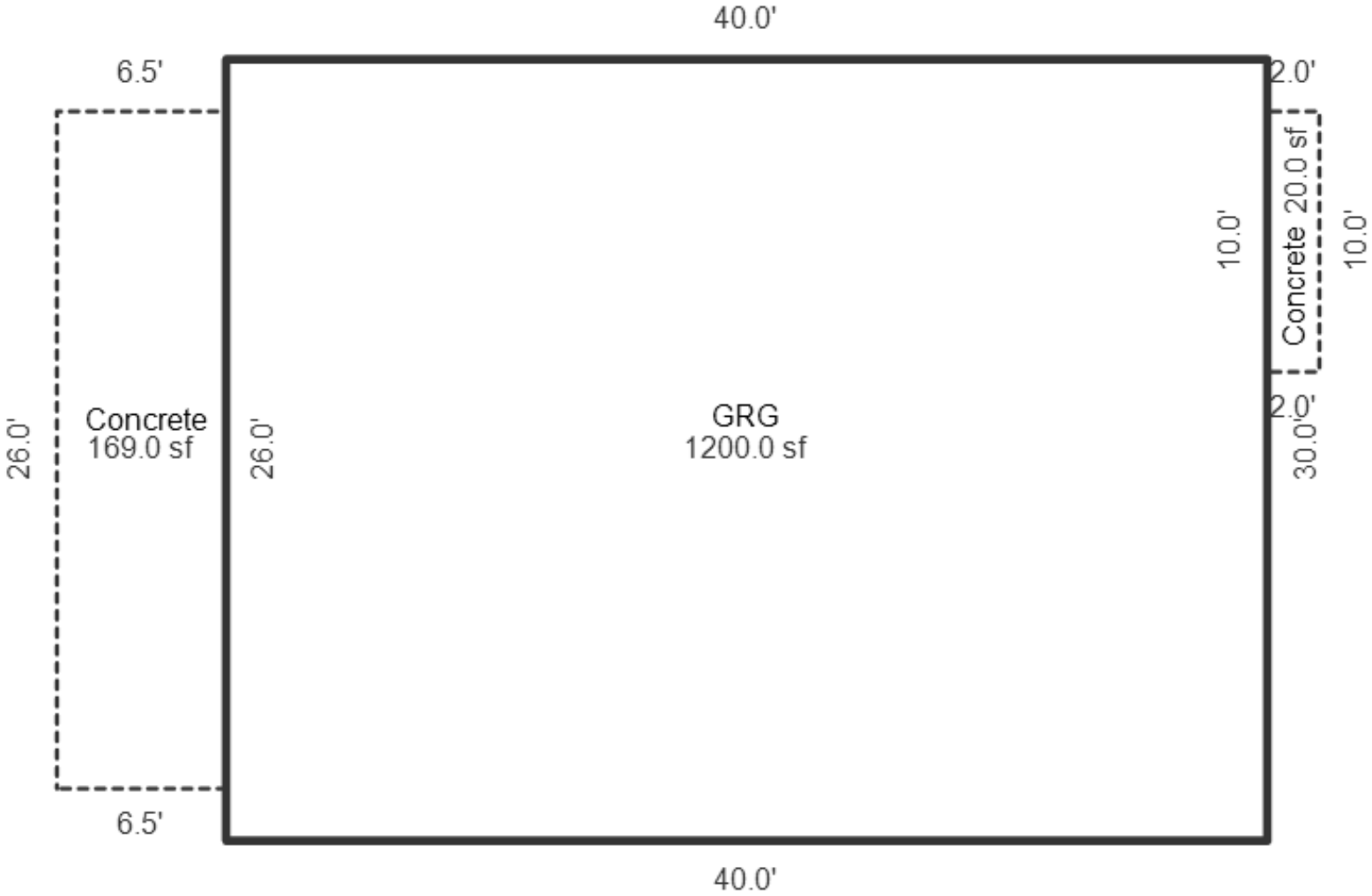


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,400	14,800	30,200			9,542C
2023	15,400	13,000	28,400			9,088C
2022	15,000	11,700	26,700			8,656C
2021	12,500	11,200	23,700			8,380C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,956 Total Depr Cost: 26,060 Estimated T.C.V: 28,666			Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Size of Closets		Ex		X	Ord	Min	E.C.F. X 1.100							
Yr Built 2008	Remodeled 0	Lg		X	Ord	Small	Central Air Wood Furnace									
Condition: Average		Doors		Solid	X	H.C.	(12) Electric									
Room List		(5) Floors		Kitchen:		Other:		No./Qual. of Fixtures								
4	Basement			Other:				Ex.		X	Ord.	Min				
1	1st Floor							No. of Elec. Outlets		Many	X	Ave.	Few			
2	2nd Floor							(13) Plumbing								
2	Bedrooms							Average Fixture(s)								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				1								
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	X Drywall						3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HASTINGS LINN G TRUST	MCCURDY JOHN & DONNA	60,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02911	PROPERTY TRANSFER	100.0
MAGYAR ANN MARIE	HASTINGS LINN G TRUST	104,500	06/12/2007	WD	03-ARM'S LENGTH	2007/2167	DEED	100.0
		88,000	03/01/2002	WD	33-TO BE DETERMINED	02-0:1129	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7175 W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/14/2017	2017-0380	100%

Owner's Name/Address	MAP #:
MCCURDY JOHN & DONNA 16508 OAK RD WESTFIELD IN 46074	2024 Est TCV 129,891 TCV/TFA: 154.63

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
LOT 85 AND THE EAST 60' OF LOT 84 SEC 11 T22N R8W MISSAUKEE PARK 2ND ADD FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD. SPLIT/COMBINED ON 08/03/2012 FROM 009-490-084-00;	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 50' @\$800/	44.50	119.89	0.8658	0.9998	800	100		30,814	
Gravel Road	C 50' @ 500/FF	44.50	60.00	0.8412	0.8123	500	50	EAST 60' LOT 84	7,601	
Paved Road	89 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	38,415

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks		14.27	589	0	0
D/W/P: 4in Concrete		6.49	299	0	0
Wood Frame		23.41	160	50	1,873

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 =					2,823

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	19,200	45,700	64,900			32,243C
2023	14,200	39,900	54,100			30,708C
2022	22,500	33,400	55,900			29,246C
2021	18,800	30,400	49,200			28,312C

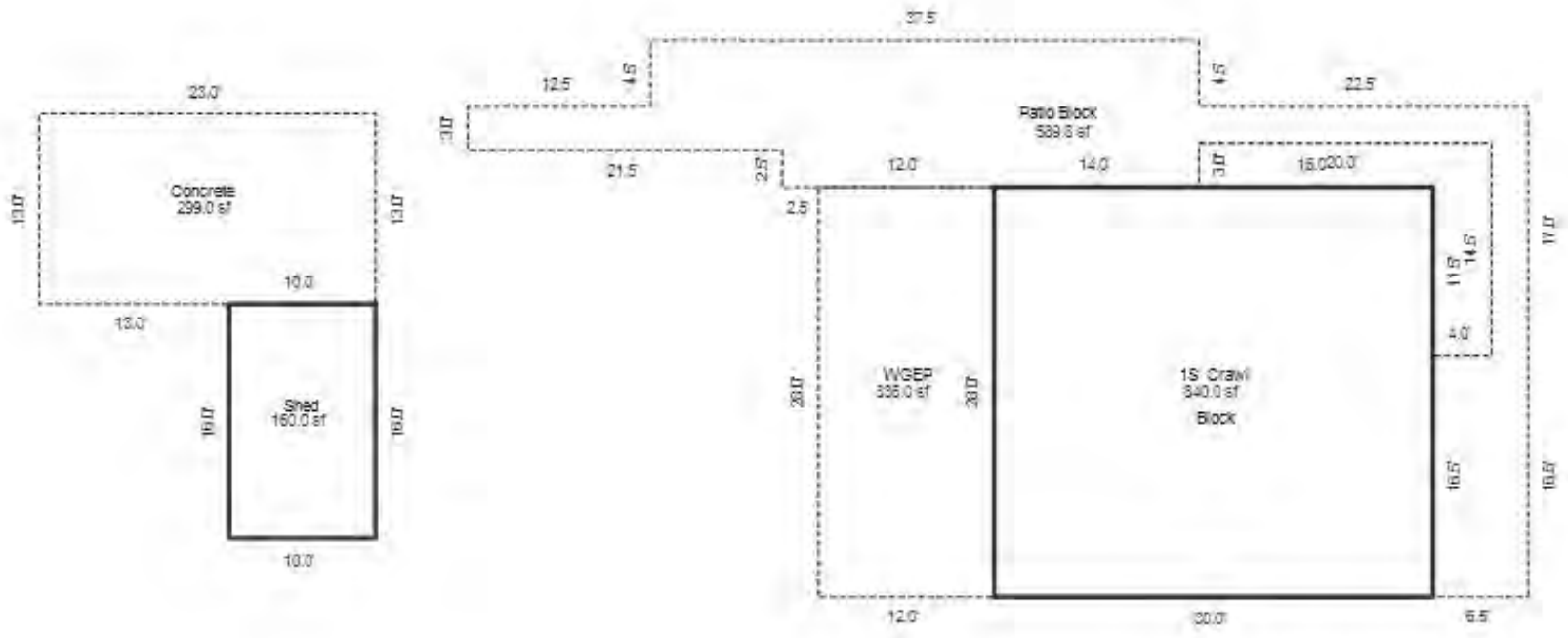
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G							336	WGEP (1 Story)			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 840 Total Base New : 134,323 Total Depr Cost: 80,594 Estimated T.C.V: 88,653			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1957	Remodeled 0	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace								
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1957			
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts								
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 840 SF Floor Area = 840 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	X	Drywall	Many			X	Ave.	Few	Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Crawl Space			Total: 102,017 61,211						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Other Additions/Adjustments									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,195 717 Porches WGEP (1 Story) 336 19,559 11,735 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551									
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:			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									
(3) Roof		(10) Floor Support		Notes:			Totals: 134,323 80,594									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 88,653									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLEY DAVID M (SM)	PIERCE DARRELL & DORIS (H)	15,000	07/18/2006	WD	03-ARM'S LENGTH	06-0/2675	DEED	100.0
		12,500	04/01/1997	WD	33-TO BE DETERMINED	310:371	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7195 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Other	05/21/2008	20080168	Complete

Owner's Name/Address	MAP #:
PIERCE DARRELL & DORIS 4289 E RIVERSIDE DR Lyons MI 48851	2024 Est TCV 129,531 TCV/TFA: 134.93

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																											
		<p style="text-align: center;">* Factors * EL/2 LOT 86</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 50' @ 500/FF</td> <td>50.00</td> <td>60.00</td> <td>1.0000</td> <td>0.8123</td> <td>500</td> <td>100</td> <td></td> <td>20,306</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.07 Total Acres</td> <td>Total Est. Land Value = 20,306</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 50' @ 500/FF	50.00	60.00	1.0000	0.8123	500	100		20,306	50 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 20,306
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
C 50' @ 500/FF	50.00	60.00	1.0000	0.8123	500	100		20,306																					
50 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 20,306																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value	
. SEC 11 T22N R8W E 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description					
Comments/Influences	X	Water	D/W/P: 4in Concrete	6.49	1300	50	4,218	
	X	Sewer	Wood Frame	24.89	120	50	1,493	
	X	Electric	Total Estimated Land Improvements True Cash Value =					5,711
	X	Gas						
	X	Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						



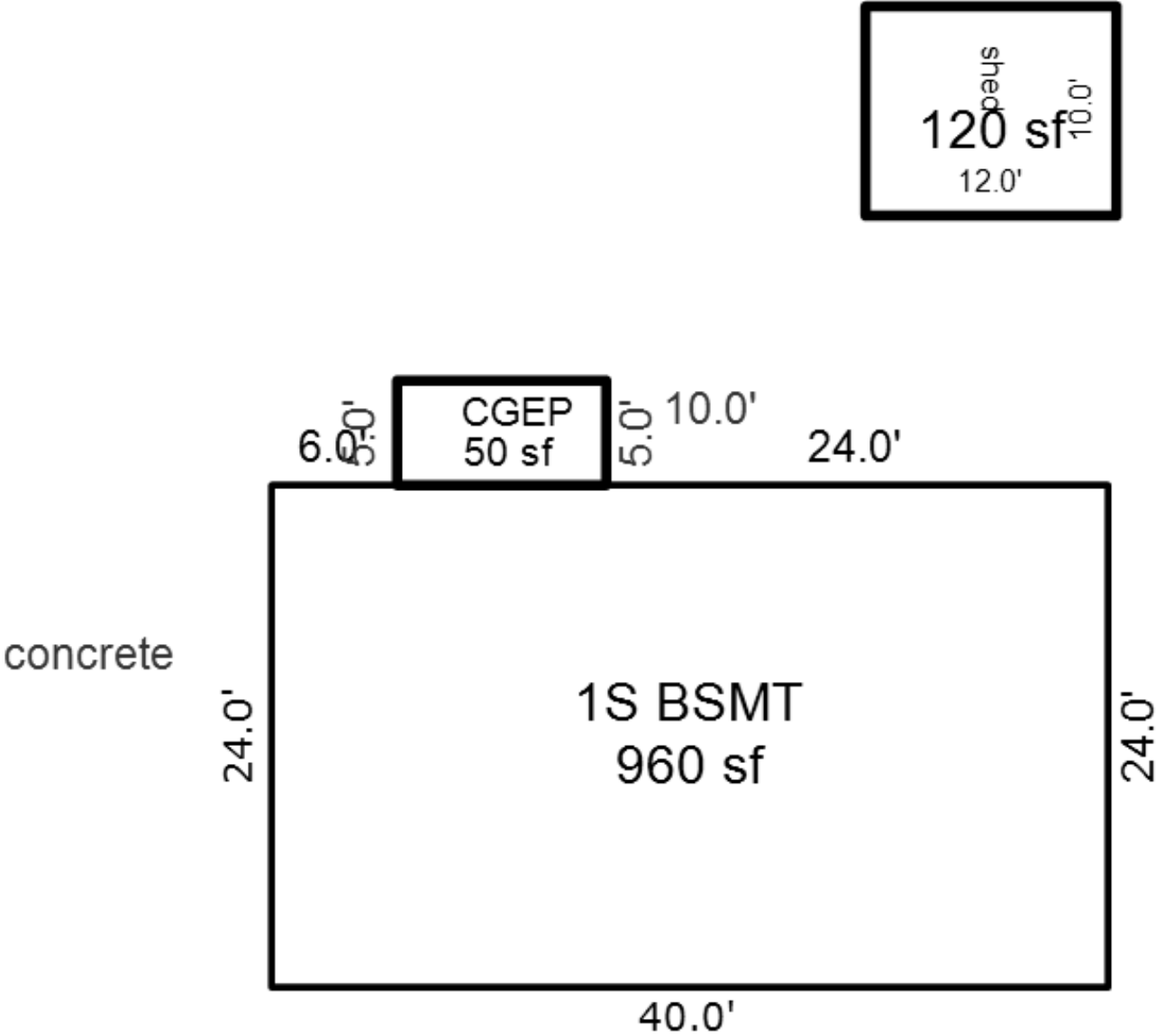
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	10,200	54,600	64,800			35,230C
Rolling	2023	8,400	47,700	56,100			33,553C
Low	2022	5,000	41,900	46,900			31,956C
High	2021	5,000	37,800	42,800			30,936C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1979	Remodeled 2008	Ex	X	Ord	Min	Size of Closets			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
1	Basement	(5) Floors		No. of Elec. Outlets			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
1	1st Floor	Kitchen:		Ex.			X	Ord.	Min	Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
3	Bedrooms	Other:		Many			X	Ave.	Few	Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Other:		(13) Plumbing			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Average Fixture(s)			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		(7) Excavation		3 Fixture Bath			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		(10) Floor Support		(14) Water/Sewer			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water	1	Public Sewer	Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
		Lump Sum Items:		Notes:			Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		Total Base New : 144,777 Total Depr Cost: 94,104 Estimated T.C.V: 103,514		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7205 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PIERCE DARRELL & DORIS 4289 E RIVERSIDE DR LYONS MI 48851	MAP #:					
	2024 Est TCV 87,567 TCV/TFA: 142.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 11 T22N R8W W 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.	X		Dirt Road	50.00	60.00	1.0000	0.8123	500	100	20,306	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.07 Total Acres						Total Est. Land Value =	20,306

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Sewer	D/W/P: Patio Blocks	14.27	200 50	1,427
	X	Electric	Wood Frame	34.90	28 71	694
	X	Gas	Total Estimated Land Improvements True Cash Value =			2,121
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	10,200	33,600	43,800			21,783C
Rolling	2023	8,400	29,300	37,700			20,746C
Low	2022	5,000	23,800	28,800			19,759C
High	2021	5,000	21,500	26,500			19,128C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



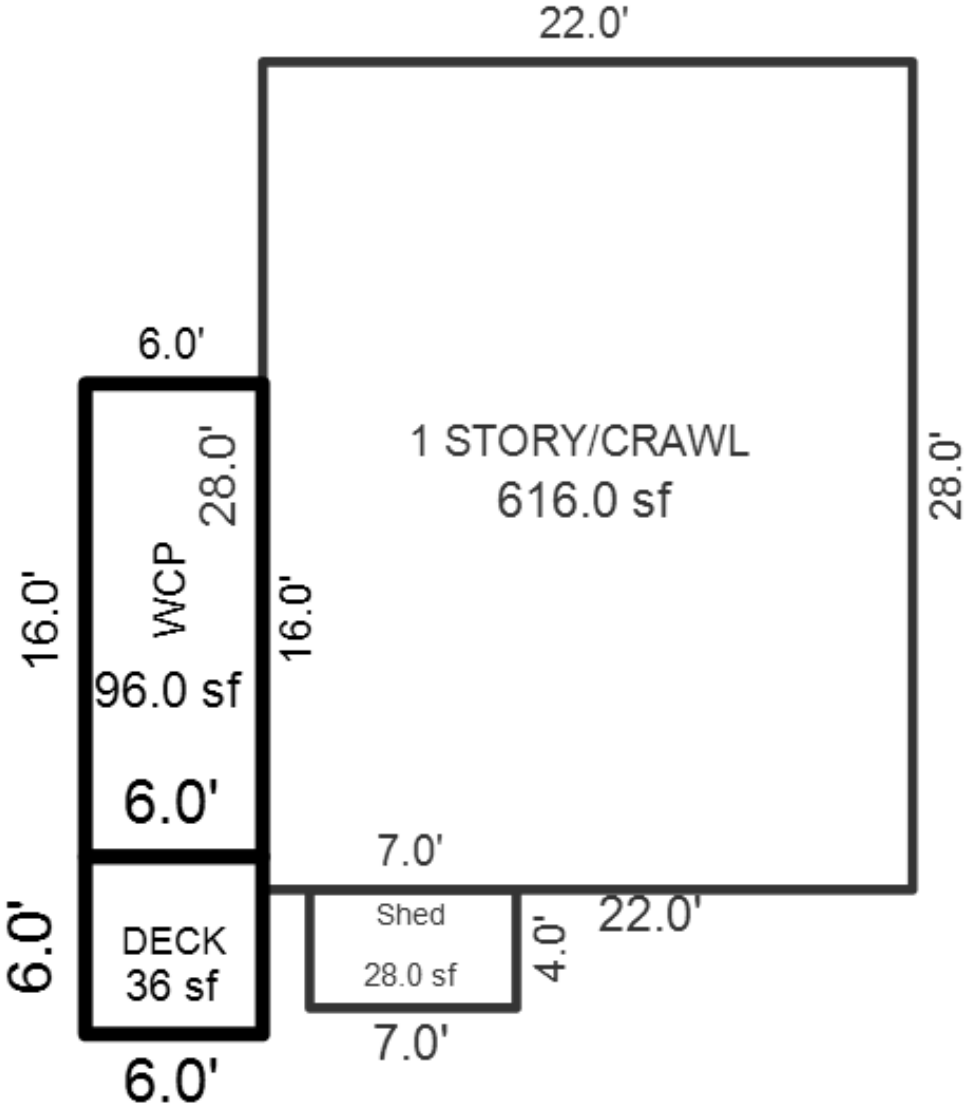
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	8,400	29,300	37,700			20,746C
TPC	12/27/2017	INSPECTED	2022	5,000	23,800	28,800			19,759C
TPC	09/14/2015	INSPECTED	2021	5,000	21,500	26,500			19,128C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 36	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Class: CD Effec. Age: 40 Floor Area: 616 Total Base New : 98,696 Total Depr Cost: 59,218 Estimated T.C.V: 65,140			E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S			Drywall X Paneled		Plaster Wood T&G		Trim & Decoration										
Yr Built 1962	Remodeled 0		Ex	X	Ord		Min	Size of Closets									
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors			Solid	X	H.C.	(12) Electric									
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1962			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex. X Ord. Min			No. of Elec. Outlets			Building Areas						
(2) Windows		(7) Excavation			Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 616 Total: 77,175 46,305							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
X		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Plumbing Average Fixture(s) Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER						
(3) Roof					Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:			Totals: 98,696 59,218				
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEESEMAN ONALEE & GEESEMA	GEESEMAN LARRY	1	10/21/2019	QC	09-FAMILY	2019-03293	DEED	50.0
GEESEMAN ONALEE	GEESEMAN ONALEE & GEESEMA	0	06/19/2018	QC	09-FAMILY	2018-02004	DEED	0.0
GEESEMAN LARRY & ONALEE	GEESEMAN ONALEE	0	11/05/2014	QC	21-NOT USED/OTHER	2014-03730	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1916 S ROSE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GEESEMAN LARRY 1926 S GOLDENROD AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 88,039 TCV/TFA: 94.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
LOT 87 MISSAUKEE PARK 2ND ADD.	X		MISS2ND 250	50.00	120.00	1.0000	1.0000	250 100	12,500
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 12,500						

OLD CABIN MOVED FROM JENNINGS 1PS ADD'N @45% FOR 03  
COMPLETE FOR 04 .CHG 1+ STY TO BI-LEVEL  
COMPLETE UP & DOWN PER TOM FOR 06.



11.17 11:22

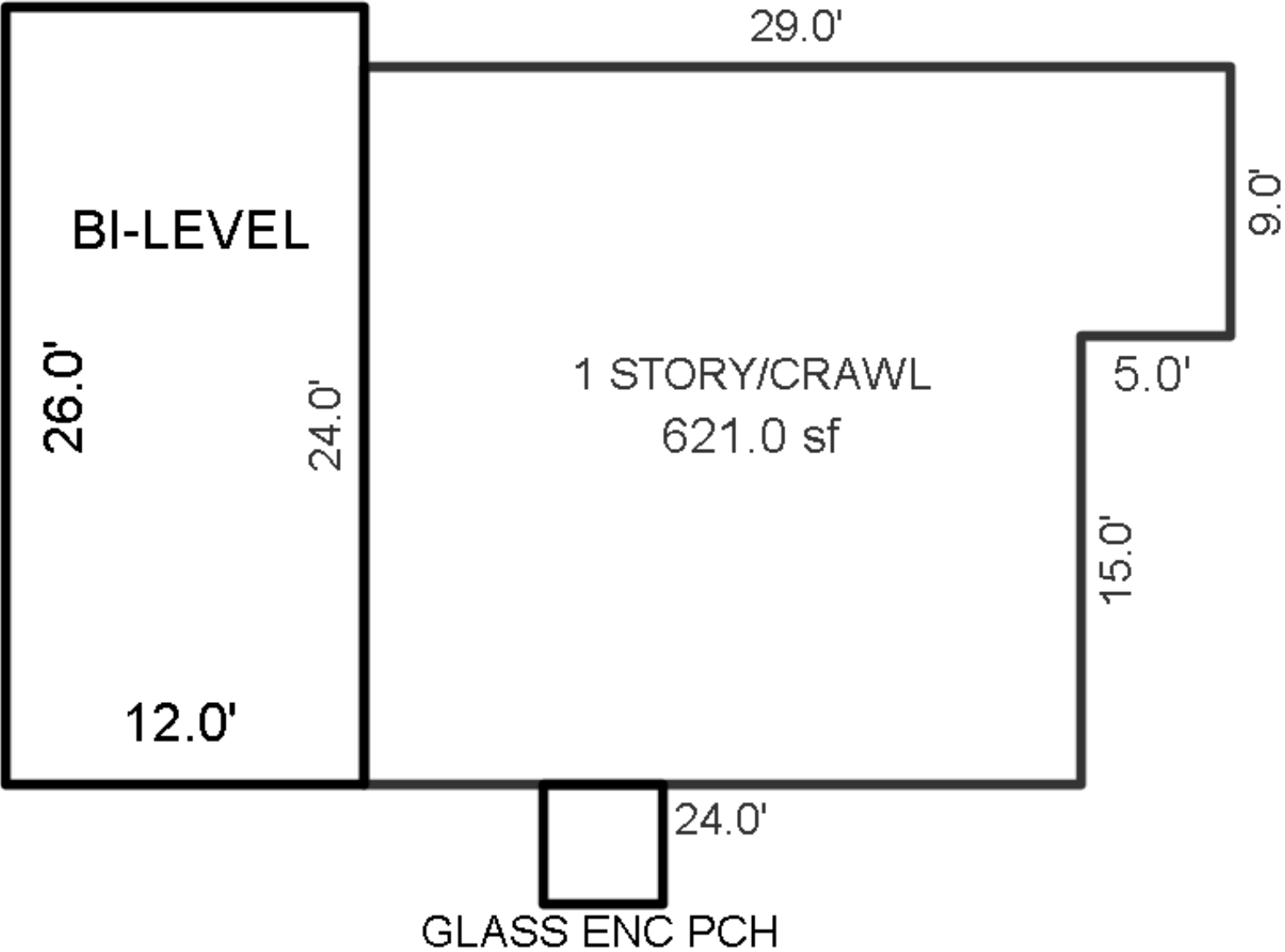
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,300	37,700	44,000			30,529C
Rolling	2023	10,000	32,900	42,900			29,076C
Low	2022	5,000	29,600	34,600			27,692C
High	2021	5,000	26,700	31,700			26,808C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 07/10/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			16	WGEP (1 Story)				
Building Style: 1S				Ex			X	Ord		Min							
Yr Built	Remodeled			Size of Closets													
1900	2004		Lg	X	Ord		Small										
Condition: Average				Doors			X	Solid	X	H.C.							
Room List				(5) Floors			(12) Electric										
6	Basement			Kitchen:			0			Amps Service							
1st Floor				Other:													
2nd Floor				Other:													
3	Bedrooms			No./Qual. of Fixtures													
(1) Exterior				Ex.			X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets										
	Insulation	X	Drywall				Many	X	Ave.		Few						
		X	Wood				(13) Plumbing										
(2) Windows				1			Average Fixture(s)										
				1			3 Fixture Bath										
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 621 S.F. Slab: 312 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement													
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof				(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1			Public Water							
	Gambrel Mansard Shed						1			Public Sewer							
	Asphalt Shingle Metal									Water Well							
	Chimney: Metal									1000 Gal Septic 2000 Gal Septic							
				(10) Floor Support			Lump Sum Items:										
				Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1900					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 933 SF Floor Area = 933 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 621																	
Bi-Level Siding Slab 312																	
Total: 103,131 61,878																	
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				
Porches																	
WGEP (1 Story)										16		1,276	1,187	*			
Local Cost Items																	
SANITARY SEWER										1		0	0	*			
Totals:												113,751	68,672				
Notes:																	
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:														75,539			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DVORAK MARK & KAREN	DVORAK MARK PATRICK	0	02/26/2018	QC	09-FAMILY	2018-00611	PROPERTY TRANSFER	0.0
BOOMGAARD THOMAS & CHRIS	DVORAK MARK & KAREN	7,000	03/11/2016	WD	03-ARM'S LENGTH	2016-00956	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1918 S ROSE AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/09/2022	2022-0253	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA
DVORAK MARK PATRICK 3155 POINT CREEK DR OAKLAND MI 48363		100,413	0.00

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
LOT 88 MISSAUKEE PARK 2ND ADD.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			MISS2ND 250	50.00	120.00	1.0000	1.0000	250	100	12,500
			50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		12,500

Public Improvements	Land Improvement Cost Estimates				
Dirt Road	Description	Rate	Size	% Good	Cash Value
Gravel Road	D/W/P: 4in Ren. Conc.	8.18	1214	50	4,965
Paved Road	Total Estimated Land Improvements True Cash Value =				4,965
Storm Sewer					
Sidewalk					
Water					
X Sewer					
X Electric					
X Gas					
Curb					
X Street Lights					
Standard Utilities					
Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,300	43,900	50,200			45,974C
Rolling	2023	6,300	39,100	45,400			43,785C
Low	2022	5,000	0	5,000			4,462C
High	2021	5,000	0	5,000			4,320C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



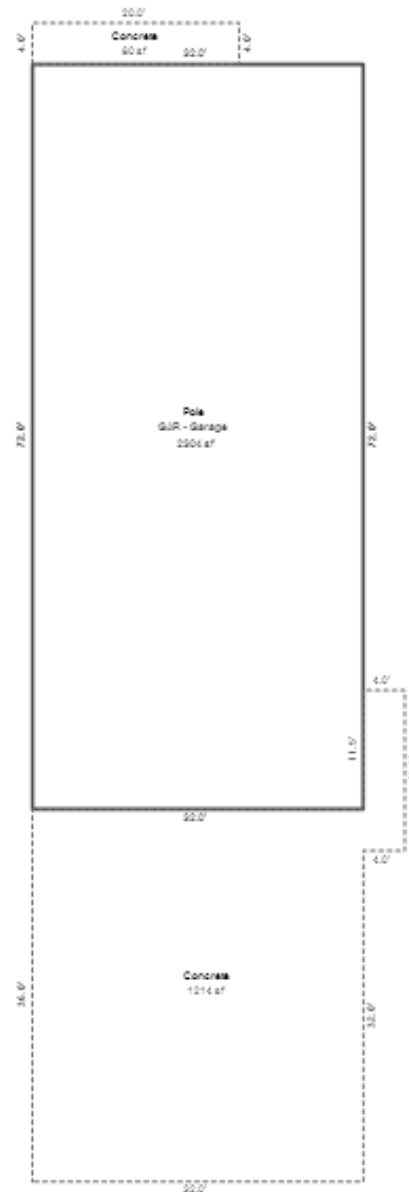
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/04/2022	INSPECTED	2023	6,300	39,100	45,400			43,785C
TPC	04/30/2021	INSPECTED	2022	5,000	0	5,000			4,462C
TPC	04/03/2018	INSPECTED	2021	5,000	0	5,000			4,320C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 2304 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 77,739 Total Depr Cost: 75,407 Estimated T.C.V: 82,948
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2022		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97				
Building Style: GRG		Lg Ord Small		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Building Areas				
Yr Built 2022		Size of Closets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Lg Ord Small		Plumbing			3 Fixture Bath		Other Additions/Adjustments		Plumbing				
Condition: Average		Doors Solid H.C.		Lump Sum Items:			3 Fixture Bath		Garages		Plumbing				
Room List		(5) Floors		Lump Sum Items:			3 Fixture Bath		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Plumbing				
Basement		Kitchen: Other: Other:		Lump Sum Items:			3 Fixture Bath		Door Opener		Plumbing				
1st Floor		Other:		Lump Sum Items:			3 Fixture Bath		Base Cost		Plumbing				
2nd Floor		No./Qual. of Fixtures		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Bedrooms		Ex. Ord. Min		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
(1) Exterior		No. of Elec. Outlets		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Wood/Shingle		Many Ave. Few		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Aluminum/Vinyl		(6) Ceilings		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Brick		Many Ave. Few		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Insulation		(7) Excavation		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Many Avg. Few		Large Avg. Small		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Wood Sash		(8) Basement		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Vinyl Sash		(9) Basement Finish		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Horiz. Slide Casement		(10) Floor Support		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Double Glass		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Patio Doors		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Storms & Screens		(14) Water/Sewer		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Gable		Lump Sum Items:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Hip		Lump Sum Items:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Flat		Lump Sum Items:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Asphalt Shingle		Lump Sum Items:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				
Chimney:		Lump Sum Items:		Lump Sum Items:			3 Fixture Bath		Totals:		Plumbing				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DVORAK MARK & KAREN	DVORAK MARK & KAREN	0	02/20/2024	QC	15-LADY BIRD	2024-00393	PROPERTY TRANSFER	0.0							
HAVRILLA MARION G TRUST	DVORAK MARK & KAREN	20,000	02/03/2023	WD	03-ARM'S LENGTH	2023-00313	PROPERTY TRANSFER	100.0							
HAVRILLA MARION G	HAVRILLA MARION G	0	10/22/2014	QC	09-FAMILY	2015-02509	DEED	0.0							
HAVRILLA MARION G TRUST	HARVILLA MARION G	0	10/22/2014	QC	09-FAMILY	2015-02508	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S ROSE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 19,444							
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
DVORAK MARK & KAREN 3155 PAINT CREEK DR OAKLAND MI 48363		Public Improvements		* Factors *		LOTS 89 & 90									
Tax Description		Dirt Road		Description		Frontage		Depth		Value					
. SEC 11 T22N R8W LOTS 89 & 90 MISSAUKEE PARK 2ND ADD.		Gravel Road		MISS2ND 250		50.00		120.00		10,349					
Comments/Influences		Paved Road		MISS2ND 250		43.83		121.00		9,095					
		Storm Sewer		89 Actual Front Feet, 0.27 Total Acres		0.8279		1.0025		Total Est. Land Value = 19,444					
		Sidewalk													
		Water													
		X Sewer													
		X Electric													
		X Gas													
		Curb													
		X Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		X Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value			
		Who		When		What		2024		9,700	0	9,700			9,700S
		TPC 01/16/2023		INSPECTED				2023		13,400	0	13,400			3,645C
		TPC 04/30/2021		INSPECTED				2022		10,000	0	10,000			3,472C
		TPC 04/03/2018		INSPECTED				2021		10,000	0	10,000			3,362C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN TREE SERVICING LLC	LOONEY SELWYN (SM)	82,000	01/25/2005	OTH	21-NOT USED/OTHER	05-0/2947	DEED	100.0
PEER LOUIS	GREEN TREE SERVICING LLC	125,820	03/26/2004	OTH	21-NOT USED/OTHER	04-0/1335	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7206 W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 09/28/2005				
Owner's Name/Address	MAP #:					
LOONEY SELWYN E 7206 W RAILROAD ST LAKE CITY MI 49651	2024 Est TCV 199,090 TCV/TFA: 180.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				2 LOTS			
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
SEC 11 T22N R8W LOTS 91 & 92 MISSAUKEE PARK 2ND ADD.				MISS2ND 250	50.00	120.00	0.7775	1.0000	250	100	9,719
				MISS2ND 250	65.67	121.00	0.7775	1.0025	250	100	12,797
				116 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =		22,516	

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates				Residential Local Cost Land Improvements	
		Description	Rate	Description	Rate	Size	% Good	Cash Value	
		Dirt Road		D/W/P: 4in Concrete	6.97	500	0	0	
		Gravel Road		D/W/P: Asphalt Paving	3.10	1200	0	0	
		Paved Road		Wood Frame	32.30	80	50	1,292	
		Storm Sewer		Total Estimated Land Improvements True Cash Value =					3,667
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,300	88,200	99,500			52,416C
2023	14,800	74,800	89,600			49,920C
2022	10,000	64,500	74,500			47,543C
2021	10,000	60,900	70,900			46,025C

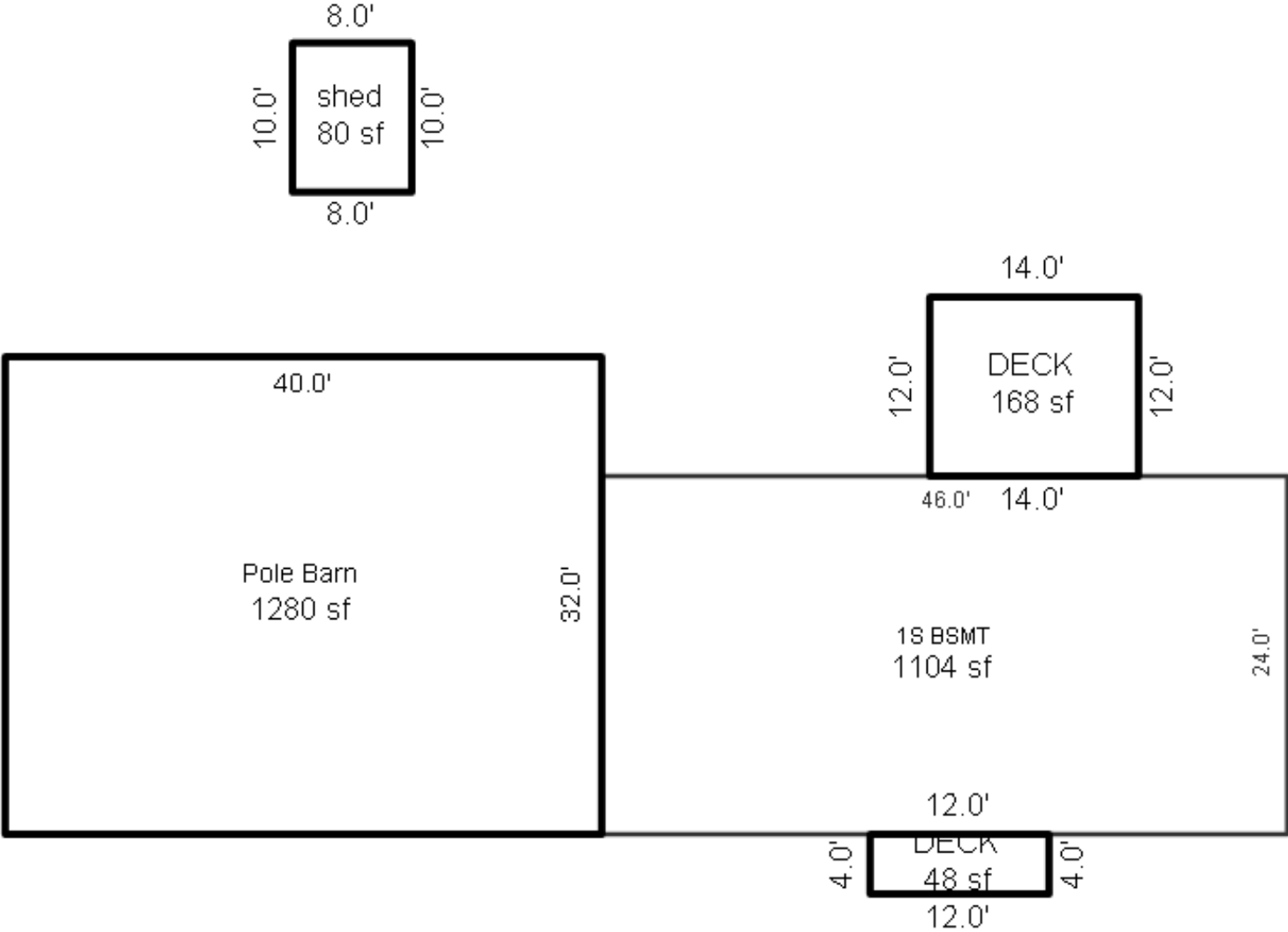
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 80	Type Treated Wood Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,104 Total Base New : 218,327 Total Depr Cost: 174,654 Estimated T.C.V: 172,907		E.C.F. X 0.990		Bsmnt Garage:											
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Size of Closets		Carport Area: Roof:												
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls C -5		Blt 1995												
Condition: Average		Lg	X	Ord	Small	150 Amps Service			Ground Area = 1104 SF		Floor Area = 1104 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			1 Story		Siding		Basement		1,104		Total:		157,541		126,026			
(1) Exterior		(6) Ceilings		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			2			Plumbing		Deck		Treated Wood		168		3,693		2,954					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			3			Other Additions/Adjustments		Average Fixture(s)		1		1,476		1,181							
(2) Windows		Many Avg.	X	Large Avg.	Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		3 Fixture Bath		2		9,291		7,433						
X	Many Avg. Few	X	Large Avg. Small	Basement			1			Plumbing		2 Fixture Bath		1		3,108		2,486							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Deck		Treated Wood		168		3,693		2,954							
X	Asphalt Shingle	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Deck		Treated Wood		80		2,264		1,811							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer		Public Water		1		Public Sewer		1		1,494		1,195			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1			Water Well		Public Water		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:						
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Water Well		Public Water		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:					
Notes: MODULAR - BOCA ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV:		Totals:		218,327		174,654		172,907		SANITARY SEWER		1		0		0		0		*					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAUL BROWN	EXCEL PROPERTY MANAGEMENT	100	10/12/2019	QC	21-NOT USED/OTHER	2023-01214	DEED	100.0
DUDDLES THOMAS R & BARBAR	PAUL BROWN	16,901	04/15/2016	SD	10-FORECLOSURE	2016-01617	DEED	0.0


Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
7211 W MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/28/2005	20050086	Complete

Owner's Name/Address	MAP #:
EXCEL PROPERTY MANAGEMENT DEVELOPME 1300 N WAVERLY RD LANSING MI 48917	2024 Est TCV 12,500

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS																											
SEC 11 T22N R8W LOTS 93 MISSAUKEE PARK 2ND ADD. 10/23/23 SEPARATE THE ASSESSMENT OF PLATTED LOT 93 FROM 94 & 95. FORMERLY SEC 11 T22N R8W LOTS 93, 94 & 95 MISSAUKEE PARK 2ND ADD.	X			<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>MISS2ND 250</td> <td>50.00</td> <td>120.00</td> <td>1.0000</td> <td>1.0000</td> <td>250</td> <td>100</td> <td></td> <td>12,500</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.14 Total Acres</td> <td>Total Est. Land Value = 12,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	MISS2ND 250	50.00	120.00	1.0000	1.0000	250	100		12,500	50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 12,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
MISS2ND 250	50.00	120.00	1.0000	1.0000	250	100		12,500																							
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 12,500																							

Comments/Influences	Public Improvements
21002337 \$84900 7/2010 DOM 645 Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ; Parent Parcel(s): 009-490-093-00; Child Parcel(s): 009-490-094-00;	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utilis.

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 ESSMENTS OF LOT  
 LATTED



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2024	6,300	0	6,300			3,703C
TPC 04/30/2021 INSPECTED	2023	19,900	64,700	84,600		84,600A	44,990C
TPC 12/27/2017 INSPECTED	2022	10,000	55,700	65,700		65,700A	42,848C
TPC 09/14/2015 INSPECTED	2021	10,000	52,500	62,500		62,500A	41,480C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
7211 W MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 181,975 TCV/TFA: 112.89							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS									
EXCEL PROPERTY MANAGEMENT DEVELOPME 1300 N WAVERLY RD LANSING MI 48917		Public Improvements		* Factors *		HOUSE ON LOT LINE									
Tax Description		Dirt Road		Description		Frontage		Depth		Value					
SEC 11 T22N R8W LOTS 94 & 95 MISSAUKEE PARK 2ND ADD.		Gravel Road		C 50' @ 500/FF		50.00		120.00		20,306					
SPLIT ON 10/26/2023 FROM 009-490-093-00;		Paved Road		C 50' @ 500/FF		50.00		120.00		20,306					
Comments/Influences		Storm Sewer		100 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =				40,613					
Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;		Water		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value				
Parent Parcel(s): 009-490-093-00;		Sewer		D/W/P: 3.5 Concrete		5.78		313		50	904				
Child Parcel(s): 009-490-094-00;		Electric		Total Estimated Land Improvements True Cash Value =						904					
-----		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021 INSPECTED		2024		20,300		70,700		91,000				43,536C	
				2023		0		0		0				0	
				2022		0		0		0				0	
				2021		0		0		0				0	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 252	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,612 Total Base New : 218,273 Total Depr Cost: 141,877 Estimated T.C.V: 140,458			E.C.F. X 0.990		Bsmnt Garage:	
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1612 SF Floor Area = 1612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1989	
Yr Built 1989	Remodeled 2005	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Total: 176,999		Depr. Cost 115,049	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 1,352		Total: 2,372	
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story Siding Slab 260			Total: 1,352		Total: 1,542	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			1 Story Siding Crawl Space 1,352			Total: 176,999		Total: 115,049	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 260 S.F. Height to Joists: 0.0			2 Fixture Bath			Other Additions/Adjustments			Total: 2,372		Total: 1,542	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Exterior Brick Veneer			Total: 2,372		Total: 1,542	
X	Insulation	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath			Total: 1,230		Total: 799	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water			Deck Treated Wood			Total: 1,230		Total: 3,860	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Public Sewer			Garages			Total: 4,707		Total: 3,060	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 4,707		Total: 3,060	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			Total: 1,934		Total: 1,257	
X	Chimney: Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Local Cost Items			Total: 1		Total: 0	
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY TIM	BERRY TIMOTHY J TRUST	1	05/10/2023	QC	09-FAMILY	2023-01330	DEED	0.0
WHICHELLO HARRIET ESTATE	BERRY TIM (No marital sta	115,000	12/01/2007	WD	19-MULTI PARCEL ARM'S LE	2007/4430	DEED	100.0
WHICHELLO HARRIET (Deceas	WHICHELLO HARRIET ESTATE	0	01/27/2007	OTH	21-NOT USED/OTHER		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1849 S GOLDENROD AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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BERRY TIMOTHY J TRUST 9975 W TAFT RD Fowler MI 48835	2024 Est TCV 144,004 TCV/TFA: 146.35
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X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	B 50' @\$800/	41.00	120.00	1.0509	1.0000	800	100		34,468
	41 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								34,468

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 11 T22N R8W LOT 96 MISSAUKEE PARK 2ND ADD.	X Sewer X Electric X Gas Curb X Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete	6.16	600	81	2,994
Comments/Influences		Total Estimated Land Improvements True Cash Value =				2,994

SHARES WELL & CS W/097-00	Topography of Site
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X Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,200	54,800	72,000			39,083C
2023	17,200	47,800	65,000			37,222C
2022	15,000	43,000	58,000			35,450C
2021	12,500	38,800	51,300			34,318C

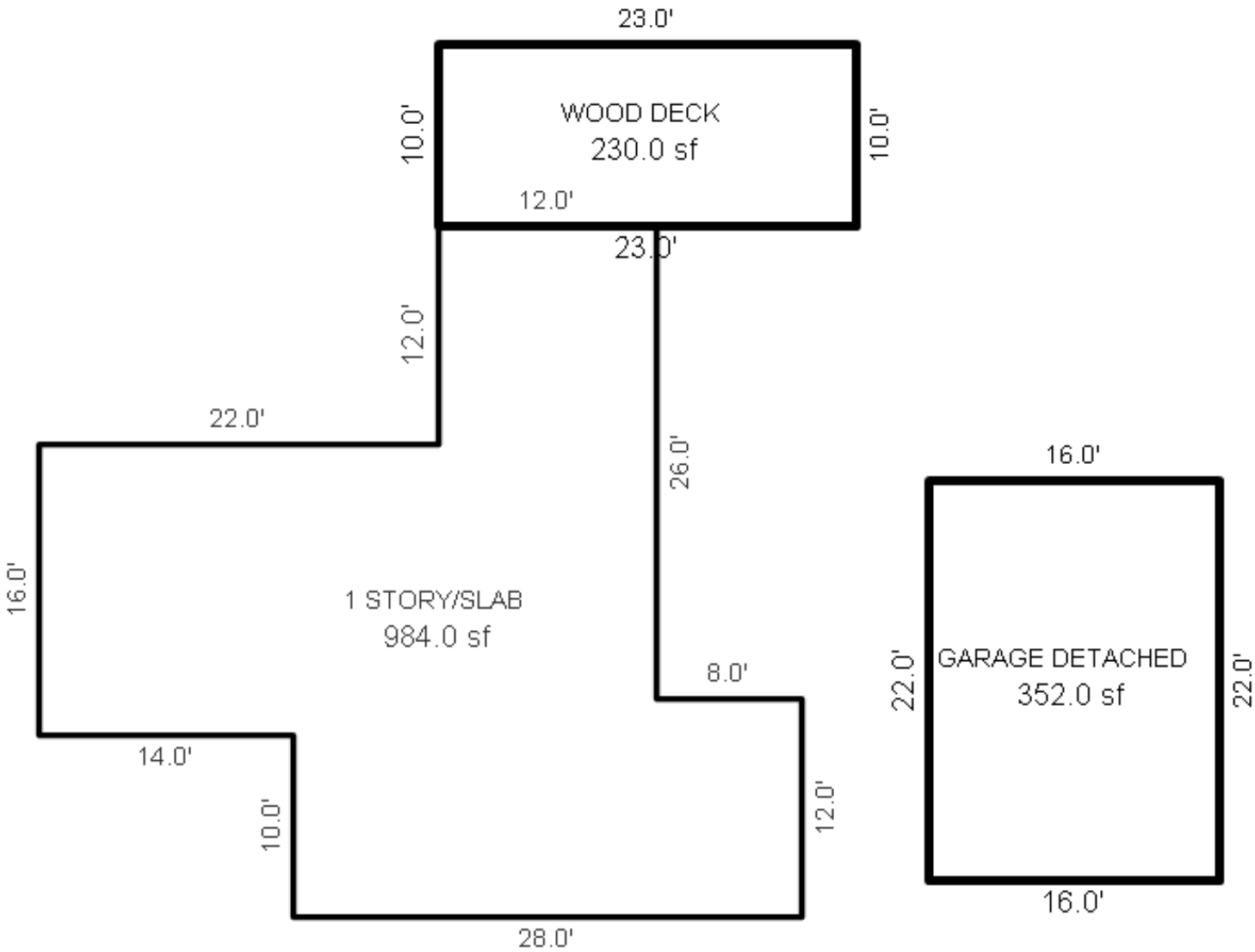
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 230	Type Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 81 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 984 Total Base New : 154,910 Total Depr Cost: 96,856 Estimated T.C.V: 106,542			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration										
Yr Built 1958	Remodeled 1991	X	Ex		Ord		Min	Size of Closets									
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family LOG					Cls CD		Blt 1958		
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	Ex. X Ord. Min			Many X Ave. Few			(11) Heating System: Forced Hot Water Ground Area = 984 SF Floor Area = 984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
X	(2) Windows	(6) Ceilings			(13) Plumbing			Building Areas									
	Many Avg. X Few	Large Avg. X Small			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 984 Total: 120,453 72,272									
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0			(8) Basement			Plumbing									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck									
X	Asphalt Shingle	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Treated Wood Average Fixture(s) Deck									
X	Gable Hip Flat	Gambrel Mansard Shed			(14) Water/Sewer			Garages									
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 14,179 11,485 * 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 *									
Notes:														Totals: 154,910 96,856			
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:														106,542			

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY TIM	BERRY TIMOTHY J TRUST	1	05/10/2023	QC	09-FAMILY	2023-01330	DEED	0.0
WHICHELLO HARRIET ESTATE	BERRY TIM (No marital sta	0	12/19/2007	WD	20-MULTI PARCEL SALE REF	2007/4430	DEED	100.0
WHICHELLO HARRIET (Deceas	WHICHELLO HARRIET ESTATE	0	01/27/2007	OTH	21-NOT USED/OTHER		DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKE ST	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	02/19/2021	2021-0078	100%
	P.R.E. 0%		VIOLATION LETTER	02/11/2021	2021-9999	100%
Owner's Name/Address	MAP #:					
BERRY TIMOTHY J TRUST 9975 W TAFT RD Fowler MI 48835	2024 Est TCV 34,468					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK 2ND ADD.	X			B 50' @\$800/	41.00	120.00	1.0509	1.0000	800	100	34,468
Comments/Influences				41 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 34,468							

Comments/Influences	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SHARES WE;; & CS W/096	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.	B 50' @\$800/	41.00	120.00	1.0509	1.0000	800	100	34,468

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	17,200	0	17,200			9,526C
	2023	17,200	0	17,200			9,073C
	2022	15,000	0	15,000			8,641C
	2021	12,500	0	12,500			8,365C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	17,200	0	17,200			9,073C
JWV	02/18/2021	INSPECTED	2022	15,000	0	15,000			8,641C
TPC	12/27/2017	INSPECTED	2021	12,500	0	12,500			8,365C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURRAY SHAWN	MURRAY SHAWN & TREASURE	1	01/12/2021	QC	09-FAMILY	2021-00192	DEED	0.0
MARTINUS JAMIE & KARA	MURRAY SHAWN	289,000	01/11/2021	WD	03-ARM'S LENGTH	2021-00070	PROPERTY TRANSFER	100.0
CHURCH DOLORES H	MARTINUS JAMIE & KARA	156,000	07/29/2016	WD	03-ARM'S LENGTH	2016-02525	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7074 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2006	20060309	Complete

Owner's Name/Address	MAP #:
MURRAY SHAWN & TREASURE 4881 HOOD RD JACKSONVILLE FL 32257	2024 Est TCV 389,582 TCV/TFA: 302.71

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 1 NANCY PLAT.	Dirt Road		B 67' @ 3000/FF	80.00	150.00	0.9566	1.0425	3000	100		239,348
Comments/Influences	Gravel Road		80 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			239,348

X Sewer	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Electric	D/W/P: 3.5 Concrete		6.16	156	0	0
X Gas	Residential Local Cost Land Improvements					
X Curb	Description					
Street Lights	LAND IMPROVE 1000		1,000.00	1	95	950
Standard Utilities	Total Estimated Land Improvements True Cash Value =					950
Underground Utils.						

Topography of Site

X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	119,700	75,100	194,800			127,890C
Low	2023	59,800	71,700	131,500			121,800C
High	2022	51,400	64,600	116,000			116,000S
Landscaped	2021	44,000	58,700	102,700			88,798C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



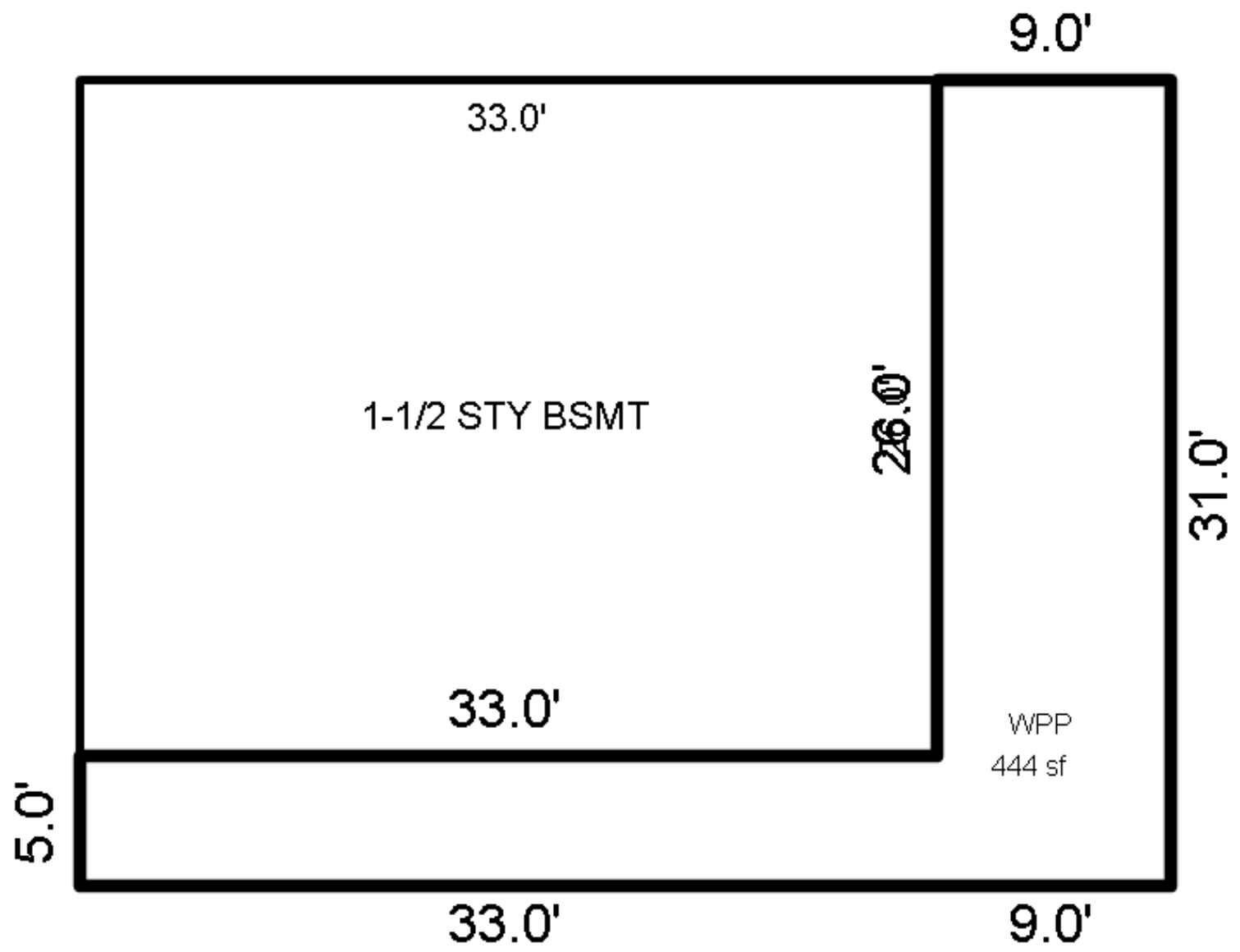
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/22/2020	INSPECTED	2023	59,800	71,700	131,500			121,800C
TPC	12/27/2017	INSPECTED	2022	51,400	64,600	116,000			116,000S
TPC	10/10/2011	INSPECTED	2021	44,000	58,700	102,700			88,798C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 444	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
	Building Style: 1.5S	X Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace																								
	Yr Built 1974	Remodeled 0	Ex X Ord Min		(12) Electric																								
	Condition: Average		Size of Closets		200 Amps Service																								
	Room List	Doors	Lg X Ord Small		No./Qual. of Fixtures																								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Ex. X Ord. Min																								
	(1) Exterior	Kitchen: Other: Other:			No. of Elec. Outlets																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings	X Tile		(13) Plumbing																								
	(2) Windows	(7) Excavation			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X	Many Avg. Few X Large Avg. Small	Basement: 858 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																								
	(3) Roof	(9) Basement Finish			Lump Sum Items:																								
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																											
	Chimney: Metal																												
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 858 SF Floor Area = 1287 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>858</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>146,935</td> <td>88,163</td> </tr> </tbody> </table> Other Additions/Adjustments 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 444 6,576 3,946 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 Wood Stove 1 2,149 1,289 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1.5Car 1 2,921 1,753 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 170,412 102,250												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	858			Total:				146,935	88,163
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1.5 Story	Siding	Basement	858																										
Total:				146,935	88,163																								
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 149,284																													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STROM CALVIN E TRUST	STROM CALVIN E TRUST	0	12/08/2022	QC	09-FAMILY	2023-00235	PROPERTY TRANSFER	0.0
STROM CALVIN E & CAROL M	STROM CALVIN TRUST &	1	06/16/2000	QC	21-NOT USED/OTHER	2015-01573	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S ROBB TRL	School: LAKE CITY AREA SCHOOL DIST		Garage	07/30/2004	20040291	Complete
Owner's Name/Address	P.R.E. 0%					
STROM CALVIN E TRUST 39598 EAGLE TRACE DR UNIT 120 NORTHVILLE MI 48168	MAP #:					
	2024 Est TCV 267,533 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 2 T22N R8W LOT 2 NANCY PLAT.	X		Dirt Road	70.00	168.00	0.9891	1.0724	3000	100	222,761
Comments/Influences	X		Gravel Road	70 Actual Front Feet,	0.27 Total Acres	Total Est. Land Value =				222,761

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Ren. Conc.	8.18	480 50	1,963
	X	Sewer	Total Estimated Land Improvements True Cash Value =		1,963	
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	111,400	22,400	133,800			57,083C
X Rolling	2023	56,400	22,600	79,000			54,365C
Low	2022	46,800	20,400	67,200			51,777C
High	2021	40,100	18,400	58,500			50,123C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

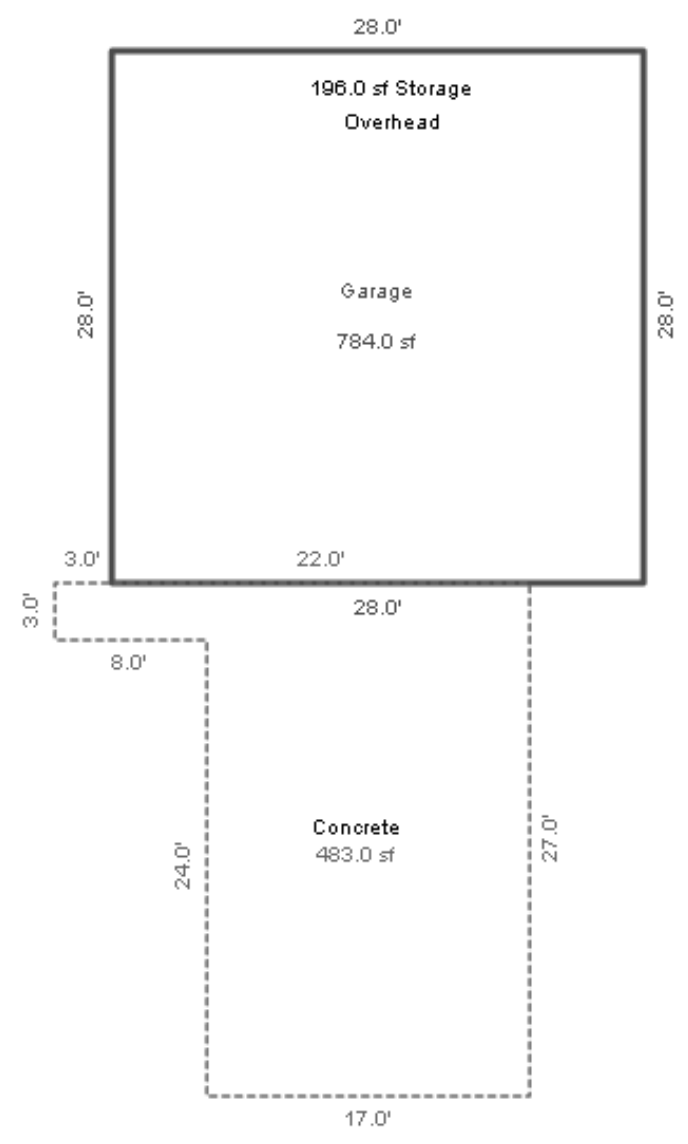


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 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: 784 % Good: 0 Storage Area: 392 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 36,650 Total Depr Cost: 29,321 Estimated T.C.V: 42,809
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2004		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Average Fixture(s)		Building Areas				
Yr Built 2004		Lg Ord Small		3 Fixture Bath			2		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		2 Fixture Bath			2		Softener, Auto		Other Additions/Adjustments				
Condition: Average		Doors Solid H.C.		Softener, Manual			2		Solar Water Heat		Garages				
Room List		(5) Floors		No Plumbing			2		No Plumbing		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement		Kitchen:		Extra Toilet			2		Extra Toilet		Base Cost		784 30,717 24,574		
1st Floor		Other:		Extra Sink			2		Extra Sink		Storage Over Garage		392 5,386 4,309		
2nd Floor		Other:		Separate Shower			2		Separate Shower		Door Opener		1 547 438		
Bedrooms		(6) Ceilings		Ceramic Tile Floor			2		Ceramic Tile Floor		Totals:		36,650 29,321		
(1) Exterior		Insulation		Ceramic Tile Wains			2		Ceramic Tile Wains						
Wood/Shingle		(7) Excavation		Ceramic Tub Alcove			2		Ceramic Tub Alcove						
Aluminum/Vinyl		Basement: 0 S.F.		Vent Fan			2		Vent Fan						
Brick		Crawl: 0 S.F.		(14) Water/Sewer			2		Public Water						
Insulation		Slab: 0 S.F.		Public Sewer			2		Public Sewer						
(2) Windows		Height to Joists: 0.0		Water Well			2		Water Well						
Many Avg. Few		(8) Basement		1000 Gal Septic			2		1000 Gal Septic						
Large Avg. Small		Conc. Block		2000 Gal Septic			2		2000 Gal Septic						
Wood Sash		Poured Conc.		(10) Floor Support			2		Lump Sum Items:						
Metal Sash		Stone		Joists:			2								
Vinyl Sash		Treated Wood		Unsupported Len:			2								
Double Hung		Concrete Floor		Cntr.Sup:			2								
Horiz. Slide		(9) Basement Finish					2								
Casement							2								
Double Glass							2								
Patio Doors							2								
Storms & Screens							2								
(3) Roof							2								
Gable							2								
Hip							2								
Flat							2								
Asphalt Shingle							2								
Chimney:							2								

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STROM CALVIN E TRUST	STROM CALVIN E TRUST	0	12/08/2022	QC	09-FAMILY	2023-00235	PROPERTY TRANSFER	0.0
STROM CALVIN E & CAROL M	STROM CALVIN TRUST &	1	06/16/2000	QC	21-NOT USED/OTHER	2015-01573	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
229 S ROBB TRL			Remodel	02/22/2019	2019-0049	100%

Owner's Name/Address	MAP #:
STROM CALVIN E TRUST 39598 EAGLE TRACE DR UNIT 120 NORTHVILLE MI 48168	2024 Est TCV 390,763 TCV/TFA: 440.05

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	165.00	1.0076	1.0676	3000	100		209,771
65 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		209,771

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	6.58	921	50	3,030	
Total Estimated Land Improvements True Cash Value =				3,030	

X	Topography of Site

X	Level



X	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	104,900	90,500	195,400			98,917C
													2023	53,200	86,400	139,600			94,207C
													2022	44,400	77,800	122,200			89,721C
													2021	38,100	70,100	108,200			86,855C

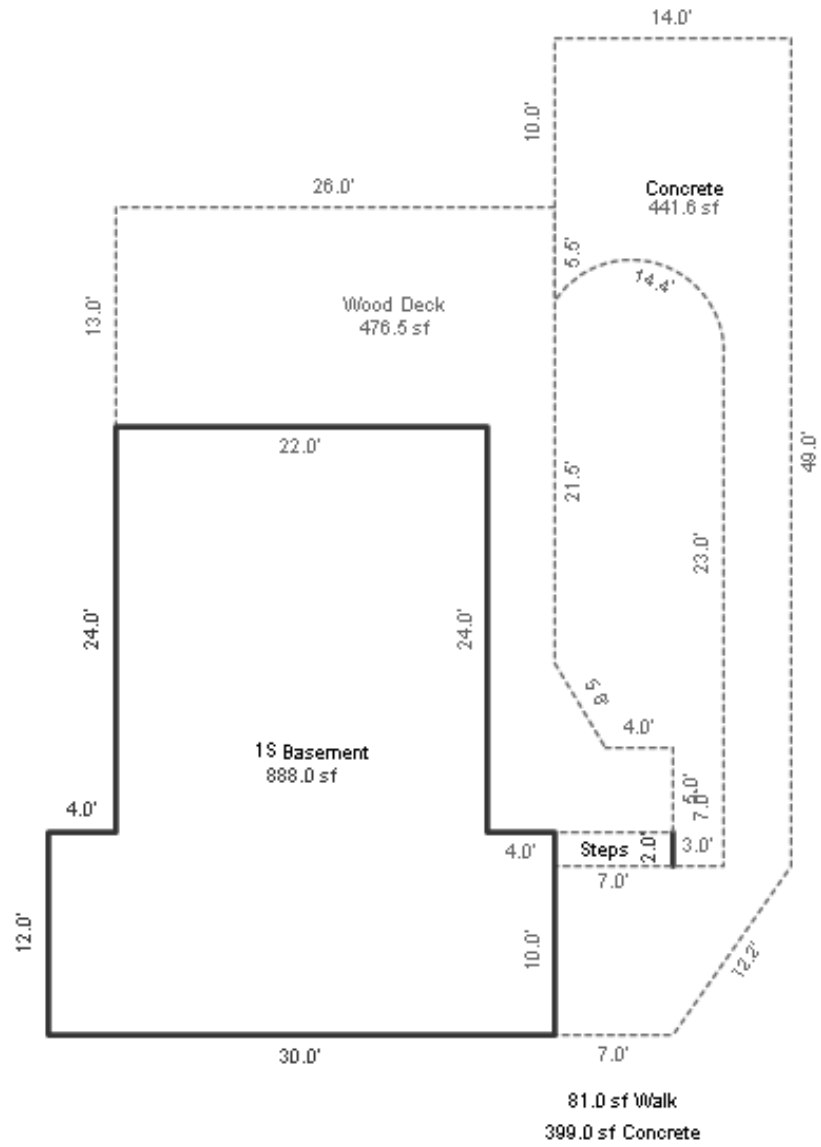
Who	When	What
TPC 12/01/2019		
TPC 04/09/2019		INSPECTED
TPC 12/27/2017		INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 476	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 888 Total Base New : 191,825 Total Depr Cost: 121,892 Estimated T.C.V: 177,962					Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.460		Cls C 5 Blt 1962			
Yr Built 1962	Remodeled 2019	Ex	X Ord	Min	(12) Electric			Building Areas			Total:		144,529 93,935		
Condition: Average		Size of Closets		150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			888					
Room List		Doors	Solid X	H.C.	No./Qual. of Fixtures			1 Story Siding Basement			960		18,557 9,278		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			48		825 536			
(1) Exterior		(6) Ceilings		1 Average Fixture(s)			Other Additions/Adjustments			1		2,560 1,664			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		1 3 Fixture Bath			Recreation Room			1		1,476 959			
(2) Windows		Basement: 888 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Exterior			1		3,108 2,020			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			1		1,494 971		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 2000 Gal Septic			Built-Ins			1		2,686 1,746			
(3) Roof		960	Recreation SF Living SF	1 Public Water			Appliance Allow.			1		2,766 1,798			
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Sewer			Fireplaces			1		6,513 4,233			
X	Asphalt Shingle	(10) Floor Support		1 Water Well			Exterior 1 Story			1		0 0			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items			1		0 0			
							SANITARY SEWER			Totals:		191,825 121,892			
							Notes:					ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 177,962			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STROM HARRIET LE	STROM HARRIET	0	04/05/2021	QC	09-FAMILY	2021-01701	PROPERTY TRANSFER	0.0
STROM HARRIET, TTEE	STROM HARRIET LE*	0	09/30/2008	WD	21-NOT USED/OTHER	2008/4276	DEED	0.0
		177,000	10/01/1997	WD	33-TO BE DETERMINED	315:792	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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217 S ROBB TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/21/2003					

Owner's Name/Address	MAP #:
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STROM HARRIET GOSS MARY EILEEN 1571 PRIMROSE LN ESSEXVILLE MI 48732	2024 Est TCV 447,494 TCV/TFA: 360.88
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X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Dirt Road	70.00	148.00	0.9891	1.0390	3000	100		215,813	
	Gravel Road	70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	215,813

Tax Description	X	Land Improvement Cost Estimates
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. SEC 2 T22N R8W LOT 4 NANCY PLAT.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Water	6.97	102	0	0
	X	Sewer	6.97	264	0	0

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

Topography of Site
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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	107,900	115,800	223,700			126,227C
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2023	54,200	110,600	164,800			120,217C
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2022	46,800	99,700	146,500			114,493C
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2021	40,100	89,900	130,000			110,836C
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Who	When	What
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JWV	06/11/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/10/2011	INSPECTED

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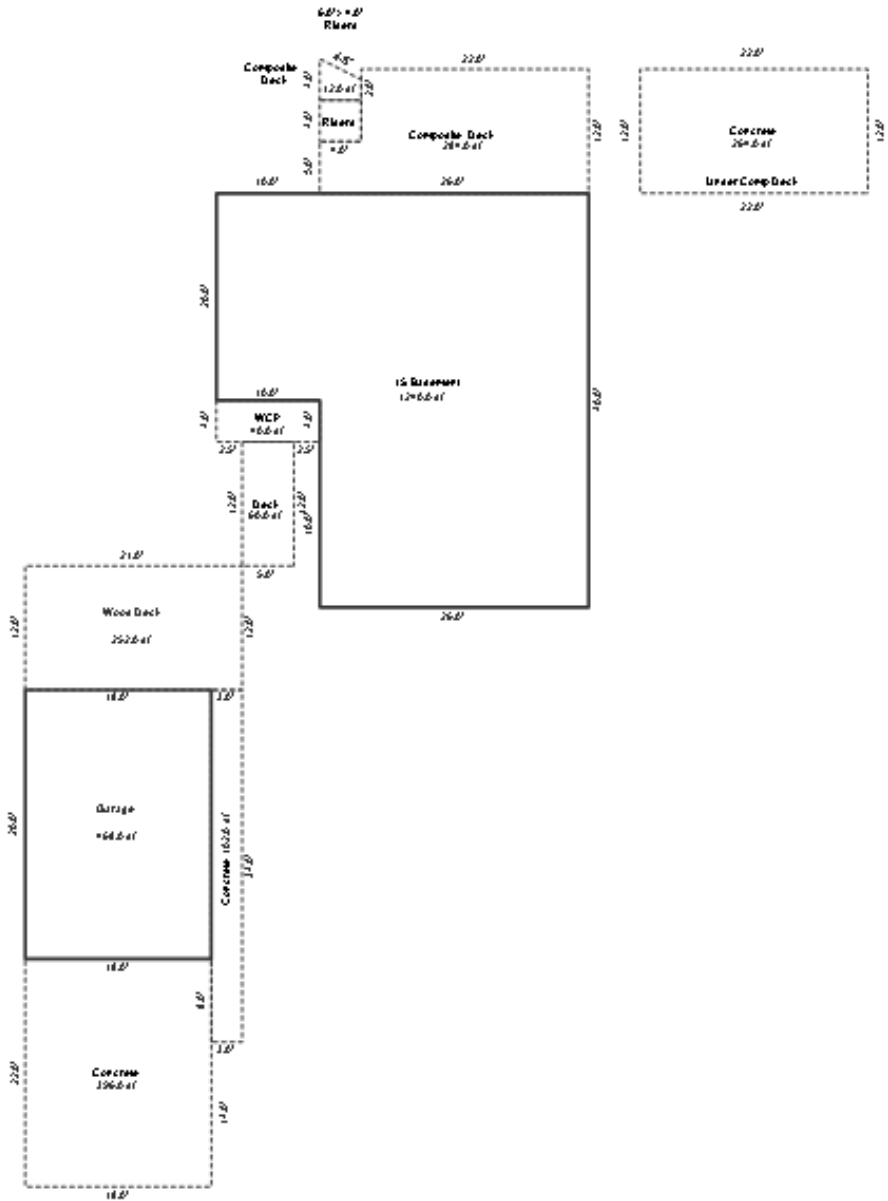


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,240 Total Base New : 246,360 Total Depr Cost: 158,035 Estimated T.C.V: 230,731			40	WCP (1 Story)	Bsmnt Garage:						
Building Style: 1S		X	Drywall	X	Paneled	Plaster Wood T&G		E.C.F. X 1.460			312	Treated Wood	Carpport Area:						
Yr Built 1977		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min	Total Base New : 246,360 Total Depr Cost: 158,035 Estimated T.C.V: 230,731			312	Treated Wood	Roof:					
Condition: Average		Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1977									
Room List		Doors	Lg	X	Ord	Small	No./Qual. of Fixtures			Building Areas									
5	Basement	(5) Floors		No. of Elec. Outlets			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost	
2	1st Floor	Kitchen:		Ex.	X	Ord.	Min	1	Siding			Basement		1,240		174,013		113,096	
2	2nd Floor	Other:		(13) Plumbing			2			Plumbing			Total:		13,918		6,959		
2	Bedrooms	Other:		Average Fixture(s)			3			Recreation Room			1		2,560		1,664		
(1) Exterior		(6) Ceilings		3 Fixture Bath			2			Basement, Outside Entrance, Below Grade			1						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		2 Fixture Bath			2			Plumbing			1		1,476		959		
Insulation		X Drywall		Softener, Auto			2			Average Fixture(s)			1		4,646		3,020		
(2) Windows		X Drywall		Softener, Manual			3			3 Fixture Bath			1		2,720		1,768		
X	Many Avg. Few	X	Large Avg. Small	Solar Water Heat			2			Porches			40		5,544		3,604		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		No Plumbing			2			Deck			312		5,544		3,604		
X	Double Glass Patio Doors Storms & Screens	Basement: 1240 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet			2			Treated Wood			312		5,544		3,604		
(3) Roof		(8) Basement		Extra Sink			2			Garages			468		19,291		12,539		
X	Gable Hip Flat	Gambrel Mansard Shed	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Separate Shower			2			Base Cost			1		1,494		971	
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tile Floor			2			Public Sewer			1		2,686		1,746		
Chimney: Metal		(10) Floor Support		Ceramic Tile Wains			2			Water Well, 50 Feet			1		2,766		1,798		
		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			2			Built-Ins			1		5,338		3,470		
				Vent Fan			2			Fireplaces			1		4,364		2,837		
				Lump Sum Items:			2			Interior 1 Story			1		5,338		3,470		
							2			2nd on Same Stack			1		4,364		2,837		
							2			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STROM HARRIET LE	STROM HARRIET	0	04/05/2021	QC	09-FAMILY	2021-01701	PROPERTY TRANSFER	0.0
STROM HARRIET, TTEE	STROM HARRIET LE *	0	09/30/2008	WD	21-NOT USED/OTHER	2008/4276	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 04/21/2003

Owner's Name/Address: STROM HARRIET  
 GOSS MARY EILEEN  
 1571 PRIMROSE LN  
 ESSEXVILLE MI 48732  
 MAP #: 2024 Est TCV 186,830

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 67' @ 3000/FF	60.00	132.00	1.0280	1.0097	3000	100		186,830	
Gravel Road	60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	186,830

Tax Description: . SEC 2 T22N R8W LOT 5 NANCY PLAT.

Comments/Influences

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	93,400	0	93,400			36,906C
	TPC 04/30/2021	INSPECTED	2023	47,100	0	47,100			35,149C
	TPC 12/27/2017	INSPECTED	2022	42,000	0	42,000			33,476C
	TPC 09/08/2014	INSPECTED	2021	36,000	0	36,000			32,407C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FAUGHT MICHAEL J	ORAZEN MICHAEL C & KERRIE	629,900	02/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00397	PROPERTY TRANSFER	100.0			
HIWAY FEDERAL CREDIT UNIO	FAUGHT MICHAEL J	219,900	07/13/2010	CD	21-NOT USED/OTHER	2010-3924CD	PROPERTY TRANSFER	100.0			
BROWN LEONARD E & DIANE R	HIWAY FEDERAL CREDIT UNIO	298,104	10/10/2009	SD	21-NOT USED/OTHER	2009/1630	DEED	100.0			
GRAY GARY L & CARLA L	BROWN LEONARD E & DIANE R	325,000	05/16/2005	WD	03-ARM'S LENGTH	05-0/1924	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
101 ROBB TRL		School: LAKE CITY AREA SCHOOL DIST		REPAIR		08/22/2014		2014-0337	100%		
Owner's Name/Address		P.R.E. 0%		Shed		07/25/2014		2014-0275	100%		
ORAZEN MICHAEL C & KERRIE L 52 AMBROSE DR HUDSON OH 44236		MAP #:		Garage		10/21/2005		20050374	100%		
		2024 Est TCV 634,631 TCV/TFA: 209.86									
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				D 67' @ 2800/FF	76.00	114.00	0.9690	0.9734	2800	100	200,707
				76 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 200,707							
Tax Description				Land Improvement Cost Estimates							
. SEC 2 T22N R8W LOT 6 NANCY PLAT.				Description	Rate	Size	% Good	Cash Value			
Comments/Influences				Wood Frame	35.08	64	50	1,122			
20903783 \$219,000-479,000				Wood Frame	23.73	289	50	3,429			
NEW LOG HOME & GRG U/C FOR 99 COMP TO				Total Estimated Land Improvements True Cash Value = 4,551							
65% FOR 00 ALL COMP FOR 01											
CHANGE EXISTING 480 SQ FT ATTACHED GRG TO											
1+STY/SLAB FOR 06.											
		Topography of Site									
		Level									
		Rolling									
		Low									
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	100,400	216,900	317,300		317,300S	
		TPC 02/16/2023	INSPECTED		2023	42,300	174,200	216,500		142,053C	
		TPC 12/27/2017	INSPECTED		2022	32,400	156,800	189,200		135,289C	
		TPC 09/08/2014	INSPECTED		2021	29,100	141,500	170,600		130,968C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									25 180 441	WCP (1 Story) WCP (1 Story) Treated Wood				
	Building Style: LOG		Drywall Paneled																
	Yr Built 1998		Plaster Wood T&G																
	Remodeled 2014		Trim & Decoration																
	Condition: Average	X	Ex		Ord		Min												
	Room List	X	Lg		Ord		Small												
	Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.												
	(1) Exterior		(5) Floors																
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		Kitchen: Other: Other:																
	(2) Windows		(6) Ceilings																
X	Many Avg. Few	X	Large Avg. Small																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation																
	(3) Roof		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 480 S.F. Height to Joists: 0.0																
X	Gable Hip Flat		(8) Basement																
	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
	Chimney: Metal		(9) Basement Finish																
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
			(10) Floor Support																
			Joists: Unsupported Len: Cntr.Sup:																
			(14) Water/Sewer																
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
			Lump Sum Items:																
			(12) Electric																
			200 Amps Service																
			No./Qual. of Fixtures																
			Ex. X Ord. Min																
			No. of Elec. Outlets																
			Many X Ave. Few																
			(13) Plumbing																
			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
			(14) Water/Sewer																
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
			Lump Sum Items:																
			(15) Fireplaces																
			Class: C +5 Effec. Age: 25 Floor Area: 3,024 Total Base New : 392,088 Total Depr Cost: 294,091 Estimated T.C.V: 429,373																
			(16) Porches/Decks																
			E.C.F. X 1.460																
			(17) Garage																
			Bsmnt Garage: Carport Area: Roof:																
			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 2016 SF Floor Area = 3024 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 Pine Logs Crawl Space 1,536 1.5 Story Pine Logs Slab 480 Total: 348,350 261,289 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 2 9,291 6,968 Porches WCP (1 Story) 25 1,945 1,459 WCP (1 Story) 180 7,490 5,617 Deck Treated Wood 441 6,955 5,216 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: 392,088 294,091 Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 429,373																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,000	04/01/1999	WD	33-TO BE DETERMINED	326:1424	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7108 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	06/08/2005	20050165	Complete
	P.R.E. 100% 06/01/1995					

Owner's Name/Address	MAP #:
RHODE ROY C & MARY ANN 7108 WHITE BIRCH LAKE CITY MI 49651	2024 Est TCV 271,449 TCV/TFA: 105.79

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 7 NANCY PLAT.	Dirt Road	F 67' @ 300/	60.00	97.14	1.0280	0.9352	300	100		17,304	
Comments/Influences	Gravel Road	60 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	17,304

839-2983	NEW GRG FOR 95	NEW PC GRG FPR	01	FRAME GRG TO 1S SL FOR 03 + WW, SS1	X	Water	D/W/P: 4in Ren. Conc.	8.18	500	0	0	
					X <td>Sewer <td>D/W/P: 3.5 Concrete <td>6.58 <td>500 <td>0 <td>0 </td></td></td></td></td></td>	Sewer <td>D/W/P: 3.5 Concrete <td>6.58 <td>500 <td>0 <td>0 </td></td></td></td></td>	D/W/P: 3.5 Concrete <td>6.58 <td>500 <td>0 <td>0 </td></td></td></td>	6.58 <td>500 <td>0 <td>0 </td></td></td>	500 <td>0 <td>0 </td></td>	0 <td>0 </td>	0	
					X <td>Electric <td colspan="5">Residential Local Cost Land Improvements</td> <td></td> </td>	Electric <td colspan="5">Residential Local Cost Land Improvements</td> <td></td>	Residential Local Cost Land Improvements					
					X <td>Gas <td>Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td></td></td>	Gas <td>Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td></td>	Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td>	Rate <td>Size <td>% Good <td>Cash Value</td> </td></td>	Size <td>% Good <td>Cash Value</td> </td>	% Good <td>Cash Value</td>	Cash Value	
						Curb <td>LAND IMPROVE 5000</td> <td>5,000.00</td> <td>1</td> <td>95</td> <td>4,750</td>	LAND IMPROVE 5000	5,000.00	1	95	4,750	
						Street Lights	Total Estimated Land Improvements True Cash Value =				4,750	
						Standard Utilities						
						Underground Utils.						

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

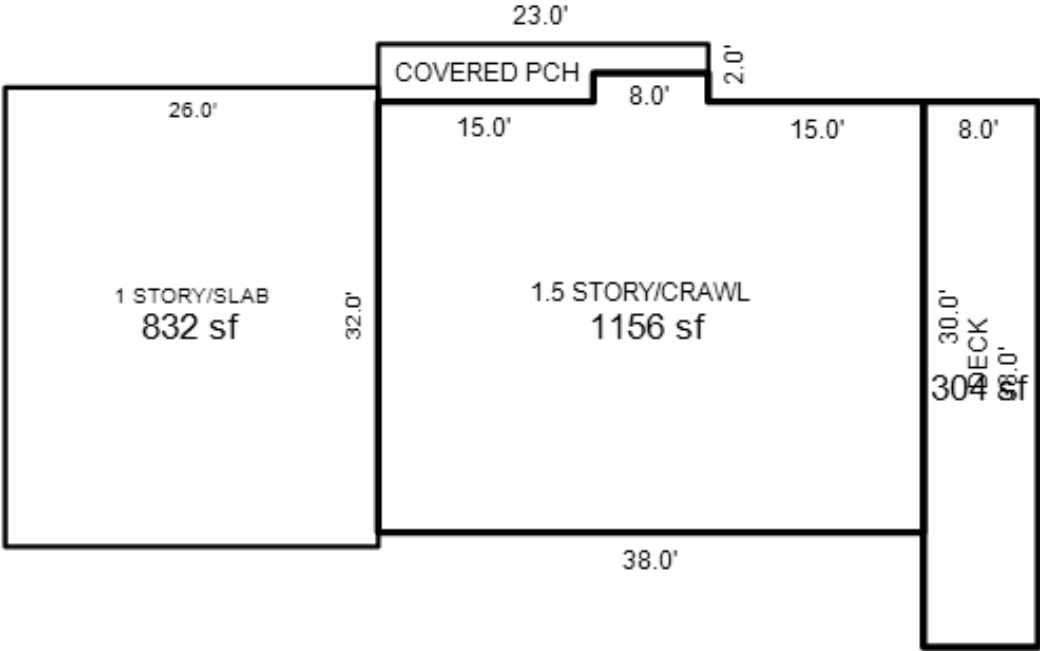
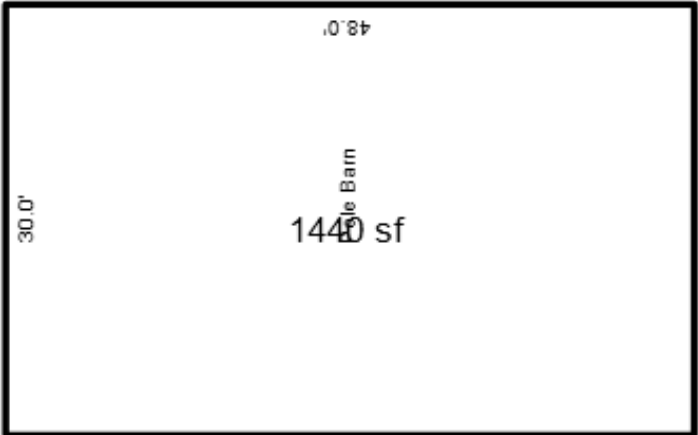
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,700	127,000	135,700			91,079C
		TPC 04/30/2021 INSPECTED	2023	8,700	125,700	134,400			86,742C
		TPC 12/27/2017 INSPECTED	2022	7,500	120,700	128,200			82,612C
		TPC 10/10/2011 INSPECTED	2021	5,000	113,500	118,500			79,973C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW	TILLER JAMES & DEBRA ET A	80,000	06/07/2012	WD	03-ARM'S LENGTH	2012-02079	PROPERTY TRANSFER	100.0
PROVIDENT CONSUMER FINANC	TCIF, LLC	1	05/25/2005	QC	21-NOT USED/OTHER	05-0/2145	DEED	100.0
TCIF, LLC	GUNNERSON MATTHEW	100,000	05/23/2005	OTH	21-NOT USED/OTHER	05-0/2146	DEED	100.0
PROVIDENT CONSUMER FINANC		0	11/16/2004	SD	21-NOT USED/OTHER	03-0/2663	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7114 W WHITE BIRCH AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
TILLER JAMES & DEBRA ET AL 1275 ARROWWOOD CIR GRAND BLANC MI 48439	2024 Est TCV 186,818 TCV/TFA: 117.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
				Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 8 NANCY PLAT.	X			F 67' @ 300/	60.00	78.11	16,387
Comments/Influences				60 Actual Front Feet, 0.11 Total Acres			16,387

21003523\$119,900 10/2010 DOM213EXP NEW 1 1/2 STY FOR 95..NO PERMIT NEW GRG W/LIVING ABOVE FOR 99	X	Public Improvements	* Factors *				BACK LOT	
			Description	Rate	Size	% Good	Cash Value	
	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2024	8,200	85,200	93,400			58,858C
Low			2023	8,200	84,300	92,500			56,056C
High	X		2022	7,500	77,900	85,400			53,387C
Landscaped			2021	5,000	73,200	78,200			51,682C
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

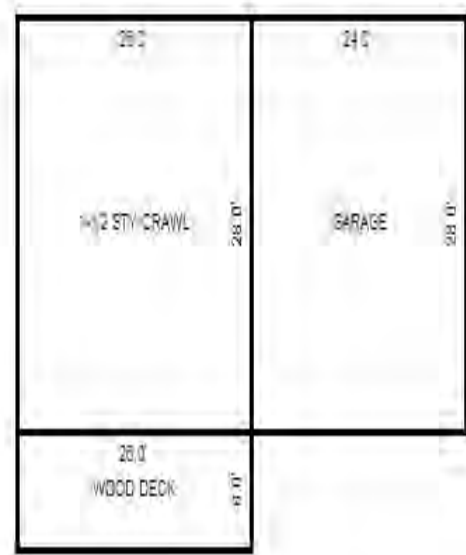


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208	Type Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 20 Floor Area: 1,596 Total Base New : 226,525 Total Depr Cost: 181,216 Estimated T.C.V: 168,531			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 728 SF Floor Area = 1596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C -5 Blt 1994					
Yr Built Remodeled 1994 1998		Ex	X	Ord	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord	200 Amps Service			1.5 Story Siding Crawl Space 728			1 1,476 1,181				
Room List		Small	Kitchen: Other: Other:			1 Average Fixture(s)			1 Story Siding Overhang 504			1 4,646 3,717			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Deck Treated Wood 208 4,249 3,399					
(1) Exterior		(6) Ceilings		X Many Ave. Few			Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 33,398 26,718 Door Opener 1 547 438					
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		(13) Plumbing			Water/Sewer			Water Well, 100 Feet 1 5,808 4,646					
(2) Windows		(8) Basement		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 2,766 2,213					
X	Many Avg. X Avg. Large Few Small	Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items SANITARY SEWER 1 0 0			Totals: 226,525 181,216					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Lump Sum Items:			Notes:			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 168,531					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal															

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



Sketch by Apex IV™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADFORD IRVING K	BODE ISAAC L & MOLLIE NIC	180,000	03/18/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00919	PROPERTY TRANSFER	100.0
BRADFORD ALISA A	BRADFORD IRVING K JR	1	04/19/2013	QC	09-FAMILY	2013-01754 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8434 CAMPFIRE CT	School: LAKE CITY AREA SCHOOL DIST		Other	08/02/2006	20060247	Complete

Owner's Name/Address	MAP #:
BODE ISAAC L & MOLLIE NICOLE 8434 CAMPFIRE CT LAKE CITY MI 49651	2024 Est TCV 158,611 TCV/TFA: 165.22

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
. SECS 34 & 27 T22N R8W LOT 1 NORTH COUNTRY SUB.			

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		A 100' @ 100/	121.60	206.41	0.9523	1.0923	100	100	12,648	
	Gravel Road		122 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	12,648
	X Paved Road		Land Improvement Cost Estimates								
	Storm Sewer		Description	Rate	Size	% Good	Cash Value				
	Sidewalk		D/W/P: 4in Ren. Conc.	8.18	1600	0	0				
	Water		D/W/P: 3.5 Concrete	6.58	150	0	0				
	X Sewer		D/W/P: Crushed Rock	2.27	356	0	0				
	X Electric		Residential Local Cost Land Improvements								
	Gas		Description	Rate	Size	% Good	Cash Value				
	X Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750				
	Street Lights		Total Estimated Land Improvements True Cash Value =							4,750	
	Standard Utilities										
	X Underground Utils.										



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

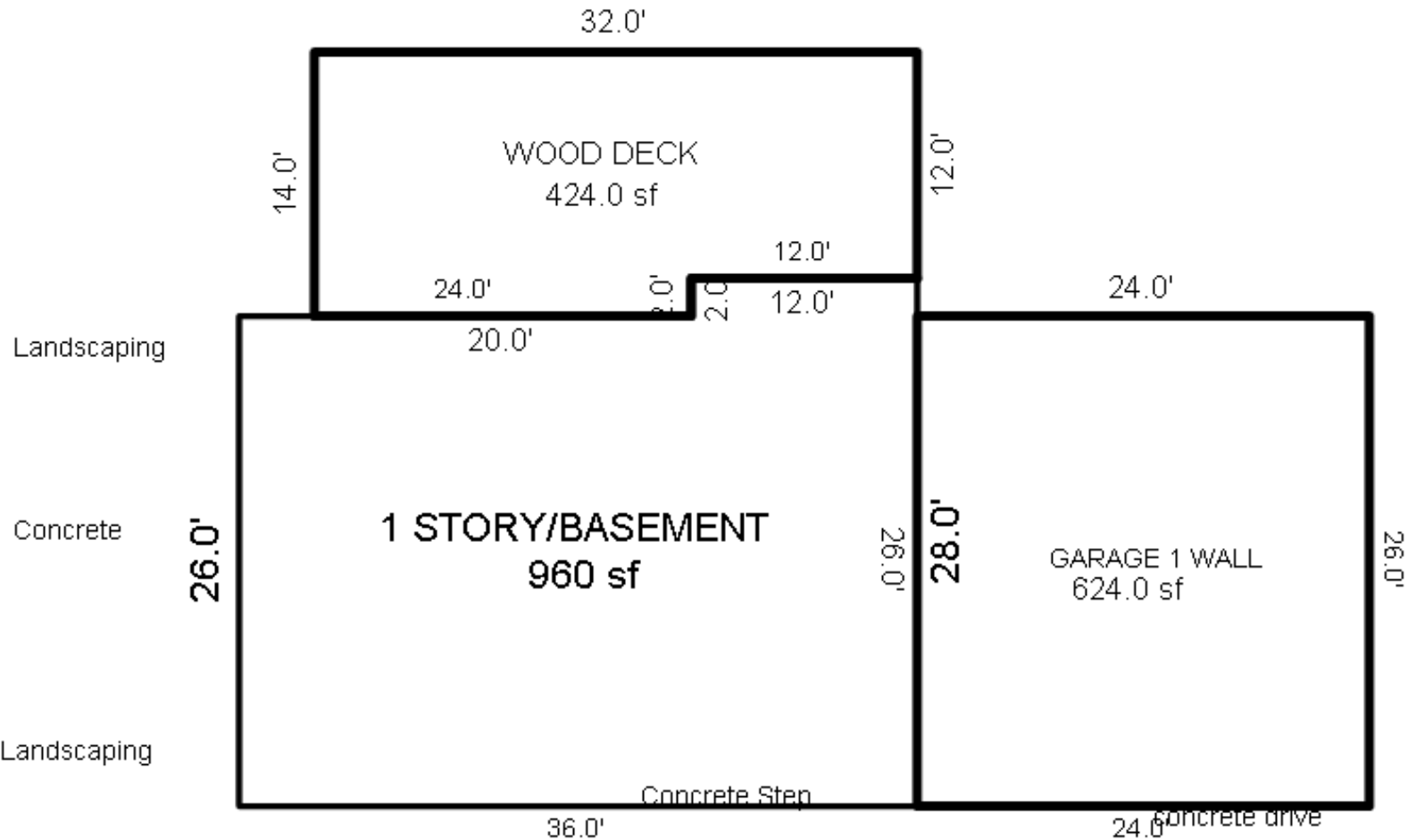
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,300	73,000	79,300			79,300S
2023	6,300	70,800	77,100			77,100S
2022	3,000	59,700	62,700			38,983C
2021	2,500	48,100	50,600			35,318C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 424	Type Treated Wood	Year Built: 1975 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Building Style: 1S				Ex X Ord Min			Size of Closets									
Yr Built 1975	Remodeled 0			Lg X Ord Small												
Condition: Average				Doors Solid H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior				No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. X Few	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer												
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	1076 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	(10) Floor Support												
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C 5 Blt 1975						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 960 Total: 154,454 100,384																
Other Additions/Adjustments																
Recreation Room 1076 20,799 13,519																
Basement, Outside Entrance, Below Grade 1 2,560 1,664																
Plumbing																
Average Fixture(s)																
3 Fixture Bath 1 4,646 3,020																
Water/Sewer																
1000 Gal Septic 1 4,864 3,162																
Water Well, 100 Feet 1 5,808 3,775																
Deck																
Treated Wood 424 6,780 4,407																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																
Base Cost 624 31,606 20,544																
Common Wall: 1 Wall 1 -2,686 -1,746																
Door Opener 1 547 356																
Built-Ins																
Appliance Allow. 1 2,766 1,798																
Totals: 233,620 151,842																
Notes:																
ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:												141,213				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADFORD IRVING K	BODE ISAAC L & MOLLIE NIC	180,000	03/18/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00919	PROPERTY TRANSFER	100.0
BRADFORD ALISA A	BRADFORD IRVING K JR	1	04/19/2013	QC	09-FAMILY	2013-01754 QD	DEED	0.0
DUNBAR LEO A & BETTY J (H	BRADFORD IRVING K JR & AL	0	10/20/1997	OTH	21-NOT USED/OTHER	05-0/4299	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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CAMPFIRE COURT	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/08/2022					
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Owner's Name/Address	MAP #:					
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BODE ISAAC L & MOLLIE NICOLE 8434 CAMPFIRE CT LAKE CITY MI 49651	2024 Est TCV 13,537					
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	Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB		
--	----------	---	--------	---	--	--

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

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

		A 100' @ 100/	78.54	272.71	1.0623	1.1711	100	100		9,770
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		79 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	9,770
--	--	--	--	--	--	--	--	--	-------------------------	-------

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

		Description	Rate	Size	% Good	Cash Value
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		Wood Frame	21.34	264	50	2,817
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		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 =				3,767
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		Topography of Site								
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	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
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	Who	When	What	2024	4,900	1,900	6,800		6,800S
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	TPC 03/18/2022	INSPECTED		2023	4,900	1,800	6,700		6,700S
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	TPC 04/30/2022	INSPECTED		2022	3,000	1,700	4,700		3,121C
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	TPC 02/20/2019	INSPECTED		2021	2,500	1,600	4,100	4,100R	3,022C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		9,000	01/01/1996	WD	33-TO BE DETERMINED	03-0:1177	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8462 CAMPFIRE CT	School: LAKE CITY AREA SCHOOL DIST		Modular	/ /	20040176	Complete
Owner's Name/Address	P.R.E. 100% 08/25/2004					
HILLMAN ANDREW J PO BOX 44 CADILLAC MI 49601	MAP #:					
	2024 Est TCV 158,598 TCV/TFA: 141.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 34 & 27 T22N R8W LOT 3 NORTH COUNTRY SUB.	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Concrete		6.49	400	50	1,298
Wood Frame		26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =					2,558

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	5,400	73,900	79,300			54,005C
X	Rolling							
X	Low							
X	High							
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



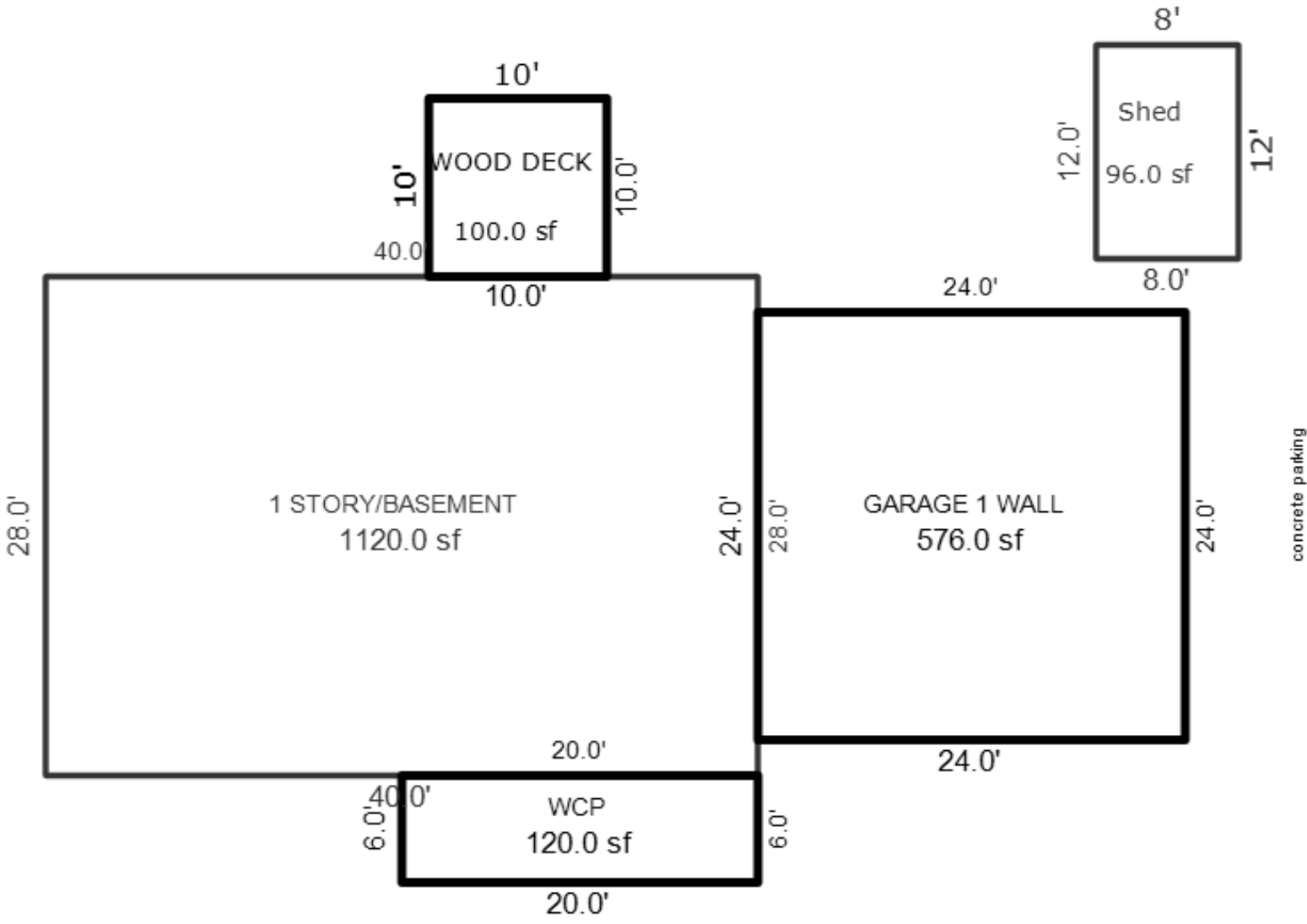
Who	When	What	2024	5,400	73,900	79,300		54,005C
TPC	04/30/2021	INSPECTED	2023	5,400	76,000	81,400	0M	0
TPC	12/27/2017	INSPECTED	2022	3,000	69,800	72,800	0M	0
TPC	09/25/2015	INSPECTED	2021	2,500	70,400	72,900	0M	0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 100	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Class: CD Effec. Age: 20 Floor Area: 1,120 Total Base New : 195,241 Total Depr Cost: 156,192 Estimated T.C.V: 145,259		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets Lg X Ord Small		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 2004				
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		1 Story		Siding	Basement	1,120	148,440	118,752	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)	1	1,230	984
(2) Windows		Many Avg.	X	Large Avg.	Basement		(8) Basement		Average Fixture(s)		3 Fixture Bath		Softener, Auto	1	3,860	3,088	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few		Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Water/Sewer		Water/Sewer		Softener, Manual	1	4,550	3,640	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well		1000 Gal Septic 2000 Gal Septic		Porches		WCP (1 Story)		1000 Gal Septic	1	5,640	4,512
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:		Decks		Treated Wood		Water Well, 100 Feet	1	4,975	3,980
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576	24,808	19,846	
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Heating/Cooling		Gas Wood Oil Coal Elec. Steam		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv:		145,259		Treated Wood		Treated Wood		Treated Wood		Treated Wood		Treated Wood			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAINERD SCOTT ALAN	HUGHES JEFFREY	0	01/12/2010	QC	23-PART OF REF	2010/116	DEED	0.0
HUGHES JEFFREY (SM)	BRAINERD SCOTT ALAN (SM)	0	02/02/2007	LC	21-NOT USED/OTHER	2007/428	DEED	100.0
LIZOTTE SHIRLEY A	HUGHES JEFFREY	8,000	03/08/2005	WD	03-ARM'S LENGTH	05-0/1052	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8465 CAMPFIRE CT	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	06/20/2005	20050191	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 147,454 TCV/TFA: 88.61
HUGHES JEFFREY 8285 LIBERTY LN CADILLAC MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
. SECS 34 & 27 T22N R8W LOT 4 NORTH COUNTRY SUB.			
Comments/Influences			
517-540-0238 LCH			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A 100' @ 100/	78.54	388.35	1.0623	1.2793	100	100		10,673	
X Gravel Road	79 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value =	10,673
X Paved Road										
X Storm Sewer										
X Sidewalk										
X Water Sewer										
X Electric										
X Gas										
X Curb										
X Street Lights										
X Standard Utilities										
X Underground Utils.										



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,300	68,400	73,700			32,000C
X Rolling	2023	5,300	59,300	64,600			30,477C
X Low	2022	3,000	59,400	62,400			29,026C
X High	2021	2,500	56,000	58,500			28,099C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	09/25/2015	INSPECTED				

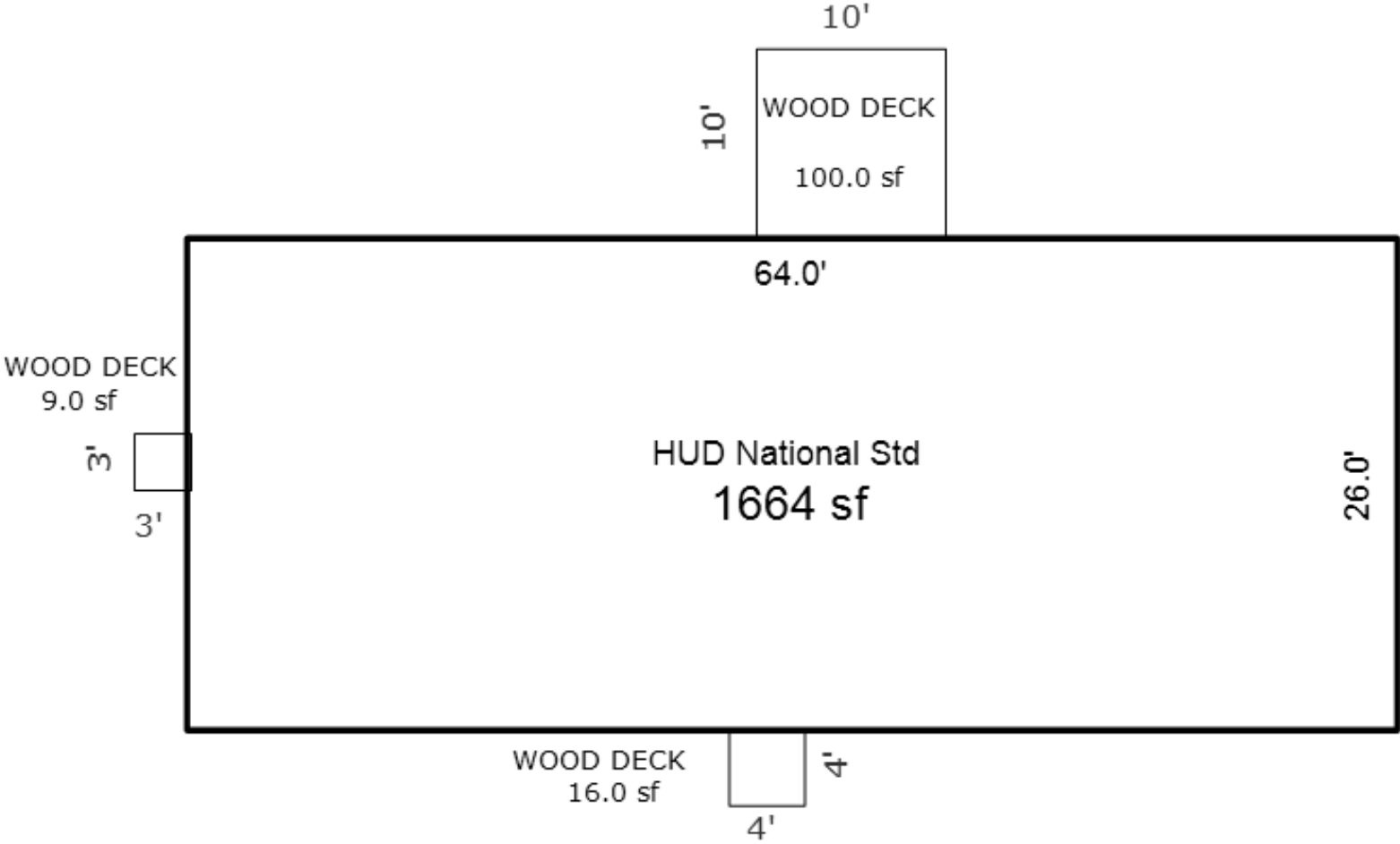
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 9 16	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: HUD		Trim & Decoration																
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall															
(2) Windows		(7) Excavation																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1664 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
		(12) Electric		0 Amps Service														
		No./Qual. of Fixtures		Ex.	X	Ord.		Min										
		No. of Elec. Outlets		Many	X	Ave.		Few										
		(13) Plumbing																
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1664 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Cls C -5 Blt 1996								
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
1 Story										Siding	Crawl Space	1,664						
Other Additions/Adjustments												Total:	204,722	163,769				
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		100	2,554	2,043				
										Treated Wood		9	411	329				
										Treated Wood		16	731	585				
Built-Ins										Appliance Allow.		1	2,766	2,213				
										Totals:			227,978	182,374				
Notes:										ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 =>		TCV:	136,781					

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



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

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

Property Address: CAMPFIRE COURT  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/25/1994  
 Building Permit(s): MAP #: 2024 Est TCV 10,365  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: LIZOTTE SHIRLEY A  
 5068 S NORTH COUNTRY DR  
 LAKE CITY MI 49651

Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A 100' @ 100/	78.54	345.44	1.0623	1.2424	100	100		10,365	
79 Actual Front Feet, 0.62 Total Acres											Total Est. Land Value =	10,365

Tax Description: . SECS 34 & 27 T22N R8W LOT 5 NORTH COUNTRY SUB.  
 Comments/Influences:

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	5,200	0	5,200			2,458C
			2023	5,200	0	5,200			2,341C
			2022	3,000	0	3,000			2,230C
			2021	2,500	0	2,500			2,159C

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

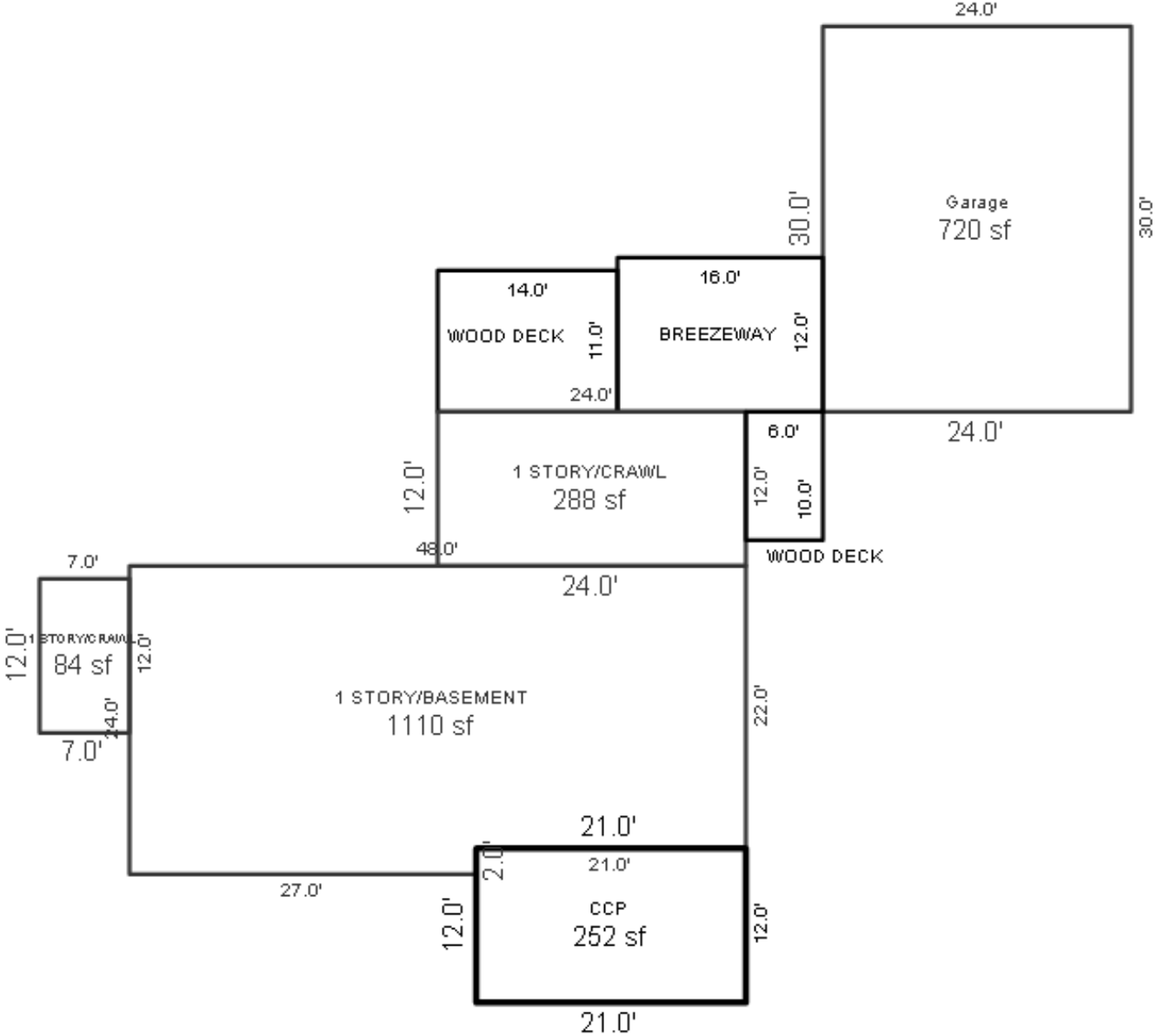
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
5068 S NORTH COUNTRY DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/25/1994								
LIZOTTE SHIRLEY A 5068 S NORTH COUNTRY DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 188,194 TCV/TFA: 126.99						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 6 NORTH COUNTRY SUB.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 100' @ 100/	120.00	135.00	0.9554 0.9823	100 100	11,262	
		Paved Road		120 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =	11,262
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Fencing: Wd, Solid, 6 ft.	28.81	50	0	0		
		Sewer		D/W/P: 4in Concrete	6.49	765	0	0		
		X Electric		Residential Local Cost Land Improvements						
		X Gas		Description	Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 1000	1,000.00	1	100	1,000		
		Street Lights		Total Estimated Land Improvements True Cash Value =					1,000	
		Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	5,600	88,500	94,100		59,815C
		TPC 05/15/2021 INSPECTED			2023	5,600	85,800	91,400		56,967C
		TPC 05/06/2018 INSPECTED			2022	3,000	78,900	81,900		54,255C
		TPC 12/27/2017 INSPECTED			2021	2,500	71,300	73,800		52,425C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status			
S NORTH COUNTRY DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994							
Owner's Name/Address		MAP #:		2024 Est TCV 13,375							
LIZOTTE SHIRLEY A 5068 S NORTH COUNTRY DR LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
Tax Description		Public Improvements		* Factors *							
. SECS 34 & 27 T22N R8W LOT 7 NORTH COUNTRY SUB.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Comments/Influences		X Gravel Road		A 100' @ 100/		125.00	148.00	0.9457 1.0051	100 100	11,882	
		X Paved Road		125 Actual Front Feet, 0.42 Total Acres						Total Est. Land Value =	11,882
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		Wood Frame	24.89	120	50	1,493			
		X Sewer		Total Estimated Land Improvements True Cash Value =					1,493		
		X Electric									
		X 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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	5,900	800	6,700		2,826C	
		TPC 12/27/2017 INSPECTED			2023	5,900	700	6,600		2,692C	
		TPC 09/25/2015 INSPECTED			2022	3,000	600	3,600		2,564C	
					2021	2,500	600	3,100		2,483C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
5114 S NORTH COUNTRY DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 06/01/1995									
MERRITT SCOTT D 5114 NORTH COUNTRY DRIVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 141,372 TCV/TFA: 107.10							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
MERRITT SCOTT D 5114 NORTH COUNTRY DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SECS 34 & 27 T22N R8W LOT 8 NORTH COUNTRY SUB.		Gravel Road		A 100' @ 100/	105.00	283.36	0.9879	1.1823	100	100	12,264
Comments/Influences		X Paved Road		105 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	12,264	
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	6,100	64,600	70,700			47,813C
		TPC 04/30/2021	INSPECTED		2023	6,100	62,600	68,700			45,537C
		TPC 12/27/2017	INSPECTED		2022	3,000	61,400	64,400			43,369C
		TPC 09/25/2015	INSPECTED		2021	2,500	56,100	58,600			41,984C

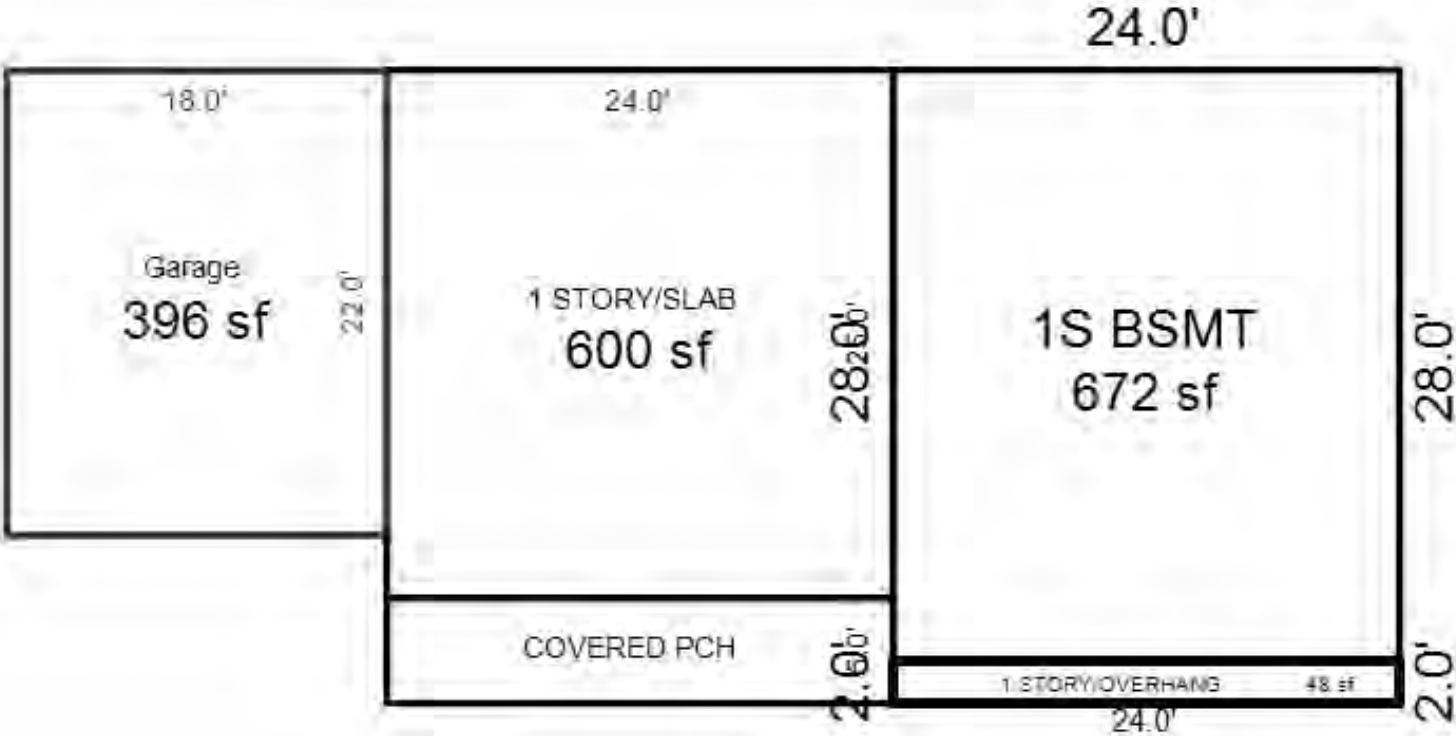


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Class: C Effec. Age: 35 Floor Area: 1,320 Total Base New : 213,580 Total Depr Cost: 138,826 Estimated T.C.V: 129,108			120	CCP (1 Story)	Bsmnt Garage: Carport Area: Roof:				
Building Style: TRI		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1977					
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	Size of Closets Lg X Ord Small			Central Air Wood Furnace			Total Base New : 213,580 Total Depr Cost: 138,826 Estimated T.C.V: 129,108			E.C.F. X 0.930				
Condition: Average		Doors		Solid	X	H.C.	(5) Floors Kitchen: Other: Other:			Building Areas			Total: 181,873 118,216					
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Drywall			(12) Electric 0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 672					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation Basement: 672 S.F. Crawl: 0 S.F. Slab: 600 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few			1 Story Siding Slab 600			1 Story Siding Overhang 48					
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 48			Total: 181,873 118,216					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 50 Feet 1 2,686 1,746 Porches CCP (1 Story) 120 3,324 2,161 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396 19,277 12,530 Common Wall: 1 Wall 1 -2,686 -1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 213,580 138,826			Total: 181,873 118,216					
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 129,108								
X	Asphalt Shingle																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPANN BRETT & THERESA	SPANN BRETT & THRESER	0	08/28/2014	AFF	05-CORRECTING TITLE	2014-03163	DEED	0.0
US BANK NATIONAL ASSOCIAT	SPANN BRET & THERESA	30,000	08/22/2014	CD	11-FROM LENDING INSTITUT	2014-02930	PROPERTY TRANSFER	100.0
SHERIFF	US BANK NATIONAL ASSOCIAT	43,262	10/18/2013	SD	10-FORECLOSURE	2013-03751 SD	DEED	0.0
GREEN TREE SERVICING LLC	MAY TIMOTHY E (SM)	0	06/17/2008	QC	21-NOT USED/OTHER	2008/2392	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5128 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/21/2015	2015-0175	100%
	P.R.E. 100% 09/08/2014					

Owner's Name/Address	MAP #:
SPANN BRET & THERESA 5128 NORTH COUNTRY DR LAKE CITY MI 49651	2024 Est TCV 153,312 TCV/TFA: 114.07

X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 100' @ 100/</td> <td>107.00</td> <td>221.34</td> <td>0.9832</td> <td>1.1115</td> <td>100</td> <td>100</td> <td></td> <td>11,694</td> </tr> <tr> <td colspan="8">107 Actual Front Feet, 0.54 Total Acres</td> <td>Total Est. Land Value = 11,694</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 100' @ 100/	107.00	221.34	0.9832	1.1115	100	100		11,694	107 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 11,694
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A 100' @ 100/	107.00	221.34	0.9832	1.1115	100	100		11,694																					
107 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 11,694																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																									
. SECS 34 & 27 T22N R8W LOT 9 NORTH COUNTRY SUB.	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.18</td> <td>814</td> <td>50</td> <td>3,329</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>2.27</td> <td>72</td> <td>50</td> <td>81</td> </tr> <tr> <td>Wood Frame</td> <td>28.00</td> <td>120</td> <td>50</td> <td>1,680</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>5,090</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	814	50	3,329	D/W/P: Crushed Rock	2.27	72	50	81	Wood Frame	28.00	120	50	1,680	Total Estimated Land Improvements True Cash Value =				5,090
Description	Rate		Size	% Good	Cash Value																						
D/W/P: 4in Ren. Conc.	8.18	814	50	3,329																							
D/W/P: Crushed Rock	2.27	72	50	81																							
Wood Frame	28.00	120	50	1,680																							
Total Estimated Land Improvements True Cash Value =				5,090																							
Comments/Influences	Gravel Road																										

NEW MHD FOR 02	Water	Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,800	70,900	76,700			35,624C
Rolling							
Low							
X High	2023	5,800	65,300	71,100			33,928C
Landscaped							
Swamp							
X Wooded	2022	3,000	56,700	59,700			32,313C
Pond							
Waterfront							
Ravine							
Wetland	2021	2,500	50,600	53,100			31,281C
Flood Plain							

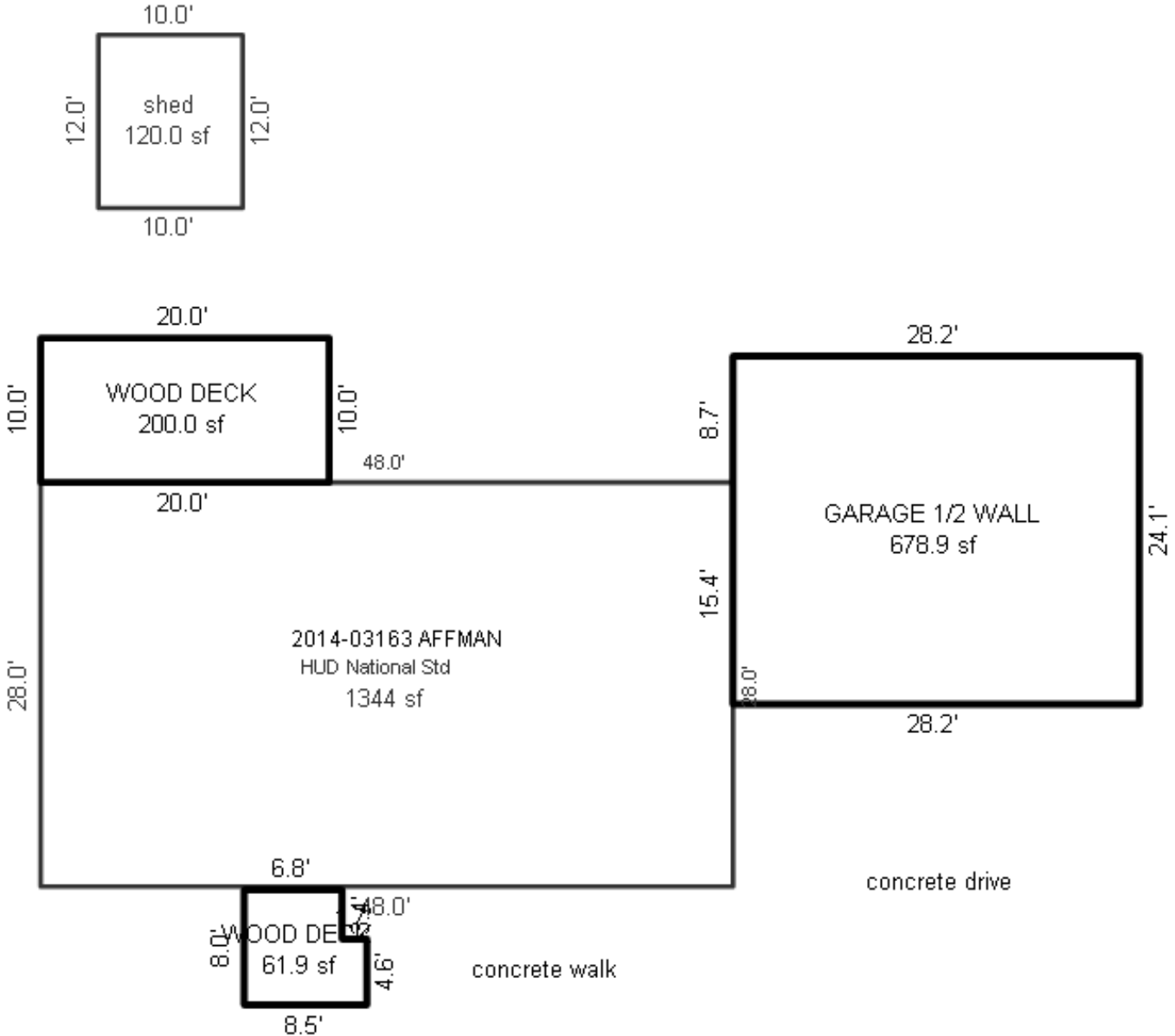
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	5,800	65,300	71,100			33,928C
TPC	12/27/2017	INSPECTED	2022	3,000	56,700	59,700			32,313C
TPC	09/25/2015	INSPECTED	2021	2,500	50,600	53,100			31,281C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 61 200	Type Treated Wood Treated Wood	Year Built: 2015 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: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 227,544 Total Depr Cost: 182,037 Estimated T.C.V: 136,528		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:											
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Size of Closets		Condition: Average												
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 2001												
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1344 SF		Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story		Siding		Crawl Space		1,344		Total:		173,488		138,792			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,476		1,181					
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Water/Sewer		1000 Gal Septic		1		4,864		3,891							
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Deck		Treated Wood		61		1,976		1,581							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Treated Wood		200		4,134		3,307		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
(3) Roof		(11) Heating/Cooling		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: YEAR 2000 REDMAN S/N 11262619 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 136,528			Base Cost		678		27,839		22,271		Door Opener		1		547		438	
X	Gable Hip Flat	Gambrel Mansard Shed		Built-Ins			Appliance Allow.			1		2,766		2,213		Totals:		227,544		182,037					
X	Asphalt Shingle	Chimney:		Totals:			227,544			182,037		136,528													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BEEBE JODY & AMI	VANDERLAAN JON & GISELLE	248,000	06/06/2023	WD	03-ARM'S LENGTH	2023-01518	PROPERTY TRANSFER	100.0			
CHASE HOME FINANCE LLC	BEEBE JODY & AMI	69,300	02/03/2012	CD	11-FROM LENDING INSTITUT	2012-00440	PROPERTY TRANSFER	100.0			
MARTIN JESSICA & FALBE HU	CHASE HOME FINANCE LLC	0	03/16/2011	AFF	01-ABANDONMENT	2011-00750	DEED	0.0			
MARTIN JESSICA & FALBE HU	CHASE HOME FINANCE LLC	0	02/11/2011	SD	10-FORECLOSURE	2011-508SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
5148 S NORTH COUNTRY DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/05/2023							
Owner's Name/Address		MAP #:		2024 Est TCV 157,573 TCV/TFA: 134.91							
VANDERLAAN JON & GISELLE 5148 S NORTH COUNTRY DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
Tax Description		Public Improvements		* Factors *							
. SECS 34 & 27 T22N R8W LOT 10 NORTH COUNTRY SUB.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 100' @ 100/	114.00	180.33	0.9678	1.0560	100	100	11,651
		Paved Road		114 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 11,651							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	8.18	220	0	0			
		Sewer		Wood Frame	28.83	100	50	1,441			
		X Electric		Residential Local Cost Land Improvements							
		X Gas		Description	Rate	Size	% Good	Cash Value			
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
		X Street Lights		Total Estimated Land Improvements True Cash Value = 2,391							
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	5,800	73,000	78,800			78,800S
		TPC 04/30/2021	INSPECTED		2023	5,800	62,600	68,400			38,909C
		TPC 12/27/2017	INSPECTED		2022	3,000	57,500	60,500			37,057C
		TPC 09/25/2015	INSPECTED		2021	2,500	52,600	55,100			35,874C

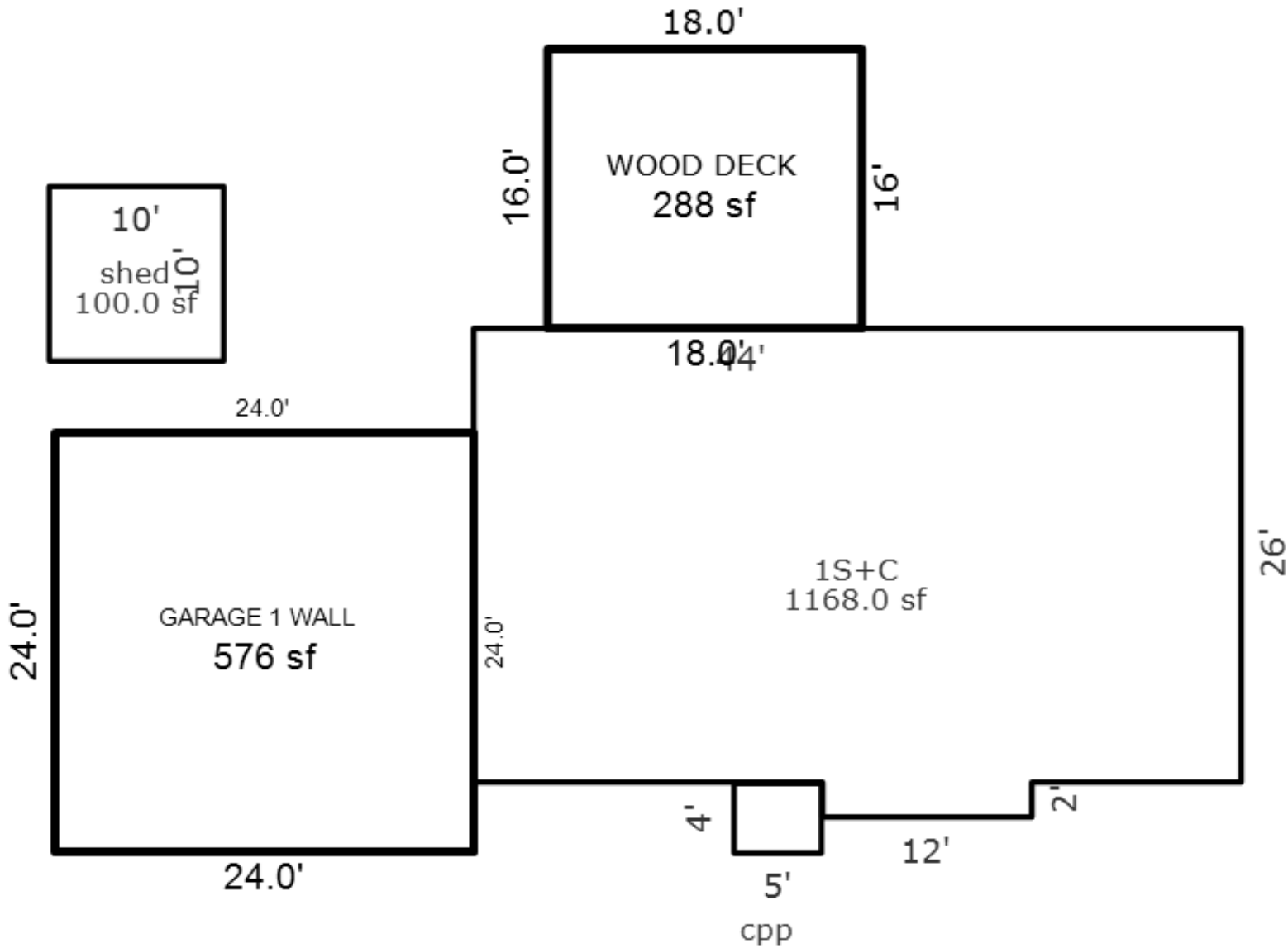


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 288	Type CPP Treated Wood	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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,168 Total Base New : 205,782 Total Depr Cost: 154,334 Estimated T.C.V: 143,531			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 205,782						
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Depr Cost: 154,334							
Room List		Doors		Solid		H.C.	No Heating/Cooling			Total Estimated T.C.V: 143,531						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1994			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Ground Area = 1168 SF Floor Area = 1168 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		Ex.	X	Ord.		Min	Plumbing			1 Story Siding Crawl Space 1,168			Total: 157,732		118,298	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Water Well, 100 Feet 1 5,808 4,356 Deck Treated Wood 288 5,262 3,946						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Water Well, 100 Feet 1 5,808 4,356 Deck Treated Wood 288 5,262 3,946						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,766 2,074						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CPP 20 559 419			Totals: 205,782		154,334	
							Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:			143,531			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FANNIE MAE	VANDEPOL AMY JEAN TRUST	118,000	02/28/2020	CD	11-FROM LENDING INSTITUT	2020-00560	DEED	100.0				
INDEPENDENT BANK	FANNIE MAE	1	07/12/2019	QC	11-FROM LENDING INSTITUT	2019-02246	PROPERTY TRANSFER	0.0				
ANDERSON TOM G JR	TRAVESE CITY STATE BANK	81,363	06/07/2019	SD	10-FORECLOSURE	2019-01873	DEED	0.0				
STROM DAVID A & KATHY L (	ANDERSON TOM G JR (SM)	100,500	10/04/2005	WD	03-ARM'S LENGTH	05-0/3919	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
5168 S NORTH COUNTRY DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 11/01/2020										
VANDEPOL AMY JEAN TRUST BRONKEMA LORI 10989 S MOREY RD MC BAIN MI 49657		MAP #:										
		2024 Est TCV 124,593 TCV/TFA: 136.47										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
. SECS 34 & 27 T22N R8W LOT 11 NORTH COUNTRY SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
1S CR FOR 04		Gravel Road		A 100' @ 100/	110.00	160.00	0.9765	1.0249	100	100		11,009
		Paved Road		110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 11,009								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	7.35	1700	50	6,247				
		Sewer		Total Estimated Land Improvements True Cash Value = 6,247								
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	5,500	56,800	62,300			52,387C	
		TPC 04/30/2021 INSPECTED			2023	5,500	54,900	60,400			49,893C	
		TPC 02/06/2020 INSPECTED			2022	2,000	48,100	50,100			47,518C	
		TPC 05/06/2018 INSPECTED			2021	2,000	44,000	46,000			46,000S	

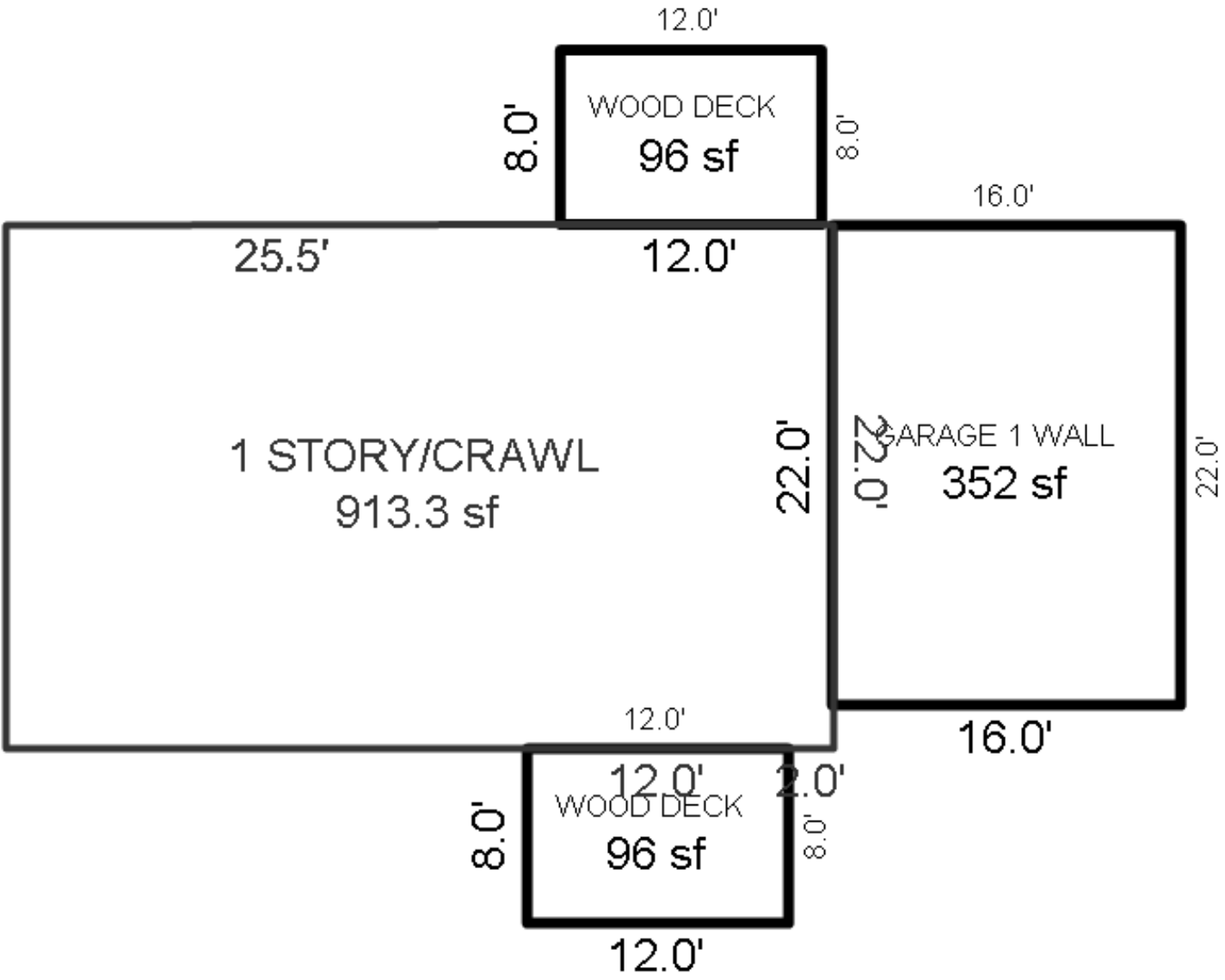


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 96	Type Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 20 Floor Area: 913 Total Base New : 144,271 Total Depr Cost: 115,416 Estimated T.C.V: 107,337		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 2003		
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 913 SF Floor Area = 913 SF.						
Condition: Average		Lg		X	Ord		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Crawl Space		Total: 111,993		89,595		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 913 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Average Fixture(s) 1 1,230 984						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		1000 Gal Septic 4,550 3,640 Water Well, 100 Feet 5,640 4,512				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:						Deck		Treated Wood 96 2,443 1,954 Treated Wood 96 2,443 1,954					
X	Asphalt Shingle									Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 352 16,065 12,852 Common Wall: 1 Wall 1 -2,512 -2,010 Door Opener 1 485 388				
Chimney:										Built-Ins		Appliance Allow. 1 1,934 1,547				
										Notes:		Totals: 144,271 115,416				
										ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		107,337				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRADER MARY J	HANNA ELIZABETH	62,000	09/17/2015	WD	03-ARM'S LENGTH	2015-03172	PROPERTY TRANSFER	100.0
REINHARDT PAUL & JOAN	SCHRADER MARY J	62,400	08/23/2010	WD	03-ARM'S LENGTH	2010-4104WD &	PROPERTY TRANSFER	100.0
		5,500	09/01/1998	WD	33-TO BE DETERMINED	322:72	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5190 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/06/2004	20040111	Complete

Owner's Name/Address	MAP #:
HANNA ELIZABETH PO BOX 512 LAKE CITY MI 49651	2024 Est TCV 143,168 TCV/TFA: 116.21

Tax Description	Public Improvements	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
. SECS 34 & 27 T22N R8W LOT 12 NORTH COUNTRY SUB.	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 50/ 110.00 160.00 1.0000 1.0000 50 100 5,500 110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 5,500

Comments/Influences	Land Improvement Cost Estimates
NEW MHD FOR 99 NEW GRG FOR 00	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.18 600 50 2,454 Wood Frame 24.66 200 50 2,466 Total Estimated Land Improvements True Cash Value = 4,920

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	2,800	68,800	71,600			37,114C
X Rolling	2023	2,800	59,800	62,600			35,347C
X Low	2022	3,000	51,900	54,900			33,664C
X High	2021	2,500	49,900	52,400			32,589C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/06/2015	INSPECTED

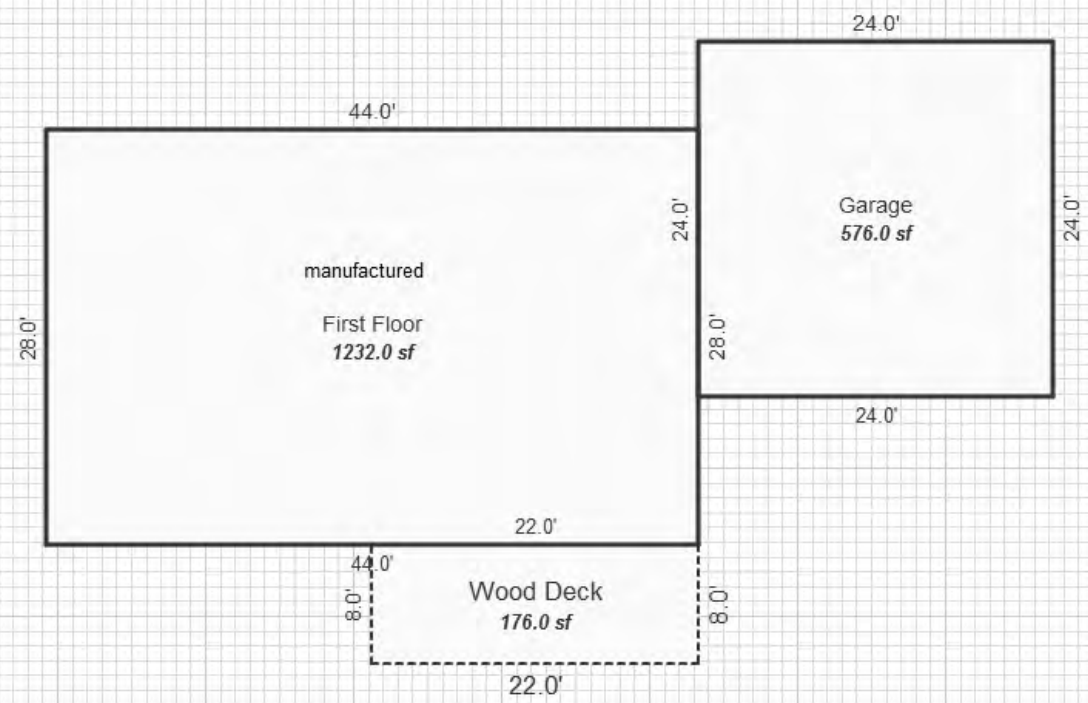


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type Treated Wood	Year Built: 1999 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 24 Floor Area: 1,232 Total Base New : 232,889 Total Depr Cost: 176,997 Estimated T.C.V: 132,748		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76		Cls C		Blt 1998		
Condition: Average		Size of Closets		X			200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,232		Total: 186,839		141,998		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,122 3 Fixture Bath 1 4,646 3,531 Separate Shower 1 1,360 1,034 Water/Sewer 1000 Gal Septic 1 4,864 3,697 Water Well, 100 Feet 1 5,808 4,414		Deck Treated Wood 176 3,803 2,890		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 18,854 Common Wall: 1.5 Wall 1 -4,028 -3,061 Door Opener 1 547 416		
(1) Exterior		(6) Ceilings		X			(13) Plumbing			Built-Ins Appliance Allow. 1 2,766 2,102		Totals: 232,889 176,997		Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 132,748		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 132,748						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:				
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 132,748					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		6,000	09/01/2000	WD	33-TO BE DETERMINED	340:112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5210 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		Addition	07/02/2009	20090300	Complete
	P.R.E. 100% 07/24/2001		Deck/Porch	07/01/2004	20040227	Complete
Owner's Name/Address	MAP #:					
BALL MICHAEL & BARBARA 5210 NORTH COUNTRY DRIVE LAKE CITY MI 49651	2024 Est TCV 240,364 TCV/TFA: 130.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 34 & 27 T22N R8W LOT 13 NORTH COUNTRY SUB.	X		Dirt Road	110.00	160.00	1.0000	1.0000	50	100	5,500	
Comments/Influences			Gravel Road	110 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	5,500

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size	% Good	
NEW HOUSE @50% FOR 01 NEW GRG + HOUSE COMP FOR 02	X	Water	8.18	1500	50	6,135
	X	Sewer	23.74	288	50	3,418
	X	Electric	15.10	300	50	2,265
	X	Gas	Total Estimated Land Improvements True Cash Value =			11,818

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



Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	2,800	2,800	3,000	2,500
TPC	12/27/2017	INSPECTED	117,400	113,500	100,000	95,900
TPC	06/01/2010	INSPECTED	120,200	116,300	103,000	98,400
			73,511C	70,011C	66,678C	64,548C

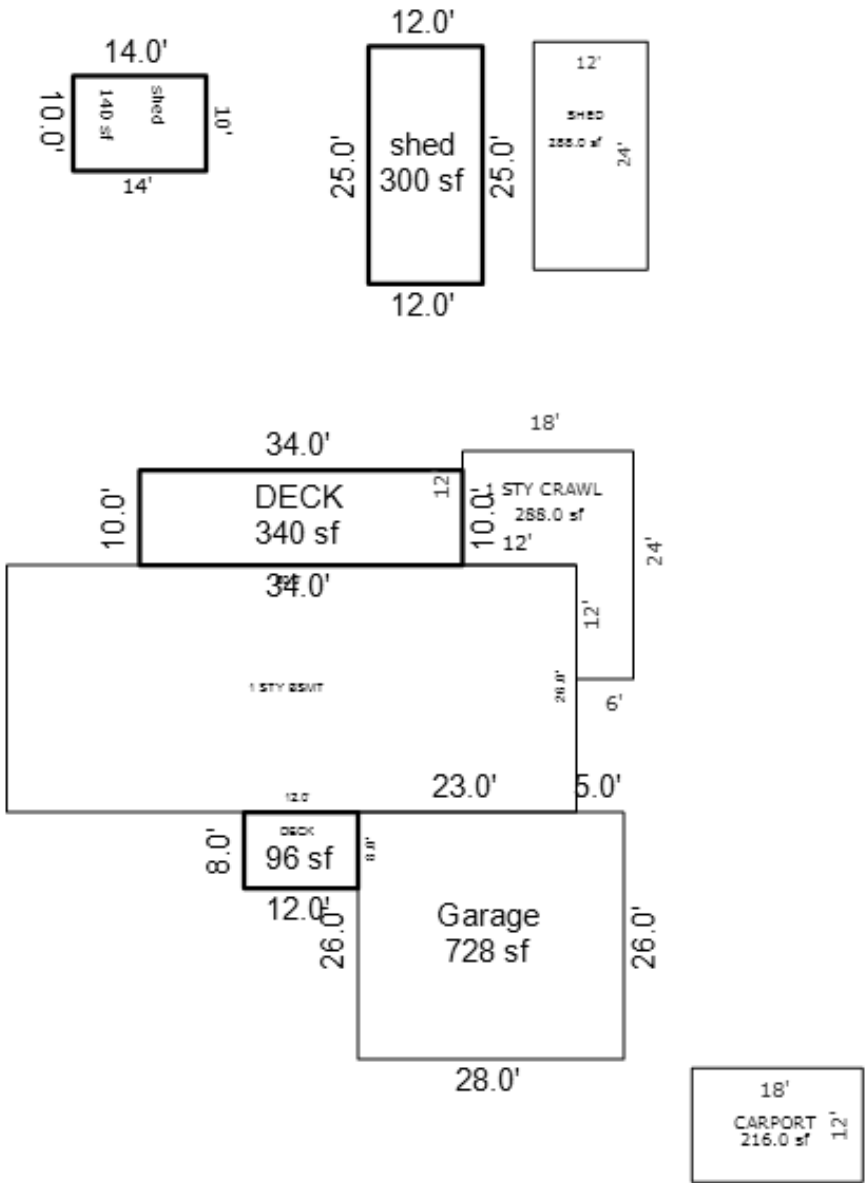
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 340	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,848 Total Base New : 299,803 Total Depr Cost: 239,834 Estimated T.C.V: 223,046		E.C.F. X 0.930		Bsmnt Garage: Carport Area: 216 Roof: Aluminum			
Building Style: 1S		Yr Built 2000		Remodeled 2009		Condition: Average			Room List			Size of Closets		Doors		Solid X H.C.			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			150 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 1560 S.F. Crawl: 288 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Foundation 1,560 1 Story Siding Crawl Space 288			Total: 241,621 193,288		Other Additions/Adjustments	
(2) Windows		X Many Avg. X Avg. Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Lump Sum Items:			Plumbing			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717		Water/Sewer	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717		Water/Sewer	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 96 2,505 2,004 Treated Wood 340 5,865 4,692		Garages	
X Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Lump Sum Items:			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		Built-Ins	
													Appliance Allow. 1 2,766 2,213			Carports			
													Aluminum 216 3,147 2,518			Totals: 299,803 239,834			
													Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 223,046			

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INGLERIGHT DOUGLAS A & CH	EISENGA KYLE L & ROXANNE	177,500	10/19/2018	WD	03-ARM'S LENGTH	2018-03390	PROPERTY TRANSFER	100.0
DUNBAR LEO A & BETTY J	INGLERIGHT DOUGLAS A & CH	6,000	08/20/2004	WD	03-ARM'S LENGTH	04-0/3786	DEED	100.0
		10,500	05/01/1998	WD	33-TO BE DETERMINED	02-0:3578	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5232 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/12/2004	20040408	Complete
	P.R.E. 100% 11/02/2018					

Owner's Name/Address	MAP #:
EISENGA KYLE L & ROXANNE 5232 NORTH COUNTRY DR LAKE CITY MI 49651	2024 Est TCV 229,682 TCV/TFA: 139.71

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
			Description	Frontage	Depth	Value
. SECS 34 & 27 T22N R8W LOT 14 NORTH COUNTRY SUB.	X		Dirt Road			
			Gravel Road			
Comments/Influences	X		Paved Road			
			Storm Sewer			

Public Improvements		* Factors *			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	8.18	1500	50	6,135	
D/W/P: 3.5 Concrete	6.58	500	50	1,645	
Total Estimated Land Improvements True Cash Value =				7,780	

Land Improvement Cost Estimates	
Description	Cash Value
D/W/P: 4in Ren. Conc.	6,135
D/W/P: 3.5 Concrete	1,645
Total Estimated Land Improvements True Cash Value = 7,780	

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

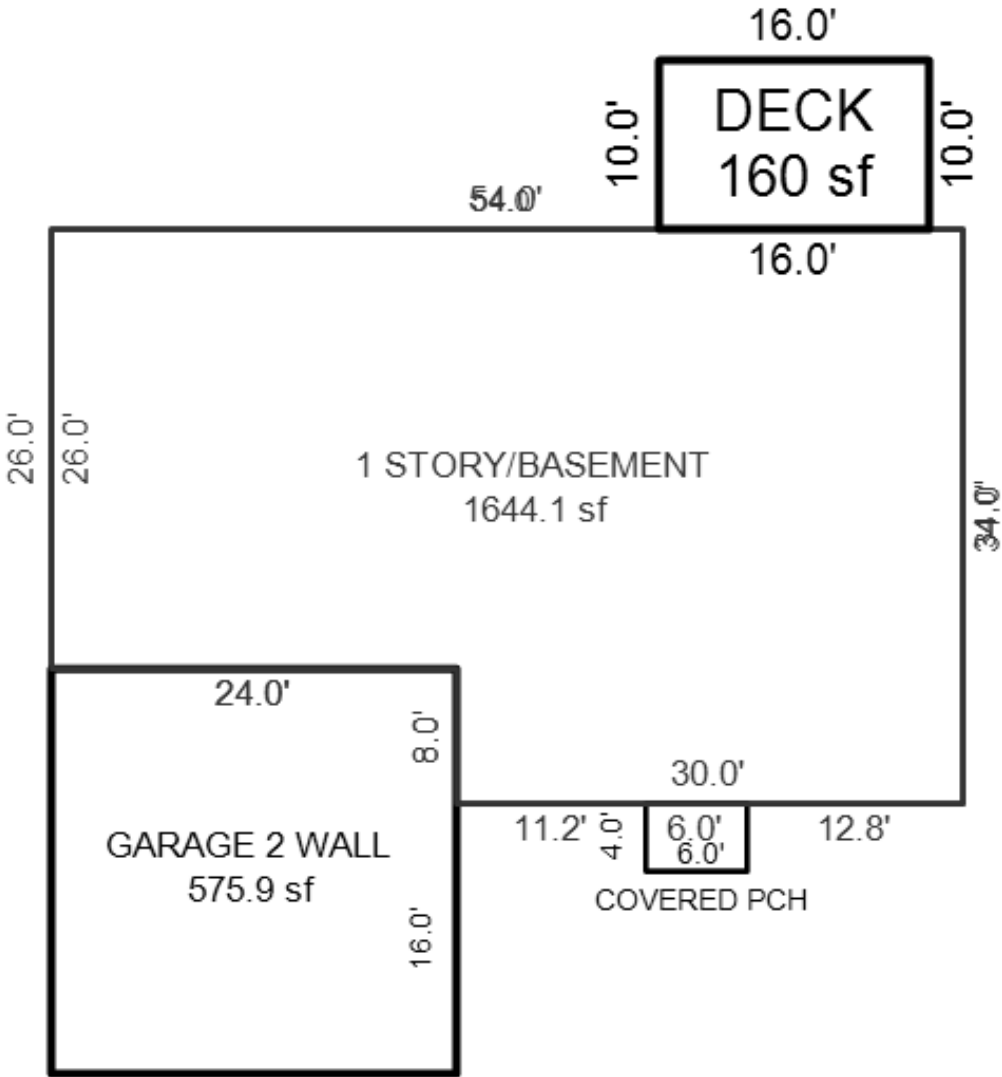
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,800	112,000	114,800			105,081C
2023	2,800	107,100	109,900			100,078C
2022	3,000	101,900	104,900			95,313C
2021	2,500	93,100	95,600			92,269C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 160	Type CCP (1 Story) Treated Wood	Year Built: 2005 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: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																								
Building Style: 1S		Trim & Decoration		Size of Closets																									
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min																							
Condition: Average		Lg	X	Ord		Small																							
Room List		Doors		Solid	X	H.C.																							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:																									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Ex.	X	Ord.		Min																		
(2) Windows		(7) Excavation			No. of Elec. Outlets																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1644 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																								
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)																				
(3) Roof		(9) Basement Finish			(14) Water/Sewer																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2		Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																								
Chimney:		Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1644 SF Floor Area = 1644 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas												Cls	C	Blt	2005														
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,644</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>239,389</td> <td>196,298</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,644			Total:				239,389	196,298
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1 Story	Siding	Basement	1,644																										
Total:				239,389	196,298																								
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 Deck Treated Wood 160 3,578 2,934 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 575 24,777 20,317 Common Wall: 2 Wall 1 -5,371 -4,404 Door Opener 1 547 449 Built-Ins Appliance Allow. 1 2,766 2,268 Porches CCP (1 Story) 24 1,208 991 Totals: 283,688 232,624																													
Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 216,340																													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTH LUKE G & CARIN M	JASPERSE THOMAS J & JANIC	0	10/31/2016	WD	16-LC PAYOFF	2016-03637	DEED	0.0
ORTH LUKE G & CARIN M	JASPERSE THOMAS J & JANIC	143,500	10/04/2013	LC	16-LC PAYOFF	2013-03533 LCT	PROPERTY TRANSFER	100.0
ABIAD ENTERPRISES LLC	ORTH LUKE G & CARIN M (H/	158,000	06/30/2005	WD	25-PARTIAL CONSTRUCTION	05-0/2952	DEED	100.0
DUNBAR LEO A & BETTY J	ABIAD ENTERPRISES LLC	6,000	08/20/2004	WD	03-ARM'S LENGTH	04-0/3787	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5250 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/12/2004	20040409	Complete
	P.R.E. 100% 05/09/2015					

Owner's Name/Address	MAP #:
JASPERSE THOMAS J & JANICE D 5250 NORTH COUNTRY DR LAKE CITY MI 49651	2024 Est TCV 231,439 TCV/TFA: 150.68

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 100' @ 50/	120.00	172.90	0.9785	1.0196	50 100	5,986
120 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value = 5,986

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SECS 34 & 27 T22N R8W LOT 15 NORTH COUNTRY SUB.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	8.18	1200 50	4,908
	X	Sewer	6.58	150 50	493
	X	Electric	32.30	80 94	2,429
	X	Gas			
	X	Residential Local Cost Land Improvements			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities	1,000.00	1 94	940
	X	Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 8,770			

231-775-8306	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	3,000	112,700	115,700			71,598C
	X	Rolling	2023	3,000	109,100	112,100			68,189C
	X	Low	2022	2,000	100,300	102,300			64,942C
	X	High	2021	2,000	91,700	93,700			62,868C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

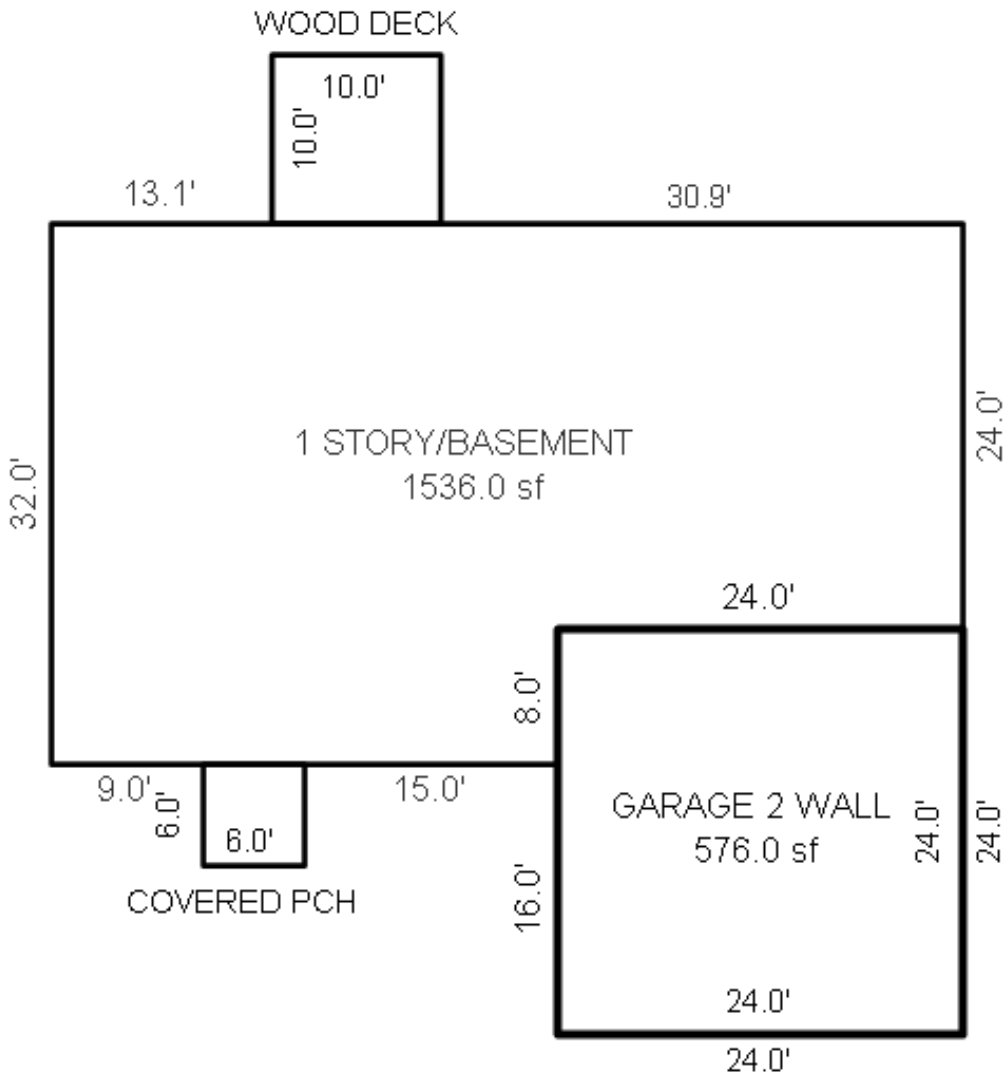


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 100	Type CCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1,536 Total Base New : 274,111 Total Depr Cost: 232,993 Estimated T.C.V: 216,683			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 274,111			E.C.F. X 0.930		Storage Area: 0	
Condition: Average		Lg		X	Ord		Small	No Heating/Cooling			Total Depr Cost: 232,993			No Conc. Floor: 0		
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Estimated T.C.V: 216,683			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Estimated T.C.V: 216,683			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C		Blt 2005	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few	Building Areas				
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. Small	Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,536			Total: 225,810		191,937		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Other Additions/Adjustments			Average Fixture(s)			1 1,476 1,255		3 4,646 3,949	
X			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Water/Sewer			Plumbing			1000 Gal Septic Water Well, 100 Feet			1 4,864 4,134		1 5,808 4,937	
X			(9) Basement Finish	Porches			Plumbing			CCP (1 Story)			36 1,157 983			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Garages			Plumbing			Treated Wood			100 2,554 2,171			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			576 29,854 25,376				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Common Wall: 2 Wall			1 -5,371 -4,565			
Chimney:				Lump Sum Items:			Plumbing			Door Opener			1 547 465			
							Built-Ins			Appliance Allow.			1 2,766 2,351			
							Notes:			Totals:			274,111 232,993			
							ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:						216,683			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POTESTA PAUL J & SHARON J	POTESTA PAUL & SHARON	99	07/21/2011	QC	21-NOT USED/OTHER	2011-02298	DEED	0.0
POTESTA PAUL J & SHARON J		0	04/23/2010	OTH	21-NOT USED/OTHER	2010/1374	DEED	0.0
POTESTA PAUL J & SHARON J	POTESTA PAUL J & SHARON J	0	04/23/2010	QC	21-NOT USED/OTHER	2010/1375	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8435 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1998					

Owner's Name/Address	MAP #:
POTESTA PAUL & SHARON 8435 W WHISPERING PINE CIR S LAKE CITY MI 49651	2024 Est TCV 214,915 TCV/TFA: 153.51

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 50/	120.00	156.00	0.8409	0.9937	50	100	LOT 16	5,014
			B 100' @ 50/	100.00	157.00	0.8409	0.9953	50	100	LOT 17	4,185
			220 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	9,198

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
SECS 34 & 27 T22N R8W LOTS 16 & 17. NORTH COUNTRY SUB.	X	Dirt Road	D/W/P: 4in Concrete	6.97	2700	50	9,409		
		Gravel Road	Total Estimated Land Improvements True Cash Value = 9,409						
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
	X	Underground Utils.							

Comments/Influences
GAVE 5% CLASS DED FOR CONST QUALITY HAS UGS

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



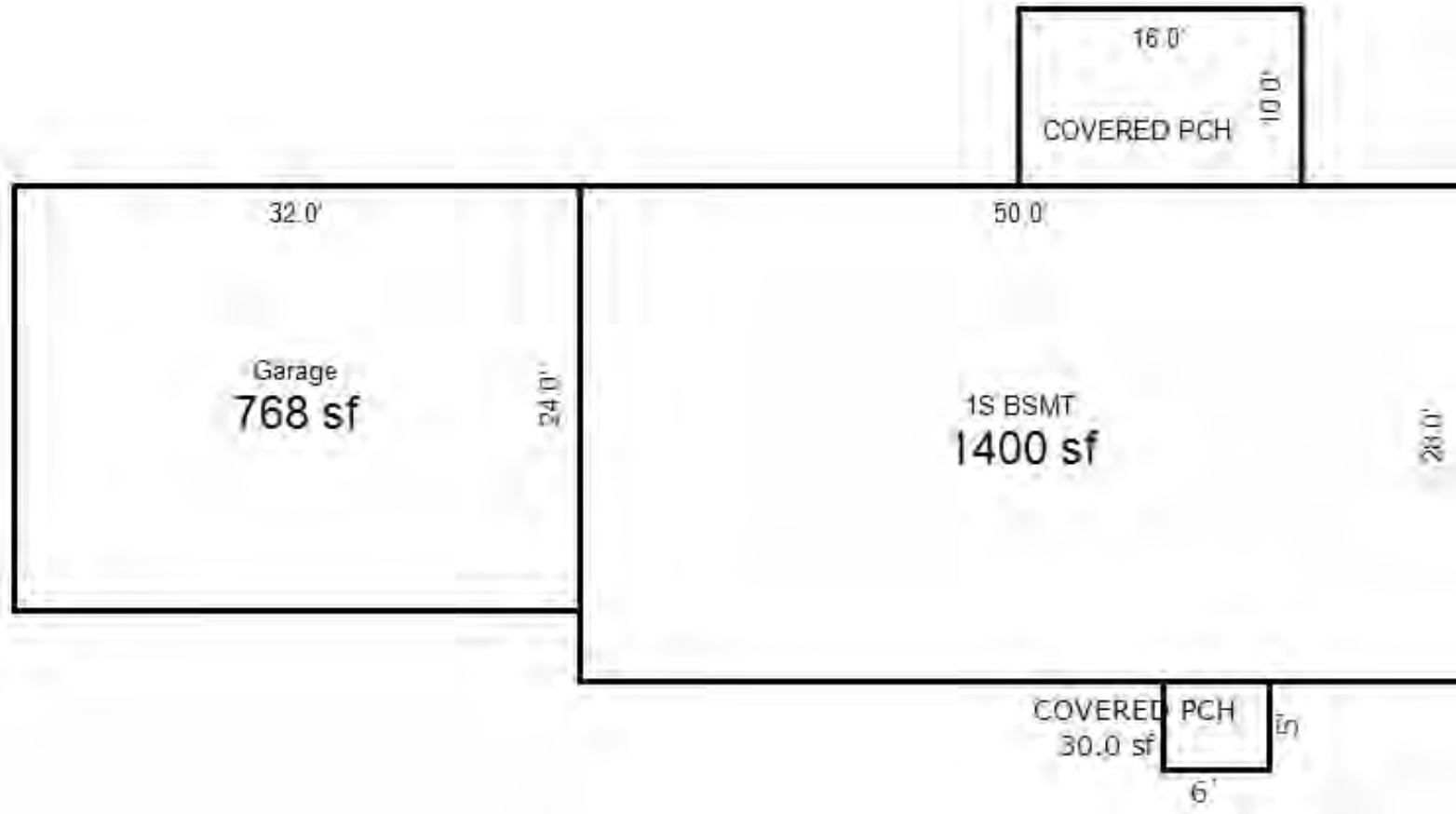
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	102,900	107,500			74,251C
2023	4,600	99,500	104,100			70,716C
2022	4,000	97,300	101,300			67,349C
2021	4,000	88,900	92,900			65,198C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KEESLER THOMAS & ASHLEY	FRALEY CHRISTINE	89,500	05/12/2017	WD	03-ARM'S LENGTH	2017-01625	PROPERTY TRANSFER	100.0				
FEDERAL NATIONAL MORTGAGE	KEESLER THOMAS & ASHLEY	75,000	04/15/2013	CD	11-FROM LENDING INSTITUT	2013-01746 WD	PROPERTY TRANSFER	100.0				
GALLOUP DWIGHT C & JILLYN	BAC HOME LOANS SERVICING	70,005	06/08/2012	SD	10-FORECLOSURE	2012-02172 SD	DEED	0.0				
VANDERTUUK RONAD & JEAN	GALLOUP DWIGHT C & JILLYN	80,500	09/01/2003	LC	21-NOT USED/OTHER	05-0/3376	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8405 W WHISPERING PINE CIR S		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/30/2017										
FRALEY CHRISTINE 8405 WHISPERING PINE CIR S LAKE CITY MI 49651		MAP #:										
		2024 Est TCV 139,704 TCV/TFA: 122.12										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
. SECS 34 & 27 T22N R8W LOT 18 NORTH COUNTRY SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNCAPPED FOR 04 BY LTR 10-18-05		Gravel Road		B 100' @ 50/	105.00	159.00	1.0117	0.9984	50	100		5,303
		Paved Road		105 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 5,303								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Picket, 12-24	18.72	382	50	3,575				
		Sewer		D/W/P: 3.5 Concrete	6.58	60	50	197				
		X Electric		Wood Frame	24.87	195	50	2,425				
		X Gas		Total Estimated Land Improvements True Cash Value = 6,197								
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	2,700	67,200	69,900		57,716C		
		TPC 04/30/2021 INSPECTED		2023	2,700	64,900	67,600			54,968C		
		TPC 12/27/2017 INSPECTED		2022	2,000	61,900	63,900			52,351C		
		TPC 05/22/2017 INSPECTED		2021	2,000	56,600	58,600			50,679C		

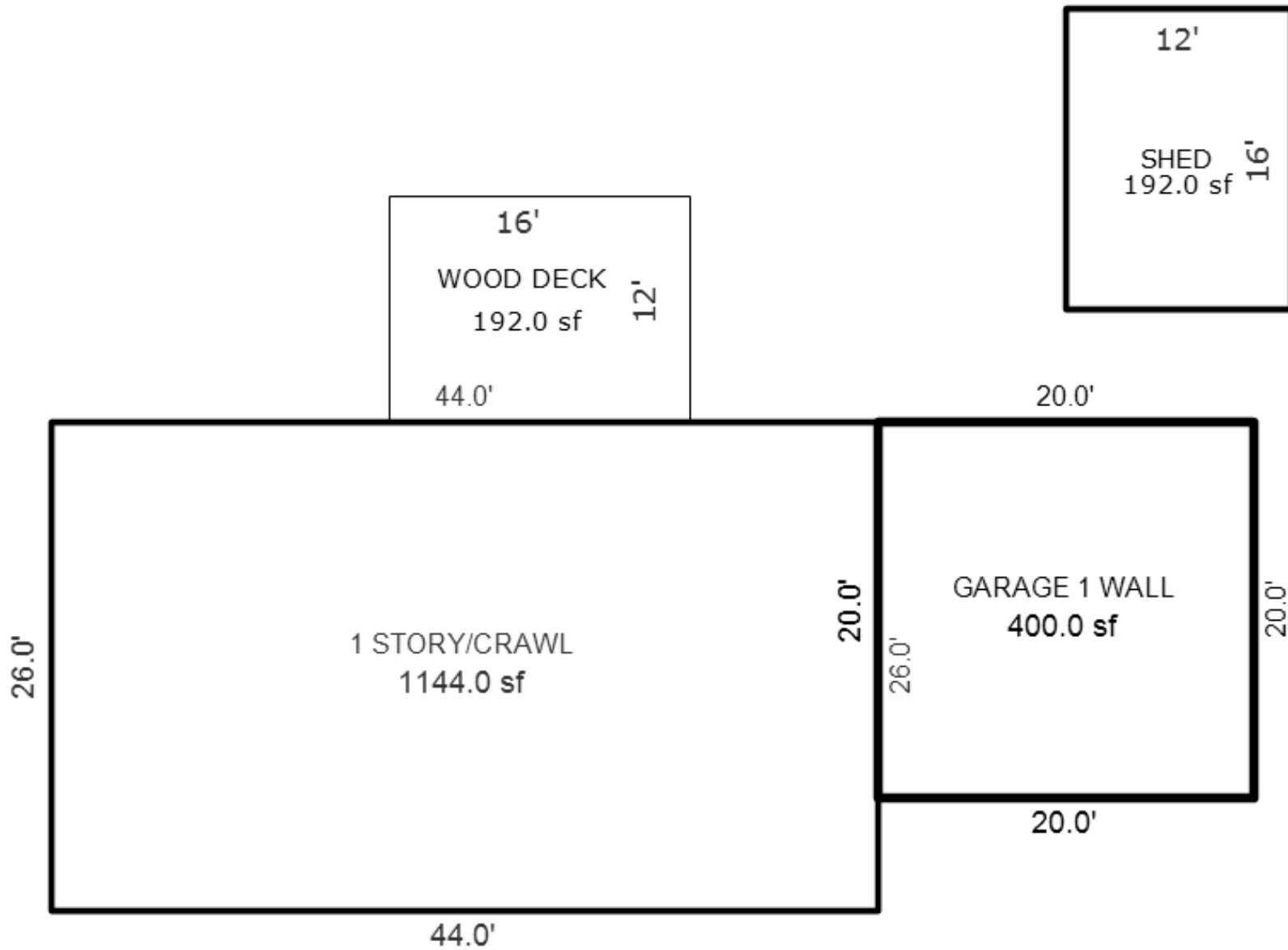


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1S				Size of Closets												
Yr Built 1998	Remodeled 0			Ex	X	Ord		Min								
Condition: Average				Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall													
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
(3) Roof		(10) Floor Support		(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
		Lump Sum Items:			(12) Electric											
					200 Amps Service											
					Ex. X Ord. Min											
					Many X Ave. Few											
					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas											
					Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,144 Total: 142,973 107,221											
					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 Deck Treated Wood 192 4,028 3,021 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 19,396 14,547 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Built-Ins Appliance Allow. 1 2,766 2,074 Totals: 183,818 137,854											
					Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 128,204											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAAI BRADLEY ESTATE	GOULDER JOAN	125,000	08/12/2021	WD	03-ARM'S LENGTH	2021-02795	PROPERTY TRANSFER	100.0
		5,500	10/01/1999	WD	33-TO BE DETERMINED	331:978	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8395 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/12/2021					
GOULDER JOAN 8395 W WHISPERING PINE CIR S LAKE CITY MI 49651	MAP #: 2024 Est TCV 170,823 TCV/TFA: 136.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 34 & 27 T22N R8W LOT 19 NORTH COUNTRY SUB.	X		Dirt Road	110.00	161.00	1.0000	1.0016	50	100	5,509	
Comments/Influences			Gravel Road	110 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	5,509

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Description
	X	Dirt Road	8.18	674	50	2,756	
	X	Gravel Road	28.00	120	50	1,680	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				4,436

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	2,800	82,600	85,400			70,119C
X Rolling	2023	2,800	71,800	74,600			66,780C
X Low	2022	2,000	61,600	63,600			63,600S
X High	2021	2,000	55,500	57,500			26,323C

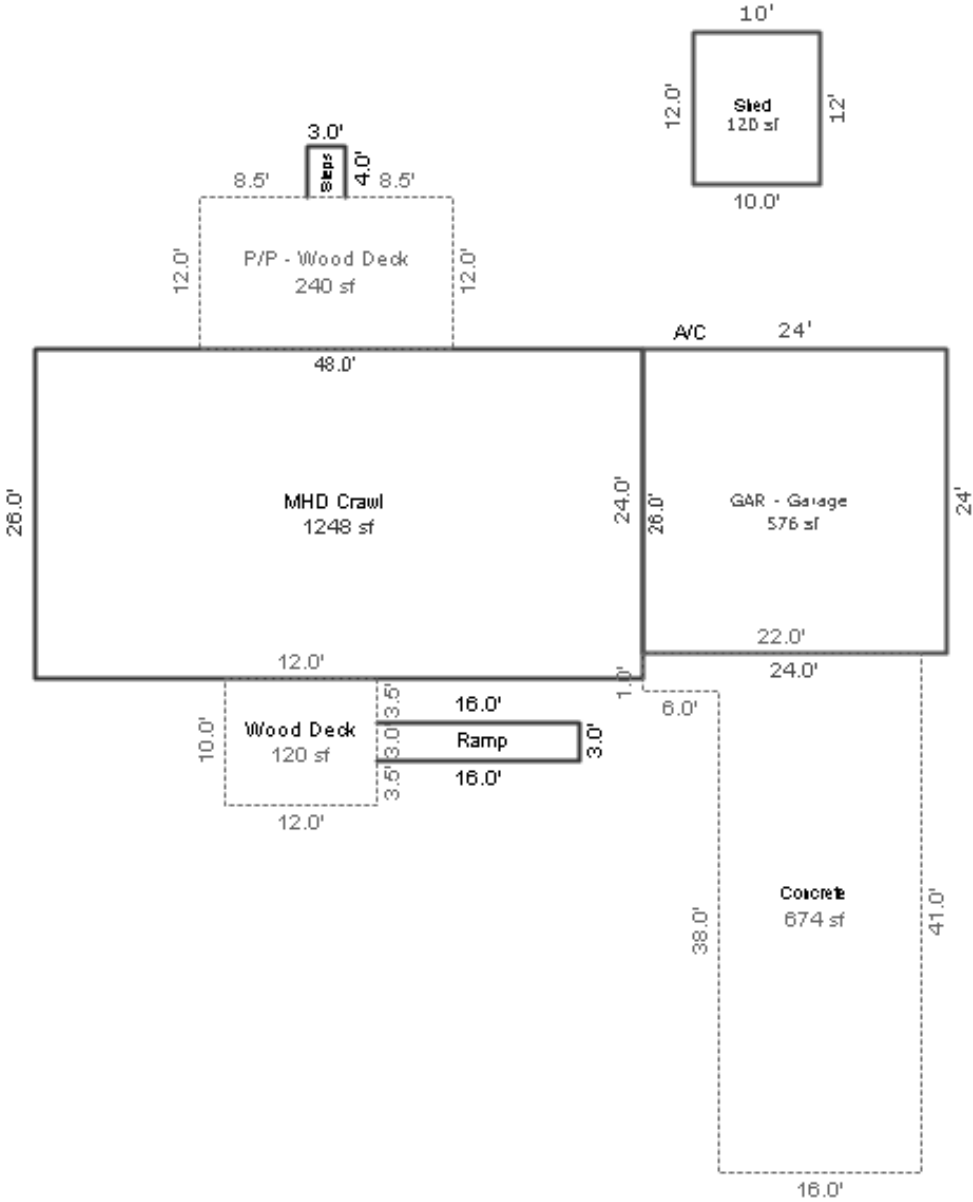


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 120	Type Treated Wood Treated Wood	Year Built: 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 1,248 Total Base New : 238,347 Total Depr Cost: 214,504 Estimated T.C.V: 160,878		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				Cls C 10 Blt 1999			
Yr Built 1999	Remodeled 0	Ex	X Ord		Min	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures		1 Story Siding Crawl Space		Total: 184,002 165,594				
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Average Fixture(s)		Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Ex. X Ord. Min			3 Fixture Bath		Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		Many X Ave. Few			2 Fixture Bath		Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(13) Plumbing			Softener, Auto		Water/Sewer						
(2) Windows		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Softener, Manual		1000 Gal Septic						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Solar Water Heat		Deck					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			No Plumbing		Treated Wood						
(3) Roof		(9) Basement Finish					Extra Toilet		Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					Extra Sink		Garages					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Separate Shower		Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Chimney:							Ceramic Tile Floor		Base Cost						
							Ceramic Tile Wains		Common Wall: 1 Wall						
							Ceramic Tub Alcove		Built-Ins						
							Vent Fan		Appliance Allow.						
									Totals:						
									Notes:						
									ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV:						

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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
DUNBAR BETTY LIVING TRUST	ROOT DEAN	6,000	06/20/2013	WD	03-ARM'S LENGTH	2013-02195 WD	PROPERTY TRANSFER	100.0
DUNBAR LEO A LIV TRUST	DUNBAR BETTY TRUST	100	12/14/2011	QC	09-FAMILY	2012-0023	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	07/02/2013	2013-0274	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2024 Est TCV 215,053 TCV/TFA: 116.37

X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B 100' @ 50/</td> <td>100.00</td> <td>162.00</td> <td>1.0241</td> <td>1.0031</td> <td>50</td> <td>100</td> <td></td> <td>5,137</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.37 Total Acres</td> <td>Total Est. Land Value = 5,137</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 100' @ 50/	100.00	162.00	1.0241	1.0031	50	100		5,137	100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 5,137
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
B 100' @ 50/	100.00	162.00	1.0241	1.0031	50	100		5,137																					
100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 5,137																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																				
. SECS 34 & 27 T22N R8W LOT 20 NORTH COUNTRY SUB.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>7.35</td> <td>336</td> <td>50</td> <td>1,235</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>40</td> <td>50</td> <td>123</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>40</td> <td>50</td> <td>123</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	7.35	336	50	1,235	D/W/P: 3.5 Concrete	6.16	40	50	123	D/W/P: 3.5 Concrete	6.16	40	50	123
Description	Rate	Size	% Good	Cash Value																		
D/W/P: 4in Ren. Conc.	7.35	336	50	1,235																		
D/W/P: 3.5 Concrete	6.16	40	50	123																		
D/W/P: 3.5 Concrete	6.16	40	50	123																		

Comments/Influences	Ad-Hoc Unit-In-Place Items	Description	Rate	Size	% Good	Cash Value
	Curb	/CI16/YARI/CHALF/06'/211	14.00	200	50	1,400
	Street Lights	Total Estimated Land Improvements True Cash Value =				2,881
	Standard Utilities					
	X Underground Utils.					

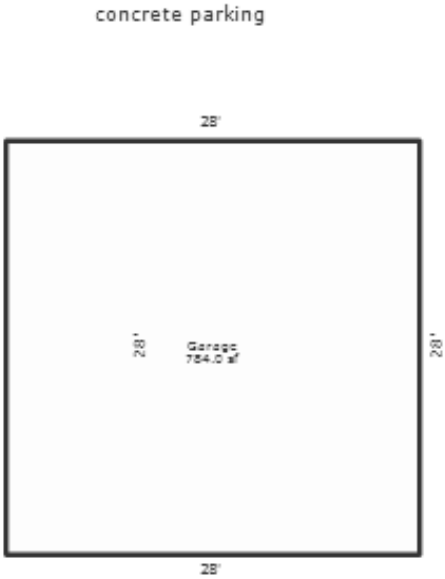
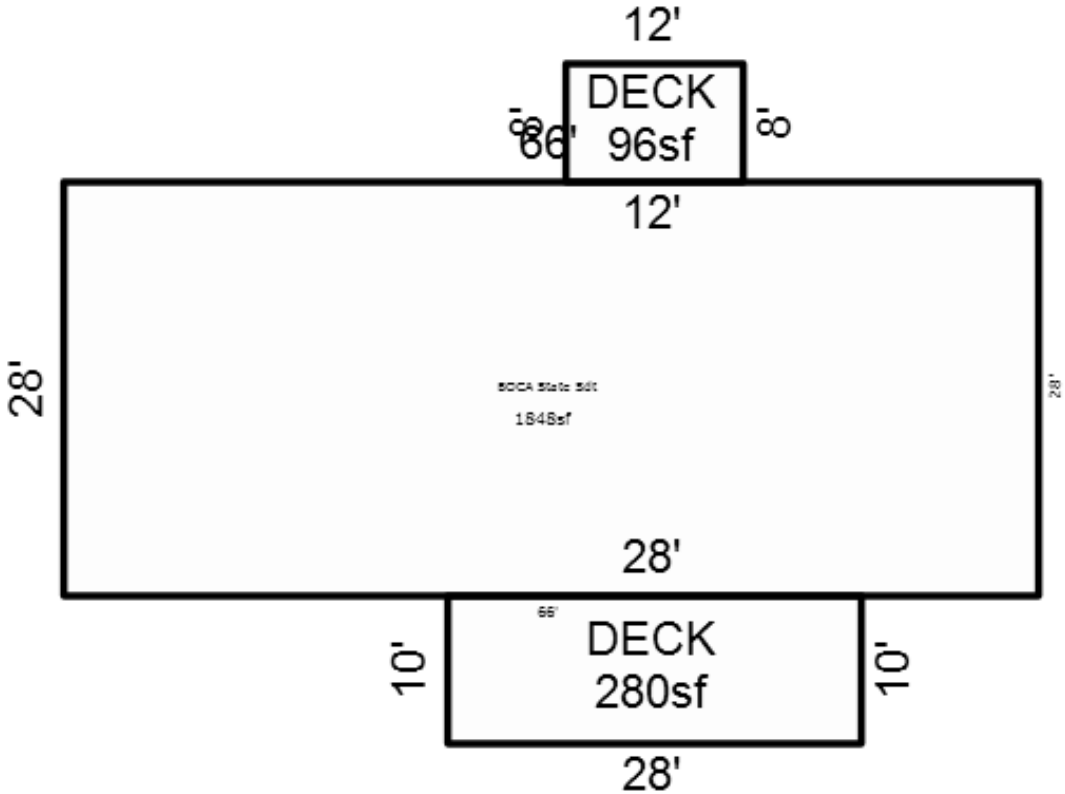
Topography of Site
X Level Rolling Low
X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,600	104,900	107,500			52,382C
2023	2,600	95,500	98,100			49,888C
2022	2,000	81,400	83,400			47,513C
2021	2,000	81,000	83,000			45,996C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	0	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
DUNBAR BETTY LIVING TRUST	ROOT DEAN	6,000	06/20/2013	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DUNBAR LEO A LIV TRUST	DUNBAR BETTY TRUST	100	12/14/2011	QC	09-FAMILY	2012-0023	DEED	50.0

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

W WHISPERING PINE CIR S School: LAKE CITY AREA SCHOOL DIST P.R.E. 0%

Owner's Name/Address MAP #: 2024 Est TCV 5,137

ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663 Improved X Vacant Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

Tax Description . SECS 34 & 27 T22N R8W LOT 21 NORTH COUNTRY SUB. Comments/Influences GARAGE DATA ON LOT 20

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

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

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

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

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

Who When What 2024 2,600 0 2,600 1,841C

TPC 04/30/2021 INSPECTED 2023 2,600 0 2,600 1,754C

TPC 12/27/2017 INSPECTED 2022 2,000 0 2,000 1,671C

2021 2,000 0 2,000 1,618C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENGLISH MITCHELL O & NICO	ENGLISH NICOLE K TRUST	0	06/03/2021	QC	09-FAMILY	2021-02252	PROPERTY TRANSFER	0.0
DUNBAR BETTY LIVING TRUST	ENGLISH MITCHELL O & NICO	3,700	10/10/2014	WD	03-ARM'S LENGTH	2014-03468	PROPERTY TRANSFER	100.0
DUNBAR LEO A LIV TRUST	DUNBAR BETTY TRUST	100	12/14/2011	QC	09-FAMILY	2012-0023	DEED	50.0
ABIAD ENTERPRISES LLC	DUNBAR BETTY TRUSTEE	21,000	09/17/2010	WD	19-MULTI PARCEL ARM'S LE	2010-4409WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8333 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/22/2021	2021-0195	100%
	P.R.E. 100% 12/08/2014					

Owner's Name/Address	MAP #:
ENGLISH NICOLE K TRUST 8330 W WHISPERING PINES CIR S LAKE CITY MI 49651	2024 Est TCV 35,774 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB					
. SECS 34 & 27 T22N R8W LOT 22 NORTH COUNTRY SUB.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
21101779\$4600 5/11 DOM 226	X		B 100' @ 50/	100.00	162.00	1.0241 1.0031	50 100	5,137
			100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =					5,137



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

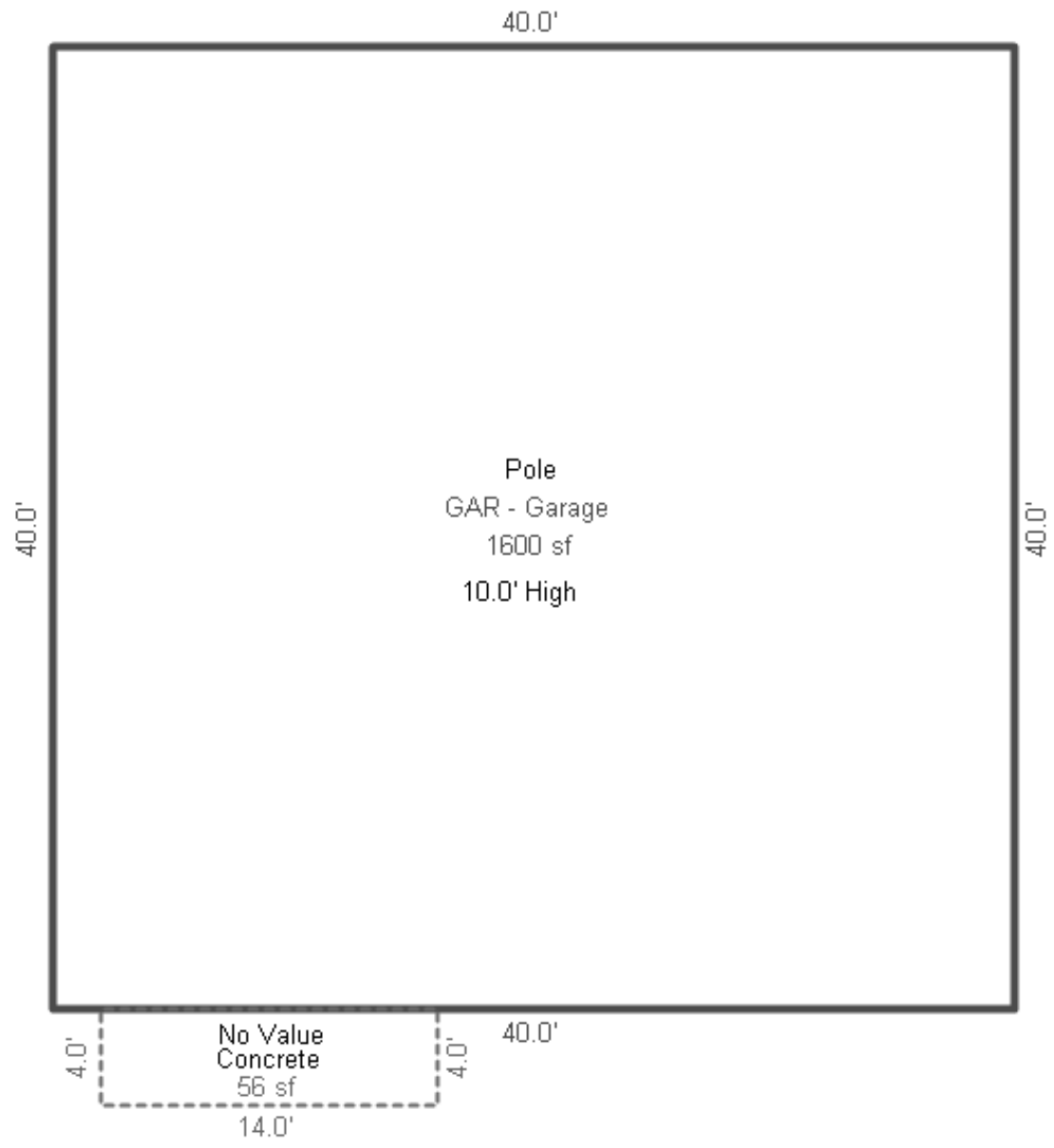
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,600	15,300	17,900			17,166C
2023	2,600	15,100	17,700			16,349C
2022	2,000	13,900	15,900			15,571C
2021	2,000	0	2,000			1,618C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 33,962 Total Depr Cost: 32,943 Estimated T.C.V: 30,637
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2021		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2021		Lg Ord Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		3 Fixture Bath		Other Additions/Adjustments		1 -4,646 -4,507		
Condition: Average		Doors Solid H.C.		(9) Basement Finish			Notes:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Room List		(5) Floors		(8) Basement			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:		Class: C Exterior: Pole (Unfinished)		Base Cost		1600 38,608 37,450		
Basement		Kitchens:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Totals:		1600 38,608 37,450		33,962 32,943		
1st Floor		Other:		(9) Basement Finish											
2nd Floor		Other:		(10) Floor Support											
Bedrooms		Recreation SF		Joists: Unsupported Len: Cntr.Sup:											
(1) Exterior		Living SF													
Wood/Shingle		Walkout Doors (B)													
Aluminum/Vinyl		No Floor SF													
Brick		Walkout Doors (A)													
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CZELUSTA LAWRENCE S & SOO	OTBERG KRISTOPHER L & WAG	251,000	12/30/2021	WD	19-MULTI PARCEL ARM'S LE	2022-00042	PROPERTY TRANSFER	100.0
BOSSCHER SARA & WALENJUS	CZELUSTA LAWRENCE S & SOO	157,000	07/27/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02367	PROPERTY TRANSFER	100.0
DUNBAR BETTY LIVING TRUST	WALENJUS JONATHAN E & SAR	4,000	07/25/2014	WD	03-ARM'S LENGTH	2014-02624	PROPERTY TRANSFER	100.0
DUNBAR LEO A LIV TRUST	DUNBAR BETTY TRUST	100	12/14/2011	QC	09-FAMILY	2012-0023	DEED	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/30/2021					

Owner's Name/Address	MAP #:
OTBERG KRISTOPHER L & WAGONER BRITT 8295 W WHISPERING PINE CIR S LAKE CITY MI 49651	2024 Est TCV 5,152

Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X		Dirt Road	100.00	164.00	1.0241	1.0062	50	100	5,152
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
X		Electric							
X		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
X		Underground Utils.							
			100 Actual Front Feet, 0.38 Total Acres			Total Est. Land Value =			5,152

Tax Description  
. SECS 34 & 27 T22N R8W LOT 23 NORTH COUNTRY SUB.  
Comments/Influences



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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	2,600	0	2,600			2,205C
2023	2,600	0	2,600			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			2,000S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CZELUSTA LAWRENCE S & SOO	OTBERG KRISTOPHER L & WAG	251,000	12/30/2021	WD	19-MULTI PARCEL ARM'S LE	2022-00042	PROPERTY TRANSFER	100.0
BOSSCHER SARA & WALENJUS	CZELUSTA LAWRENCE S & SOO	157,000	07/27/2017	WD	03-ARM'S LENGTH	2017-02367	PROPERTY TRANSFER	100.0
		5,500	04/01/2000	WD	33-TO BE DETERMINED	03-0:5558	DEED	0.0
DUNBAR	WARD BURTON E & LYNETTE J	4,000	11/22/1999	WD	03-ARM'S LENGTH	2010/ 210	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8295 W WHISPERING PINE CIR S						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/30/2021					
Owner's Name/Address	MAP #:					
OTBERG KRISTOPHER L & WAGONER BRITT 8295 W WHISPERING PINES CIR S LAKE CITY MI 49651	2024 Est TCV 219,862 TCV/TFA: 165.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 34 & 27 T22N R8W LOT 24 NORTH COUNTRY SUB.	X		Dirt Road	100.00	183.00	1.0241	1.0341	50	100	5,295	
			Gravel Road	100 Actual Front Feet, 0.42 Total Acres						Total Est. Land Value =	5,295

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Public Improvements					
	X	Electric	1,000.00	1	94	940	
	X	Gas					
		Total Estimated Land Improvements True Cash Value =				940	

Topography of Site	X	Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
	X	Level					
	X	High					



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,600	107,300	109,900			107,604C
2023	2,600	104,000	106,600			102,480C
2022	2,000	95,600	97,600			97,600S
2021	2,000	72,000	74,000			65,810C

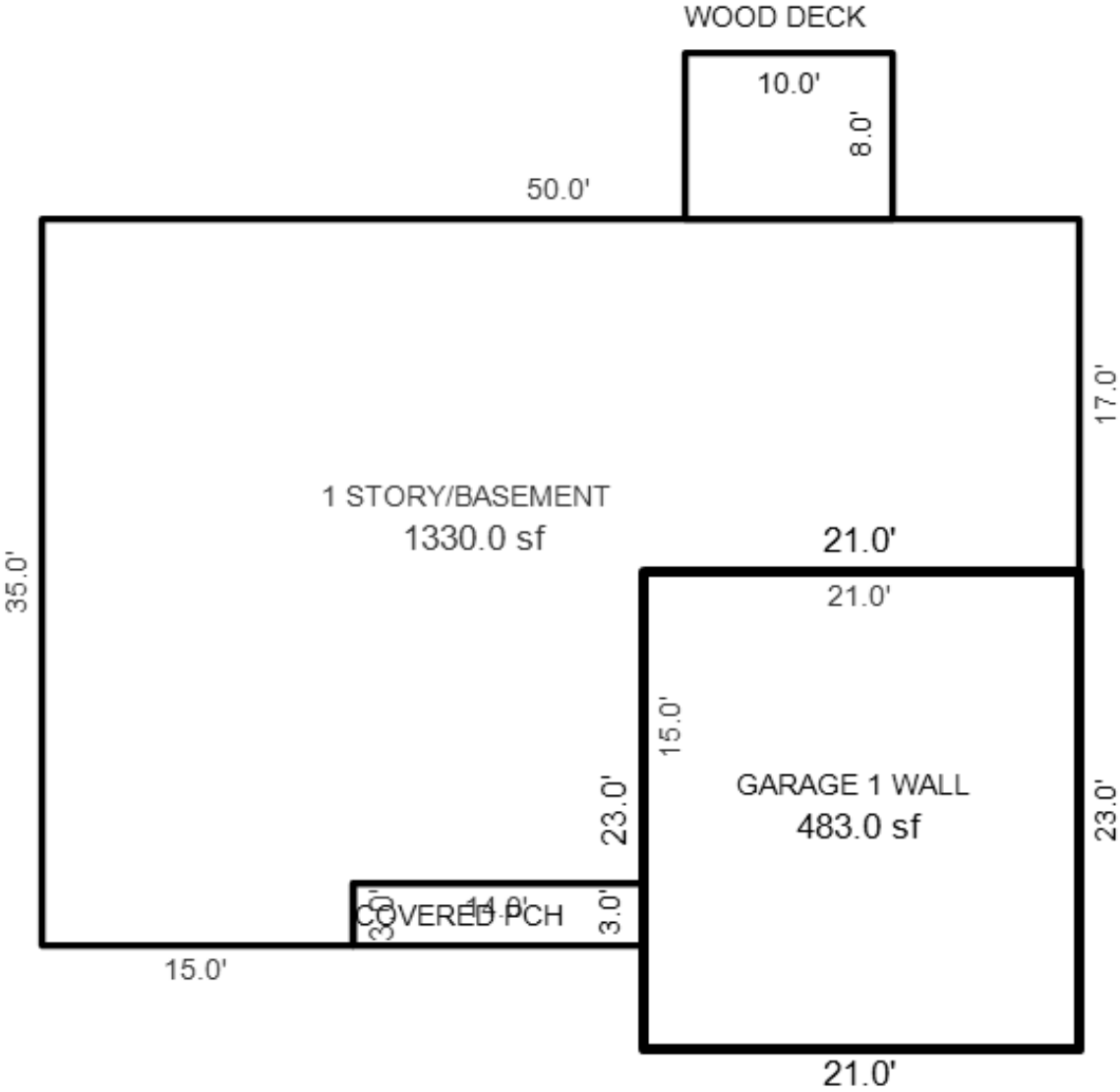
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Who	When	What
TPC	10/27/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/07/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 42 80	Type CCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Building Style: 1S				Ex X Ord Min			Size of Closets																												
Yr Built 2000	Remodeled 0			Lg X Ord Small																															
Condition: Average				Doors Solid H.C.																															
Room List		(5) Floors					(12) Electric																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					0 Amps Service																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex. X Ord. Min			No. of Elec. Outlets																												
				Many X Ave. Few			(13) Plumbing																												
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																												
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 1330 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		8 Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish																															
(3) Roof		790 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:																												
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																																	
X	Asphalt Shingle																																		
Chimney:																																			
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1330 SF Floor Area = 1330 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,330</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>204,268</td> <td>173,634</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,330			Total:				204,268	173,634	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Basement	1,330																																
Total:				204,268	173,634																														
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																			

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



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

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

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

W WHISPERING PINE CIR S      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 07/25/1994

Owner's Name/Address      MAP #:

SKIERA JAMES H & CHRISTY      2024 Est TCV 5,702

8269 W WHISPERING PINE CIR S      Improved    X    Vacant      Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

. SECS 34 & 27 T22N R8W LOT 25 NORTH COUNTRY SUB.      B 100' @ 50/      100.00      246.00      1.0241      1.1135      50      100      5,702

Comments/Influences      100 Actual Front Feet, 0.56 Total Acres      Total Est. Land Value =      5,702



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
8269 W WHISPERING PINE CIR S		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/25/1994								
SKIERA JAMES M 8269 W WHISPERING PINE CIR S LAKE CITY MI 49651		MAP #:		2024 Est TCV 197,243 TCV/TFA: 111.06						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 26 NORTH COUNTRY SUB.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
CHG GRG TO LIVING..NEW GRG FOR 01		Gravel Road		A 100' @ 100/	137.00	157.00	0.9243 1.0201	100 100	12,917	
		Paved Road		137 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =	12,917
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.58	75	0	0		
		Sewer		D/W/P: 4in Ren. Conc.	8.18	1245	0	0		
		X Electric		Wood Frame	26.33	160	50	2,106		
		X Gas		Residential Local Cost Land Improvements						
		Curb		Description	Rate	Size	% Good	Cash Value		
		Street Lights		LAND IMPROVE 1000	1,000.00	3	95	2,850		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					4,956	
		X Underground Utils.								
Topography of Site										
Level										
X Rolling										
Low										
X High										
Landscaped										
Swamp										
X Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	6,500	92,100	98,600		63,246C	
TPC 04/30/2021 INSPECTED		2023	6,500	89,300	95,800			60,235C		
TPC 05/06/2018 INSPECTED		2022	3,000	82,200	85,200			57,367C		
TPC 12/27/2017 INSPECTED		2021	2,500	75,200	77,700			55,535C		



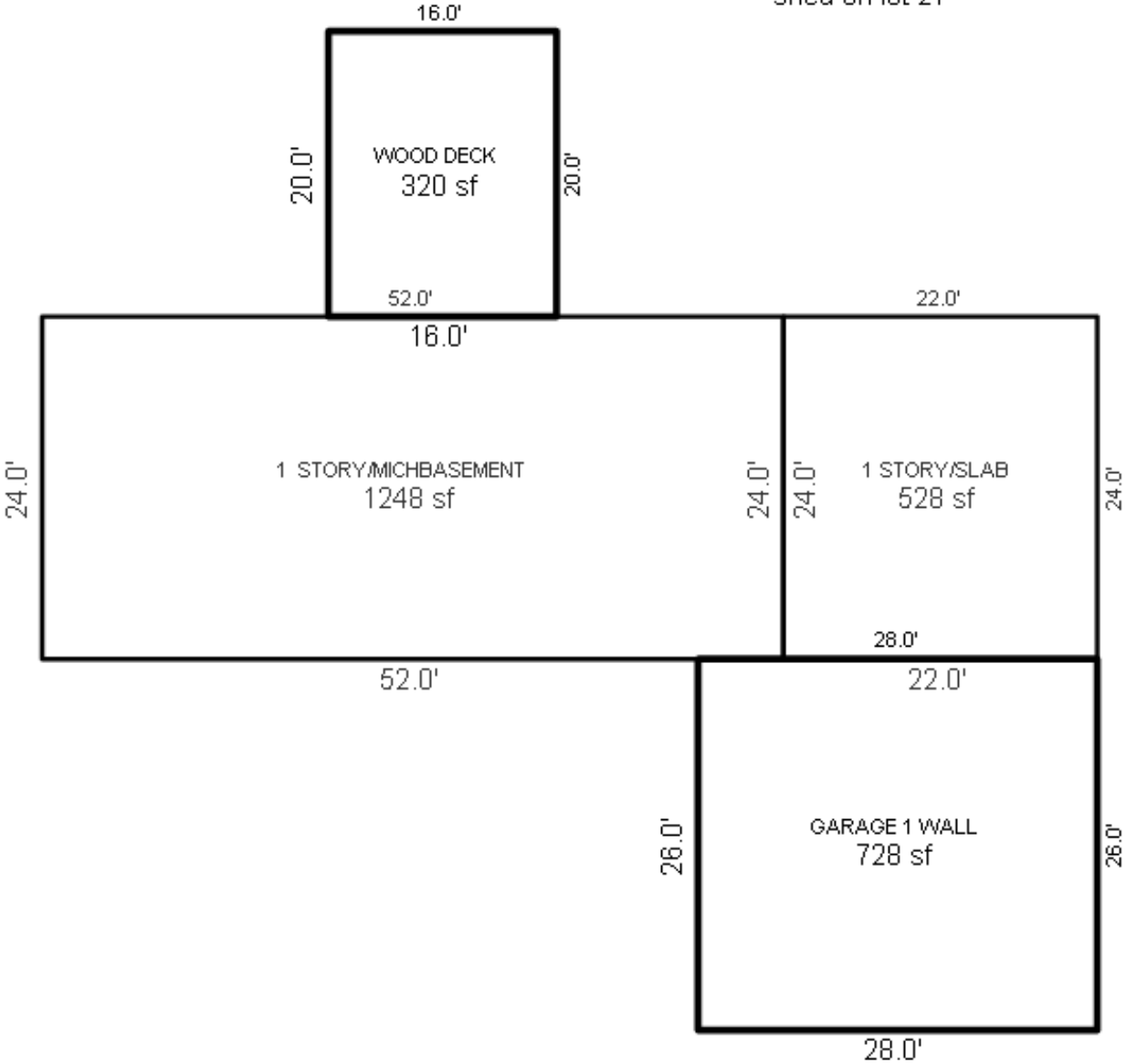
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 320	Type Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1,776 Total Base New : 296,723 Total Depr Cost: 192,871 Estimated T.C.V: 179,370						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Area: 1,776 SF		Cls C		Blt 1978		
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total Base New : 296,723		X 0.930		Estimated T.C.V: 179,370		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex. X Ord. Min			Ground Area = 1776 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
	Many Avg. X Few	Large Avg. X Small	Basement: 1248 S.F. Crawl: 0 S.F. Slab: 528 S.F. Height to Joists: 0.0		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Other Additions/Adjustments			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Siding Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370	
(3) Roof		(9) Basement Finish		Lump Sum Items:			Exterior Siding Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Siding Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Exterior Siding Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Exterior Siding Foundation Size Cost New Depr. Cost			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
							Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow.			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
							Totals:			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
							Notes:			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		
							ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:			Total Depr Cost: 192,871		X 0.930		Estimated T.C.V: 179,370		

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

shed on lot 27



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W FRIENDLY CT	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
SKIERA JAMES M 8269 W WHISPERING PINE CIR S LAKE CITY MI 49651	MAP #:	2024 Est TCV 11,988				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
	Public Improvements			* Factors *						
. SECS 34 & 27 T22N R8W LOT 27 NORTH COUNTRY SUB.	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X	Gravel Road			A 100' @ 100/	110.00	225.00	0.9765	1.1161	100 100
Comments/Influences	X	Paved Road			110 Actual Front Feet, 0.57 Total Acres			Total Est. Land Value =		11,988
	X	Storm Sewer								
	X	Sidewalk								
	X	Water Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	0	6,000			2,458C
2023	6,000	0	6,000			2,341C
2022	3,000	0	3,000			2,230C
2021	2,500	0	2,500			2,159C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	06/01/1996	WD	33-TO BE DETERMINED	304:901	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 04/11/1997

Owner's Name/Address: SKIERA JAMES M & CHRISTY  
 8269 W WHISPERING PINE CIR S  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 5,481

Improved X Vacant Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	B 100' @ 50/	100.00	210.00	1.0241	1.0703	50	100		5,481
X Gravel Road	100 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,481

Tax Description: . SECS 34 & 27 T22N R8W LOT 28 NORTH COUNTRY SUB.  
 Comments/Influences:



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

- Topography of Site
- X 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	04/08/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,700	0	2,700			1,841C
2023	2,700	0	2,700			1,754C
2022	2,000	0	2,000			1,671C
2021	2,000	0	2,000			1,618C

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

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

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

W FIRENDLY CT      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 04/21/2003

Owner's Name/Address      MAP #:

SKIERA JAMES M & CHRISTY      2024 Est TCV 4,790

8269 W WHISPERING PINE CIR S      Improved    X    Vacant      Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

. SECS 34 & 27 T22N R8W LOT 29 NORTH      B 100' @ 50/      90.00      168.00      1.0514      1.0123      50      100      4,790

COUNTRY SUB.      90 Actual Front Feet, 0.35 Total Acres      Total Est. Land Value =      4,790

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

Topography of Site      Level      X      Rolling      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	2,400	0	2,400			1,841C
2023	2,400	0	2,400			1,754C
2022	2,000	0	2,000			1,671C
2021	2,000	0	2,000			1,618C

Who      When      What      2024      2,400      0      2,400                1,841C

TPC 04/30/2021 INSPECTED      2023      2,400      0      2,400                1,754C

TPC 12/27/2017 INSPECTED      2022      2,000      0      2,000                1,671C

TPC 04/08/2016 INSPECTED      2021      2,000      0      2,000                1,618C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
DUSHANE DAVIS L	DUSHANE DAVID & DUSHANE P	1	05/12/2022	QC	09-FAMILY	2022-01563	DEED	0.0													
FEDERAL HOME LOAN MORTGAG	DUSHANE DAVIS L	75,000	06/21/2010	WD	03-ARM'S LENGTH	2010/2398	PROPERTY TRANSFER	100.0													
HALL WADE A	FEDERAL HOME LOAN MORTGAG	0	01/15/2010	SD	10-FORECLOSURE	2009/4008	DEED	0.0													
WILLIAMS WAYNE A & DELORI	HALL WADE A (MM)	110,900	07/31/2007	WD	03-ARM'S LENGTH	2007/2752	DEED	100.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
8210 FRIENDLY CT		School: LAKE CITY AREA SCHOOL DIST																			
Owner's Name/Address		P.R.E. 100% 06/21/2010																			
DUSHANE DAVID & DUSHANE PAMELA 8210 FRIENDLY COURT LAKE CITY MI 49651		MAP #:		2024 Est TCV 142,109 TCV/TFA: 126.88																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB															
. SECS 34 & 27 T22N R8W LOT 30 NORTH COUNTRY SUB.		X		Public Improvements		* Factors * IRREGULAR															
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value					
20806759 \$114,449 21000385 \$77,000		X		Paved Road		A 100' @ 100/		90.00		290.40	1.0267	1.1896	100	100		10,992					
		X		Storm Sewer		90 Actual Front Feet,		0.60		Total Acres		Total Est. Land Value =		10,992							
		X		Sidewalk		Land Improvement Cost Estimates															
		X		Water		Description		Rate		Size		% Good		Cash Value							
		X		Sewer		D/W/P: Asphalt Paving		2.89		768		81		1,798							
		X		Electric		Total Estimated Land Improvements True Cash Value =					1,798										
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
				Topography of Site																	
				Level																	
				Rolling																	
				X Low																	
				X High																	
				Landscaped																	
				X Swamp																	
				X Wooded																	
				Pond																	
				Waterfront																	
				X Ravine																	
				X Wetland																	
				Flood Plain																	
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
								2024		5,500		65,600		71,100						50,136C	
						TPC 04/30/2021 INSPECTED		2023		5,500		63,500		69,000						47,749C	
						TPC 12/27/2017 INSPECTED		2022		3,000		62,500		65,500						45,476C	
						TPC 04/08/2016 INSPECTED		2021		2,500		57,100		59,600						44,024C	

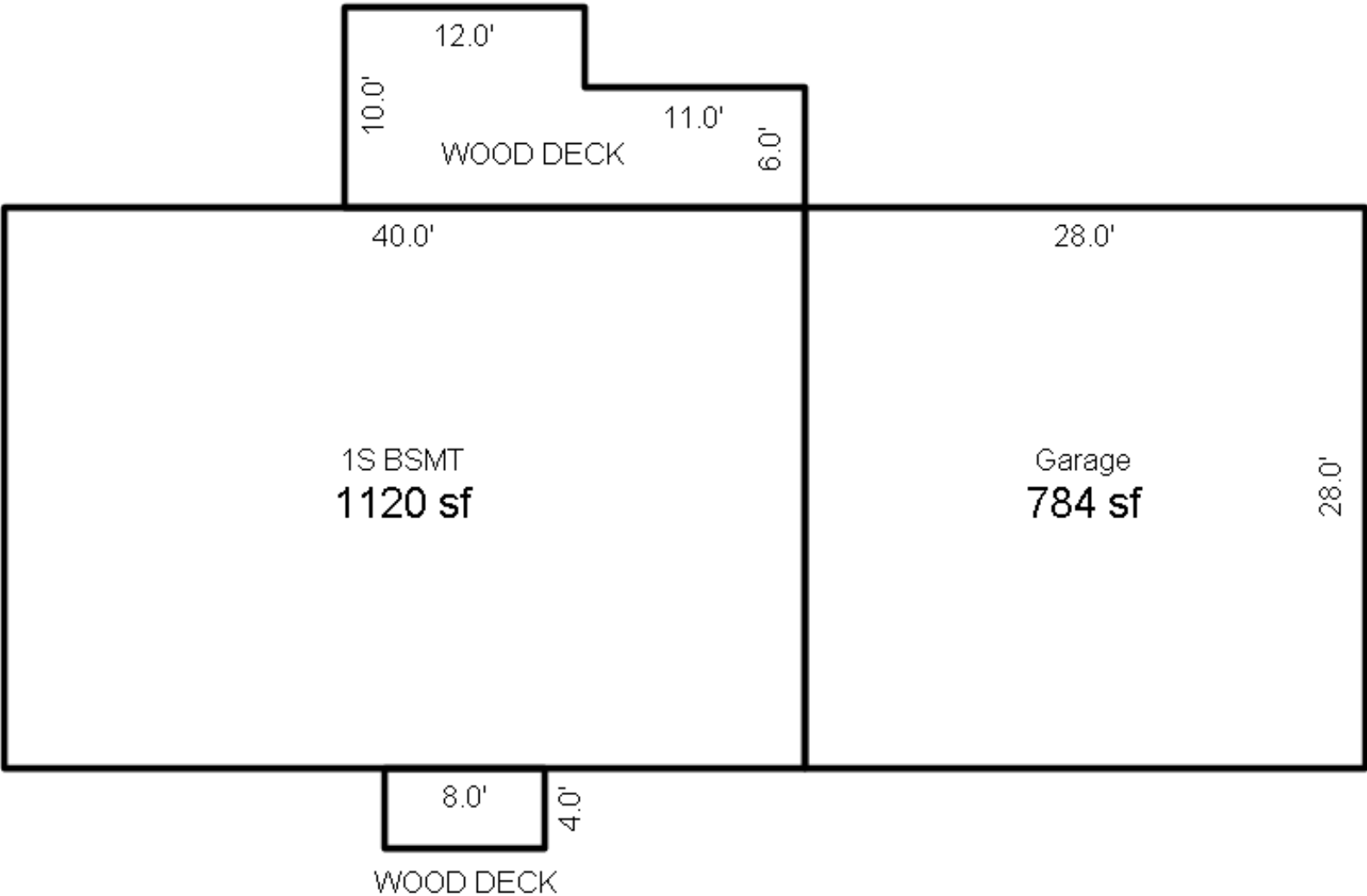


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 186	Type Treated Wood Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		X Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Ex X Ord		Min	Condition: Average	Size of Closets		Lg X Ord	Small	Doors	Solid X H.C.	(5) Floors		Kitchen: Other: Other:	(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 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:
Building Style: 1S		Yr Built 1991		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows			Many X Large Avg. X Avg. Few Small						X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens					(3) Roof				X Gable Hip Flat				Gambrel Mansard Shed					
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1991		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1120 SF		Floor Area = 1120 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		1,120		Total:		148,440		103,909		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, 100 Feet		1		5,640		3,948		Deck		Treated Wood		32		1,374		962		Treated Wood		186		3,856		2,699																	
Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		784		27,628		Common Wall: 1 Wall		1		-2,512		-1,758		Door Opener		1		485		339																	
Built-Ins		Appliance Allow.		1		1,934		1,354		Totals:		198,645		139,053		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:		129,319																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		158,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:5054	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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FRIENDLY CT	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/21/2003					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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FEISTER MICHAEL L & CATHY 8242 FRIENDLY COURT LAKE CITY MI 49651	2024 Est TCV 15,895
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	Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB		
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	A 100' @ 100/	132.00	145.20	0.9329	1.0003	100	100	12,319
	132 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =	12,319

Tax Description	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
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. SECS 34 & 27 T22N R8W LOT 31 NORTH COUNTRY SUB.	Description	Rate	Size % Good	Cash Value
	Wood Frame	19.81	192 94	3,576

Comments/Influences	Total Estimated Land Improvements True Cash Value =				3,576
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CLAM RIVER					3,576
------------	--	--	--	--	-------

	Total Estimated Land Improvements True Cash Value =				3,576
--	---	--	--	--	-------

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

	Level						
--	-------	--	--	--	--	--	--

X	Rolling	2024	6,200	1,700	7,900		3,934C
---	---------	------	-------	-------	-------	--	--------

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

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

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

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

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

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

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

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

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

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

	Who	When	What	2024	6,200	1,700	7,900			3,934C
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	TPC	04/30/2021	INSPECTED	2023	6,200	1,600	7,800			3,747C
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	TPC	03/20/2018	INSPECTED	2022	3,500	1,500	5,000			3,569C
--	-----	------------	-----------	------	-------	-------	-------	--	--	--------

	TPC	04/08/2016	INSPECTED	2021	3,000	1,400	4,400			3,455C
--	-----	------------	-----------	------	-------	-------	-------	--	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEISTER MICHAEL L & CATHY		158,000	10/02/2002	WD	33-TO BE DETERMINED		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8242 FRIENDLY CT						

Owner's Name/Address	MAP #:
FEISTER MICHAEL L & CATHY 8242 FRIENDLY COURT LAKE CITY MI 49651	2024 Est TCV 200,991 TCV/TFA: 128.43

Tax Description	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 32 NORTH COUNTRY SUB.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
CLAM RIVER VIEW FB?	X		A 100' @ 100/	110.00	163.00	0.9765 1.0297	100 100		11,060
			110 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 11,060						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Ren. Conc.	8.18	1936	0	0		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
	X		LAND IMPROVE 1000	1,000.00	2	95	1,900		
			Total Estimated Land Improvements True Cash Value = 1,900						



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	5,500	95,000	100,500			67,799C
X Low	2023	5,500	92,100	97,600			64,571C
X High	2022	3,500	83,900	87,400			61,497C
Landscaped	2021	3,000	76,700	79,700			59,533C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/03/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 04/08/2016 INSPECTED							

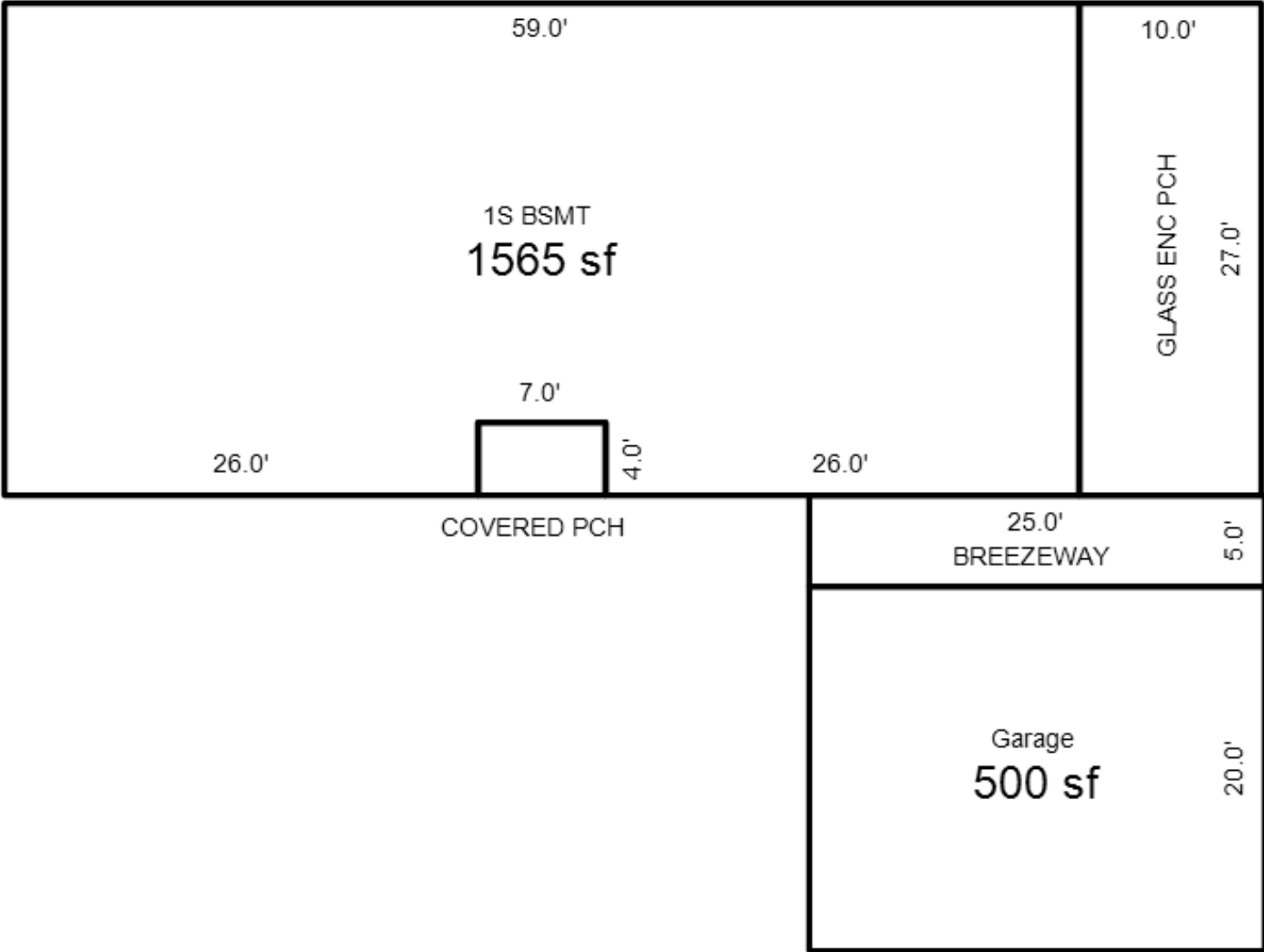
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 35 Floor Area: 1,565 Total Base New : 311,052 Total Depr Cost: 202,184 Estimated T.C.V: 188,031			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 311,052 Total Depr Cost: 202,184 Estimated T.C.V: 188,031			E.C.F. X 0.930		Roof:		
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No. Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1565 SF Floor Area = 1565 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1977					
Condition: Average		Size of Closets			0 Amps Service			No./Qual. of Fixtures			Building Areas						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			Many X Ave. Few			1 Story Brick Basement 1,565			Total: 232,471 151,106			
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			2 3 Fixture Bath			Basement, Outside Entrance, Below Grade			1 2,560 1,664				
(2) Windows		(7) Excavation			1 2 Fixture Bath			Softener, Auto			Plumbing						
X	Many Avg. X Few	Large Avg. Small	Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			Average Fixture(s)			1 1,476 959					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			No Plumbing			3 Fixture Bath			1 4,646 3,020						
X	Double Hung Horiz. Slide Casement	Conc. Block	8 Poured Conc. Stone			Extra Toilet			2 Fixture Bath			1 3,108 2,020					
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	(9) Basement Finish			Extra Sink			Water/Sewer			1 4,864 3,162				
(3) Roof		(10) Floor Support			Separate Shower			1000 Gal Septic			1 5,808 3,775						
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor			Porches			270 15,371 9,991					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Wains			CGEP (1 Story)			28 934 607						
Chimney: Brick		(14) Water/Sewer			Ceramic Tub Alcove			Vent Fan			Garages						
		Public Water			Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			500 22,560 14,664			
		Public Sewer			1000 Gal Septic			Door Opener			1 547 356						
		2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,766 1,798			
								Fireplaces			Interior 1 Story			1 5,338 3,470			
								Breezeways			Frame Wall			125 8,603 5,592			
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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





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

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

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 04/21/2003

Owner's Name/Address: FEISTER MICHAEL L & CATHY  
 8242 FRIENDLY CT  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 3,763

2024 Est TCV 3,763

Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
Public Improvements			* Factors * E 25' OF LOT 33						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 100' @ 100/	25.00	186.00	1.4142	1.0642	100 100 PRT OF LOT 33	3,763
			25 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	3,763

Tax Description: SECS 34 & 27 T22N R8W E'LY 25 FT OF LOT 33. NORTH COUNTRY SUB  
 Comments/Influences:

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

Topography of Site

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,900	0	1,900			1,504C
2023	1,900	0	1,900			1,433C
2022	2,000	0	2,000			1,365C
2021	2,000	0	2,000			1,322C

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

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

Property Address: 8278 W WHISPERING PINE CIR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 05/08/1996

Owner's Name/Address: HINKSTON JEFFERY E & TONJA S  
 8278 W WHISPERING PINE CIR  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 259,737 TCV/TFA: 142.40

2024 Est TCV 259,737 TCV/TFA: 142.40

X Improved Vacant Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

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

A 100' @ 100/ 105.00 186.00 0.9879 1.0642 100 100 11,039  
 105 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 11,039

Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value

D/W/P: 4in Ren. Conc. 8.18 416 0 0  
 Residential Local Cost Land Improvements

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

X Street Lights  
 X Standard Utilities  
 X Underground Utils.

Topography of Site

X Level  
 X Rolling  
 X Low  
 X High

Landscaped  
 X Swamp  
 X Wooded  
 X Pond

X Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,500	124,400	129,900			87,776C
2023	5,500	120,500	126,000			83,597C
2022	3,500	110,800	114,300			79,617C
2021	3,000	101,300	104,300			77,074C

Who	When	What
TPC	06/15/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/08/2016	INSPECTED

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 144 72	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 936 % Good: 0 Storage Area: 936 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		Size of Closets												
Yr Built 1995	Remodeled 0	X	Ex	Ord	Min											
Condition: Average		X Lg		Ord	Small											
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior		X Ex		Ord	Min	No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets												
		X	Drywall			Many	X	Ave.	Few							
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1216 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2	3 Fixture Bath								
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish												
(3) Roof		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Notes:										Class: C +10 Effec. Age: 20 Floor Area: 1,824 Total Base New : 332,980 Total Depr Cost: 266,396 Estimated T.C.V: 247,748		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1824 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 1,216 Total: 248,490 198,804																
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) 120 5,521 4,417 Deck Treated Wood 144 3,338 2,670 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 35,147 28,118 Storage Over Garage 936 12,861 10,289 Built-Ins Appliance Allow. 1 2,766 2,213 Breezeways Frame Wall 72 4,955 3,964 Totals: 332,980 266,396																
ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv:												247,748				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		176,000	04/01/2000	WD	33-TO BE DETERMINED	336:555	DEED	0.0

Property Address: W WHISPERING PINE CIR N  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 05/08/1996

Owner's Name/Address: HINKSTON JEFFERY E & TONJA S  
 8278 W WHISPERING PINE CIR N  
 LAKE CITY MI 49651

MAP #: 2024 Est TCV 13,347

Improved  Vacant  Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB

Tax Description	Public Improvements	* Factors *					Rate %Adj. Reason	Value
		Description	Frontage	Depth	Front	Depth		
. SECS 34 & 27 T22N R8W LOT 34 NORTH COUNTRY SUB. Comments/Influences: GARAGE AND HOUSE DATA ON 510-033-50	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	A 100' @ 100/	135.00	187.00	0.9277	1.0657	100 100	13,347
		135 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =	13,347

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	6,700	0	6,700			3,073C
TPC 12/27/2017	INSPECTED		2023	6,700	0	6,700			2,927C
TPC 04/08/2016	INSPECTED		2022	3,500	0	3,500			2,788C
			2021	3,000	0	3,000			2,699C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN DEBRA L	MACKIE WILLIAM W	77,000	03/25/2016	WD	03-ARM'S LENGTH	2016-00937	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8290 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/07/2016					
Owner's Name/Address	MAP #:					
MACKIE WILLIAM W 8290 WHISPERING PINE CIR N LAKE CITY MI 49651	2024 Est TCV 137,892 TCV/TFA: 106.23					

Tax Description . SECS 34 & 27 T22N R8W LOT 35 NORTH COUNTRY SUB.	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
	Public Improvements		* Factors *						
Comments/Influences ADJ PRIVATE PARK	X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X Gravel Road		A 100' @ 100/	134.00	153.00	0.9294 1.0135	100	100	12,623

ADJ PRIVATE PARK	X Paved Road		134 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	12,623
	X Storm Sewer		Land Improvement Cost Estimates							
ADJ PRIVATE PARK	X Sidewalk		Description	Rate	Size	% Good	Cash Value			
	X Water		D/W/P: 3.5 Concrete	6.58	254	0	0			
ADJ PRIVATE PARK	X Sewer		D/W/P: Asphalt Paving	3.10	1200	0	0			
	X Electric		Residential Local Cost Land Improvements							
ADJ PRIVATE PARK	X Gas		Description	Rate	Size	% Good	Cash Value			
	X Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
ADJ PRIVATE PARK	X Street Lights		Total Estimated Land Improvements True Cash Value =						950	
	X Standard Utilities									
ADJ PRIVATE PARK	X Underground Utils.									
	Topography of Site									



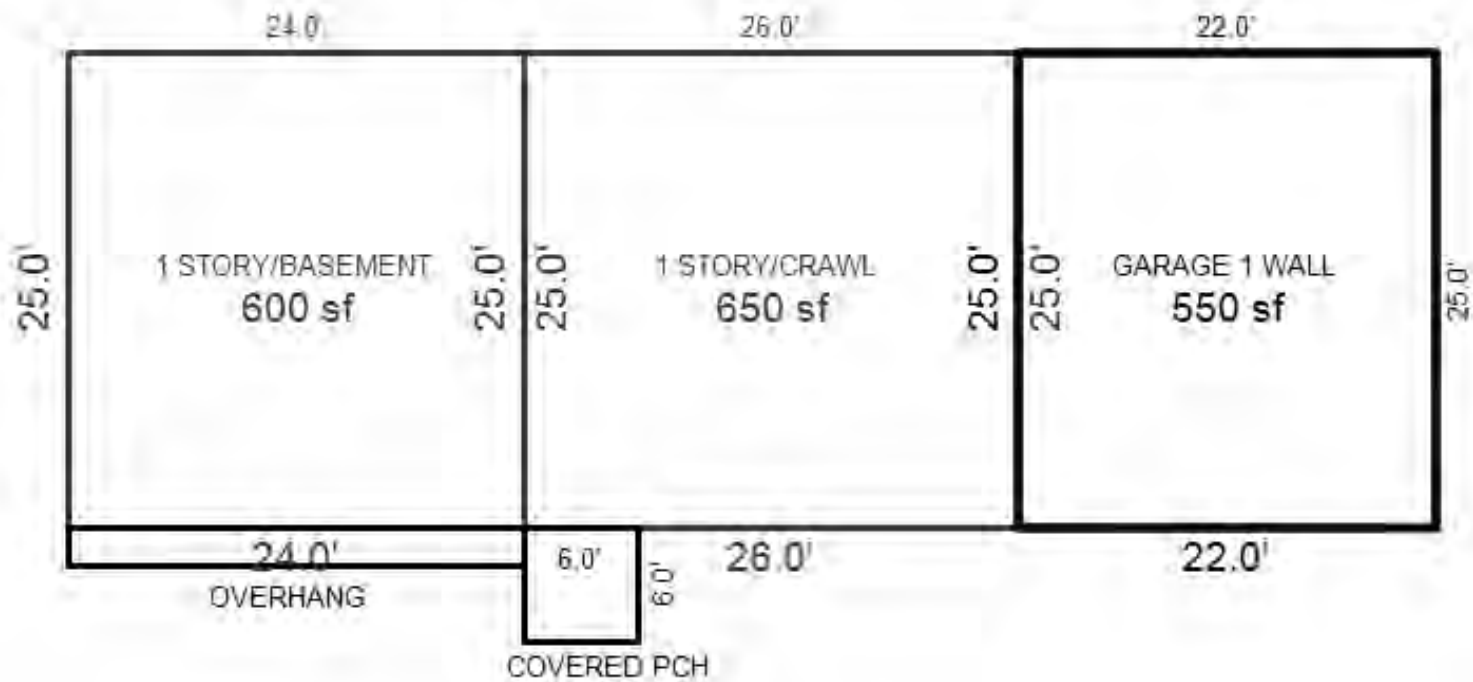
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	6,300	62,600	68,900			47,117C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 04/30/2021 INSPECTED	TPC 12/27/2017 INSPECTED	TPC 04/08/2016 INSPECTED	2023	6,300	60,700	67,000		44,874C
				2022	3,500	56,900	60,400		42,738C
				2021	3,000	52,000	55,000		41,373C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							36	CCP (1 Story)			
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BI			Class: C			E.C.F. X 0.930			Cls C Blt 1978		
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		No./Qual. of Fixtures			Ground Area = 1250 SF Floor Area = 1298 SF.			Total Base New : 222,792			Total Depr Cost: 133,676			Estimated T.C.V: 124,319		
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Kitchen: Other:		0 Amps Service			Building Areas			1 Story Siding Basement 600			1 Story Siding Crawl Space 650			1 Story Siding Overhang 48		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)		
	Insulation	X	Drywall															
(2) Windows		(7) Excavation		1 Average Fixture(s)			2 3 Fixture Bath			Plumbing			3 Fixture Bath			Water/Sewer		
X	Many Avg. X Few		Large Avg. Small	Basement: 600 S.F. Crawl: 650 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			Porches			CCP (1 Story)		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 1000 Gal Septic			1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		
X	Double Hung Horiz. Slide Casement		Conc. Block	2 3 Fixture Bath			Lump Sum Items:			Common Wall: 1 Wall			Built-Ins			Appliance Allow.		
X	Double Glass Patio Doors Storms & Screens		8 Poured Conc. Stone Treated Wood Concrete Floor	2 3 Fixture Bath						Ceramic Tile Floor			1 2,766			1,660		
(3) Roof		(9) Basement Finish		2 3 Fixture Bath						Ceramic Tub Alcove			Totals:			222,792		
X	Gable Hip Flat		Gambrel Mansard Shed	2 3 Fixture Bath						Vent Fan			133,676					
X	Asphalt Shingle	(10) Floor Support		2 3 Fixture Bath						Ceramic Tub Alcove			133,676					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath						Vent Fan			133,676					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDUSEN KYLE J	HOLMES ALVIN J JR & AMAND	249,900	03/16/2022	WD	03-ARM'S LENGTH	2022-0862	PROPERTY TRANSFER	100.0
MARTIN SUSAN	VAN DUSEN KYLE J	154,397	03/04/2020	WD	03-ARM'S LENGTH	2020-00647	PROPERTY TRANSFER	100.0
RENKEMA WANE A & SALLY JO	MARTIN SUSAN	116,000	03/31/2015	WD	03-ARM'S LENGTH	2015-01039	PROPERTY TRANSFER	100.0
NELSON CAROL	RENKEMA WANE A & SALLY JO	75,000	12/28/2012	WD	03-ARM'S LENGTH	2012-04217 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8304 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST		Garage	05/22/2014	2014-0142	100%
	P.R.E. 100% 03/16/2022		Addition	03/19/2013	2013-0055	100%
Owner's Name/Address	MAP #:		Deck/Porch	06/13/2005	20050171	Complete
HOLMES ALVIN J JR & AMANDA MARIE 8304 W WHISPERING PINE CIR N LAKE CITY MI 49651	2024 Est TCV 216,302 TCV/TFA: 193.13		Modular	06/09/2004	20040177	Complete

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 100/	96.00	161.00	1.0103	1.0265	100 100	9,956
96 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value = 9,956

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SECS 34 & 27 T22N R8W LOT 36 NORTH COUNTRY SUB.	X	Dirt Road	6.97	66 50	230
Comments/Influences	X	Gravel Road	18.02	260 50	2,342
	X	Paved Road	8.18	890 50	3,640
	X	Storm Sewer	35.77	60 0	0
	X	Sidewalk	Residential Local Cost Land Improvements		
	X	Water	Description		
	X	Sewer	Rate		
	X	Electric	Size % Good		
	X	Gas	Cash Value		
	X	Curb	LAND IMPROVE 1000		
	X	Street Lights	1,000.00		
	X	Standard Utilities	1 97		
	X	Underground Utils.	970		

CLAM RIVER AREA - ADJ RIVERSIDE PARK	X	Description	Rate	Size % Good	Cash Value
	X	Water	6.97	66 50	230
	X	Sewer	18.02	260 50	2,342
	X	Electric	8.18	890 50	3,640
	X	Gas	35.77	60 0	0
	X	Curb	Residential Local Cost Land Improvements		
	X	Street Lights	Description		
	X	Standard Utilities	Rate		
	X	Underground Utils.	Size % Good		
	X	Underground Utils.	Cash Value		
	X	Underground Utils.	LAND IMPROVE 1000		
	X	Underground Utils.	1,000.00		
	X	Underground Utils.	1 97		
	X	Underground Utils.	970		

Topography of Site	X	Description	Rate	Size % Good	Cash Value
	X	/CI16/YARI/CHALF/04'/211	9.70	380 100	3,686
	X	Total Estimated Land Improvements True Cash Value =	10,868		

Level	X	Description	Rate	Size % Good	Cash Value
Rolling	X				
Low	X				
High	X				
Landscaped	X				
Swamp	X				
Wooded	X				
Pond	X				
Waterfront	X				
Ravine	X				
Wetland	X				
Flood Plain	X				

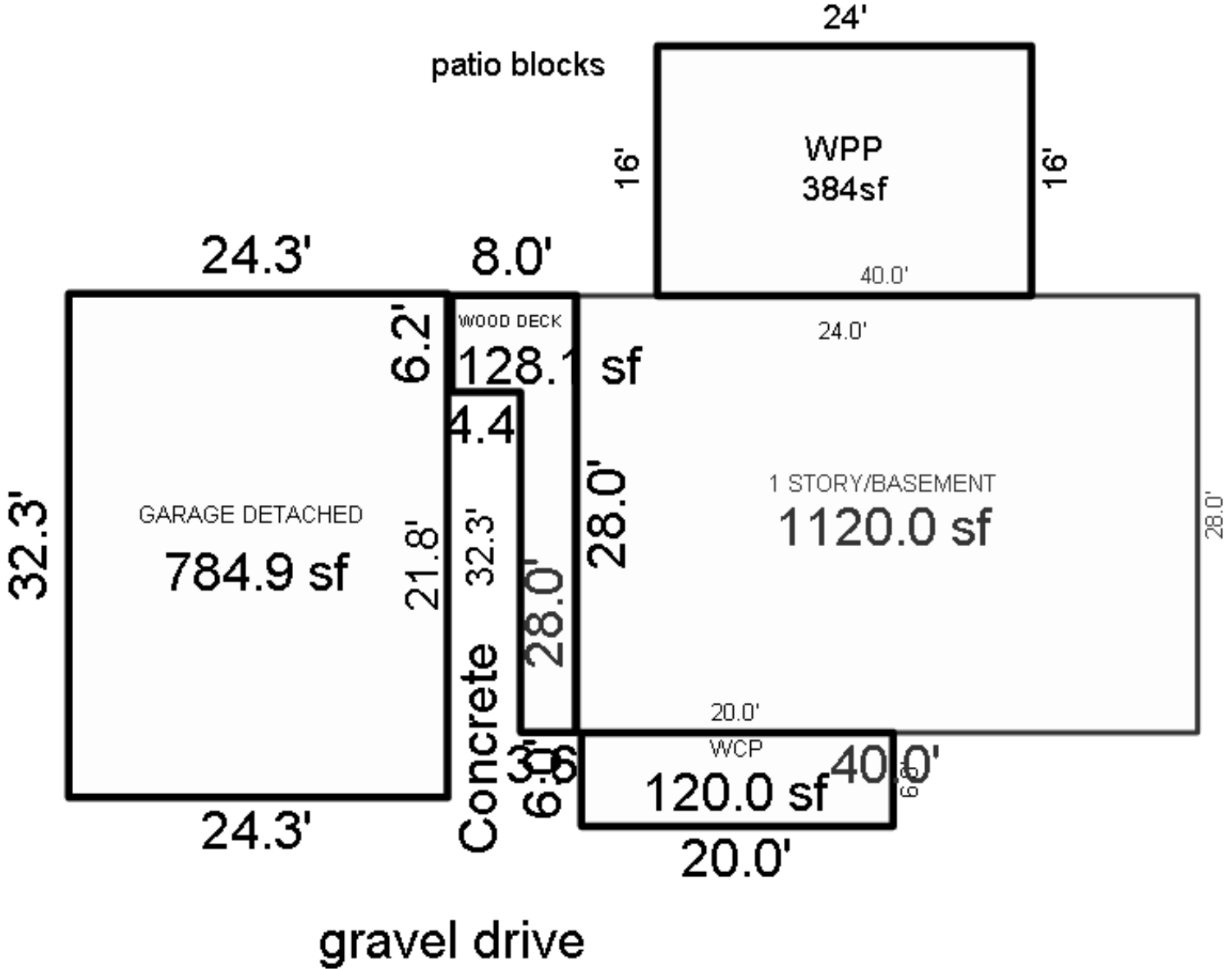
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	103,200	108,200			108,200S
2023	5,000	99,900	104,900			104,900S
2022	3,500	80,600	84,100			81,916C
2021	3,000	76,300	79,300			79,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							120 384 128	WCP (1 Story) WPP Treated Wood			
	Building Style: 1S		Drywall Paneled													
	Yr Built 2004 201	Remodeled 2014	Plaster Wood T&G													
	Condition: Average		Trim & Decoration		Ex	X	Ord									
	Room List		Size of Closets													
	Basement 1st Floor 2nd Floor 3 Bedrooms		Lg	X	Ord		Small									
	(1) Exterior		Doors				Solid		H.C.							
	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors													
	Insulation		Kitchen: Other: Other:													
	(2) Windows		(6) Ceilings													
X	Many Avg.	X	Large Avg.													
	Few		Small													
X	Wood Sash Metal Sash Vinyl Sash		(7) Excavation													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(3) Roof		(8) Basement													
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Asphalt Shingle		(9) Basement Finish													
	Chimney:		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													
			(12) Electric													
			0 Amps Service													
			No./Qual. of Fixtures													
			Ex.	X	Ord.		Min									
			No. of Elec. Outlets													
			Many	X	Ave.		Few									
			(13) Plumbing													
			1 Average Fixture(s)													
			2 3 Fixture Bath													
			1 2 Fixture Bath													
			Softener, Auto													
			Softener, Manual													
			Solar Water Heat													
			No Plumbing													
			Extra Toilet													
			Extra Sink													
			Separate Shower													
			Ceramic Tile Floor													
			Ceramic Tile Wains													
			Ceramic Tub Alcove													
			Vent Fan													
			(14) Water/Sewer													
			Public Water													
			Public Sewer													
			Water Well													
			1 1000 Gal Septic													
			2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			(16) Porches/Decks													
			Class: C -5													
			Effec. Age: 15													
			Floor Area: 1,120													
			Total Base New : 247,283													
			Total Depr Cost: 210,191													
			Estimated T.C.V: 195,478													
			(17) Garage													
			Year Built: 2014													
			Car Capacity:													
			Class: C													
			Exterior: Siding													
			Brick Ven.: 0													
			Stone Ven.: 0													
			Common Wall: Detache													
			Foundation: 42 Inch													
			Finished?:													
			Auto. Doors: 0													
			Mech. Doors: 2													
			Area: 784													
			% Good: 0													
			Storage Area: 0													
			No Conc. Floor: 0													
			Bsmnt Garage:													
			Carport Area:													
			Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S													
			(11) Heating System: Forced Air w/ Ducts													
			Ground Area = 1120 SF Floor Area = 1120 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 1,120 Total: 159,499 135,575													
			Other Additions/Adjustments													
			Recreation Room 1000 19,330 16,430													
			Plumbing													
			Average Fixture(s) 1 1,476 1,255													
			3 Fixture Bath 1 4,646 3,949													
			2 Fixture Bath 1 3,108 2,642													
			Water/Sewer													
			1000 Gal Septic 1 4,864 4,134													
			Water Well, 100 Feet 1 5,808 4,937													
			Porches													
			WCP (1 Story) 120 5,521 4,693													
			WPP 384 6,459 5,490													
			Deck													
			Treated Wood 128 3,089 2,626													
			Garages													
			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
			Base Cost 784 30,717 26,109													
			Built-Ins													
			Appliance Allow. 1 2,766 2,351													
			Totals: 247,283 210,191													
			Notes:													
			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 195,478													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON DAVID L & LISA A	TIGHE JUSTIN & JESSICA (H	136,250	06/16/2006	WD	03-ARM'S LENGTH	06-0/2290	DEED	100.0
		85,000	02/01/1996	WD	33-TO BE DETERMINED	301:574	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8320 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/16/2006					
TIGHE JUSTIN & JESSICA 8320 W WHISPERING PINES CIR N LAKE CITY MI 49651	MAP #: 2024 Est TCV 168,228 TCV/TFA: 137.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
. SECS 34 & 27 T22N R8W LOT 37 NORTH COUNTRY SUB.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
CLAM RIVER - ADJ PRIVATE PARK	X		A 100' @ 100/	100.00	234.59	1.0000	1.1278	100	100	11,278
			100 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =	11,278

Topography of Site	Description	Rate	Size % Good	Cash Value
	Dirt Road			
	Gravel Road			
X	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
X	Electric			
X	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
X	Underground Utils.			

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	5,600	78,500	84,100			58,141C
Low	2023	5,600	76,100	81,700			55,373C
High	2022	3,500	70,000	73,500			52,737C
Landscaped	2021	3,000	63,900	66,900			51,053C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

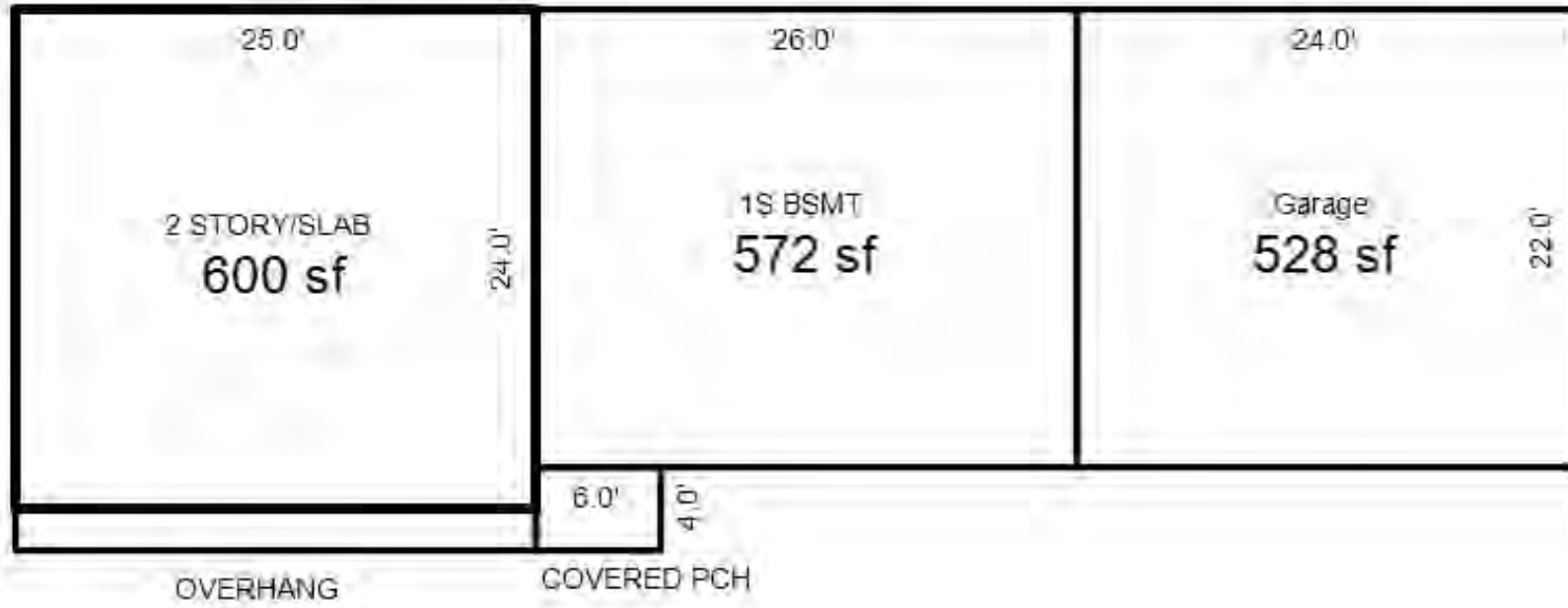


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 24	Type CCP (1 Story)	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: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1172 SF Floor Area = 1222 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C +5 Effec. Age: 35 Floor Area: 1,222 Total Base New : 258,108 Total Depr Cost: 167,742 Estimated T.C.V: 156,000			Cls C 5 Blt 1977	
Yr Built 1977	Remodeled 0	Ex	X Ord		Min	(12) Electric 0 Amps Service			Building Areas			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 600 1 Story Siding Basement 572 1 Story Siding Overhang 50 Total: 187,579 121,900							
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing			Other Additions/Adjustments Basement Living Area 600 21,516 13,985 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 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,396 15,207 Common Wall: 1 Wall 1 -2,686 -1,746			Totals: 258,108 167,742							
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer			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			Totals: 258,108 167,742							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 1172 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
(3) Roof X Gable Hip Flat Gambrel Mansard Shed																	
X	Asphalt Shingle																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGINESS WILLIAM P & MARC	MCGINESS WILLIAM & MARCIA	0	02/22/2018	QC	09-FAMILY	2018-00582	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8348 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST		Garage	07/23/2018	2018-0339	100%
Owner's Name/Address	P.R.E. 100% 07/27/1994		Addition	07/13/2007	20070445	Complete
MCGINESS WILLIAM & MARCIA TRUST 8348 W WHISPERING PINES CIR N LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 222,162 TCV/TFA: 129.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
			Description	Frontage	Depth	Value
. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB.			A 100' @ 100/	95.95	211.33	10,652
Comments/Influences			96 Actual Front Feet, 0.47 Total Acres			10,652

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB. Comments/Influences			Dirt Road	6.58	277	0
			Gravel Road	8.18	1134	0
			Paved Road	18.02	111	0
			Storm Sewer	15.61	440	0
			Sidewalk	28.00	120	50
			Water	Residential Local Cost Land Improvements		
			Sewer	Description		
			Electric	Rate	Size % Good	Cash Value
			Gas	5,000.00	1	100
			Curb	Total Estimated Land Improvements True Cash Value = 6,680		



Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB. Comments/Influences		2024	5,300	105,800	111,100			73,039C
		2023	5,300	102,500	107,800			69,561C
		2022	3,000	94,400	97,400			66,249C
		2021	2,500	86,500	89,000			64,133C

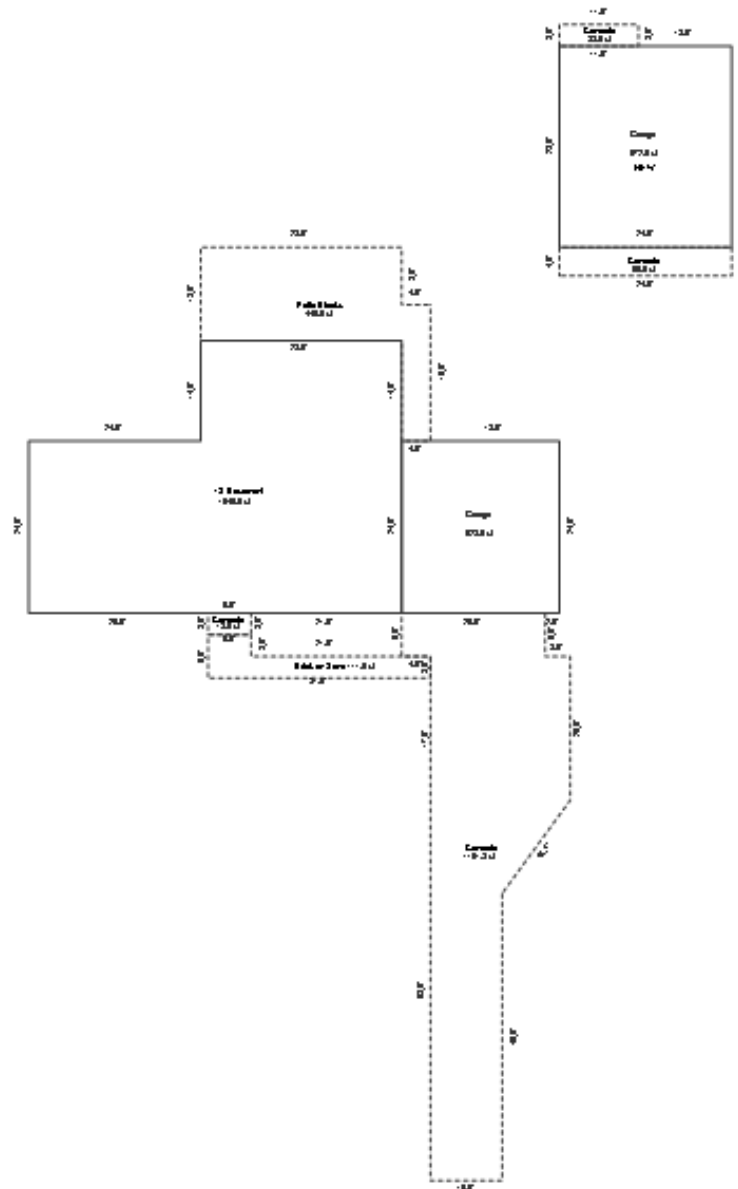
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 04/30/2021	INSPECTED	2024	5,300	105,800	111,100			73,039C
	JWV 10/17/2018	INSPECTED	2023	5,300	102,500	107,800			69,561C
	TPC 12/27/2017	INSPECTED	2022	3,000	94,400	97,400			66,249C
			2021	2,500	86,500	89,000			64,133C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1S																
Yr Built	Remodeled															
1977	2008	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
		Kitchen:														
		Other:														
		Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1716 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath													
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: C Effec. Age: 30 Floor Area: 1,716 Total Base New : 314,638 Total Depr Cost: 220,247 Estimated T.C.V: 204,830														
		E.C.F. X 0.930														
		Bsmnt Garage:														
		Carport Area:														
		Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1716 SF Floor Area = 1716 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	1,324											
		1 Story	Siding	Basement	392											
		Total:				241,931	169,351									
		Other Additions/Adjustments														
		Exterior														
		Brick Veneer			200	3,438	2,407									
		Plumbing														
		Average Fixture(s)			1	1,476	1,033									
		2 Fixture Bath			1	3,108	2,176									
		Water/Sewer														
		1000 Gal Septic			1	4,864	3,405									
		Water Well, 50 Feet			1	2,686	1,880									
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost			550	24,057	16,840									
		Common Wall: 1 Wall			1	-2,686	-1,880									
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost			672	27,660	19,362									
		Built-Ins														
		Appliance Allow.			1	2,766	1,936									
		Fireplaces														
		Interior 1 Story			1	5,338	3,737									
		Totals:				314,638	220,247									
		Notes:														
		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCVC:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANFIELD SAMANTHA KELLER	GOSSETT TRAVIS & SAMANTHA	191,000	10/15/2021	WD	03-ARM'S LENGTH	2021-03490	PROPERTY TRANSFER	100.0
WIERS MICHAEL CURTIS	CANFIELD SAMANTHA	161,400	02/19/2021	WD	03-ARM'S LENGTH	2021-00582	PROPERTY TRANSFER	100.0
WIERS MICHAEL C & YOLONDA	WIERS MICHAEL C	0	09/16/2011	OTH	06-COURT JUDGEMENT	2013-0323 JOD	PROPERTY TRANSFER	0.0
		80,900	02/01/1999	WD	33-TO BE DETERMINED	325:1339	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8358 W WHISPERING PINE CIR N						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2021					

Owner's Name/Address	MAP #:	2024 Est TC	TCV	TFA	TCV/TFA
GOSSETT TRAVIS & SAMANTHA 8348 W WHISPERING PINE CIR N LAKE CITY MI 49651			161,170	135.66	135.66

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
. SECS 34 & 27 T22N R8W LOT 39 NORTH COUNTRY SUB.			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason
			A 100' @ 100/	100.00	145.00	1.0000 1.0000 100 100
			100 Actual Front Feet, 0.33 Total Acres			Total Est. Land Value = 10,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 4in Ren. Conc.	8.18	1116 0	0
		Paved Road	Residential Local Cost Land Improvements			
		Storm Sewer	Description	Rate	Size % Good	Cash Value
		Sidewalk	LAND IMPROVE 1000	1,000.00	2 95	1,900
		Water	Total Estimated Land Improvements True Cash Value = 1,900			
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	5,000	75,600	80,600			77,726C
		Low							
		High							
		Landscaped	2023	5,000	73,300	78,300			74,025C
		Swamp							
		Wooded	2022	3,000	67,500	70,500			70,500S
		Pond							
		Waterfront	2021	2,500	56,300	58,800			41,206C
		Ravine							
		Wetland							
		Flood Plain							

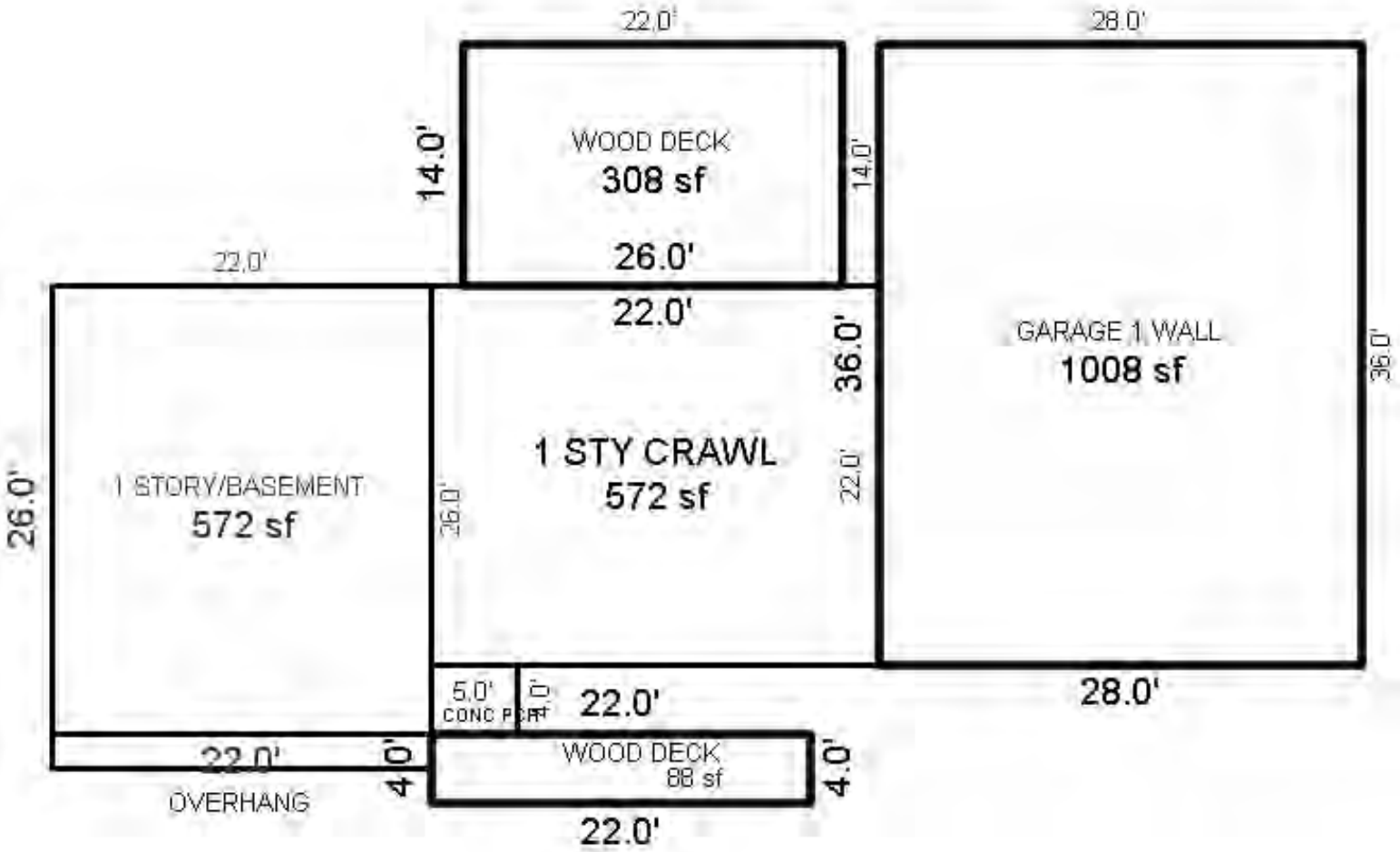


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 88 308	Type CPP Treated Wood Treated Wood	Year Built: 1978 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		X		Class: C +5 Effec. Age: 35 Floor Area: 1,188 Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
Condition: Average		Lg		X	Ord	Small	150 Amps Service		Ground Area = 1144 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Building Areas		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		No./Qual. of Fixtures		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		150 Amps Service		No./Qual. of Fixtures		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets		150 Amps Service		No./Qual. of Fixtures		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
(2) Windows		(7) Excavation		No. of Elec. Outlets		150 Amps Service		No./Qual. of Fixtures		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
X	Many Avg. Few	X	Large Avg. Small	Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
(3) Roof		(9) Basement Finish		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
X	Gable Hip Flat	Gambrel Mansard Shed	462	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977			
X	Asphalt Shingle	(10) Floor Support		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
		Lump Sum Items:		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		
		Notes:		Basement: 572 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 246,958 Total Depr Cost: 160,505 Estimated T.C.V: 149,270		E.C.F. X 0.930		Cls C 5 Blt 1977		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUNDIFF JOSHUA A & ASHLER	ODELL KELSEY & FAGERMAN A	210,000	11/10/2023	WD	03-ARM'S LENGTH	2023-03072	PROPERTY TRANSFER	100.0
DEFORGE DANIEL R	CUNDIFF JOSHUA A & ASHLER	84,000	07/28/2011	WD	03-ARM'S LENGTH	2011-02399	PROPERTY TRANSFER	100.0
WAY FERN COLLINS REVOCABL	DEFORGE DANIEL R (SM)	125,660	07/21/2005	WD	03-ARM'S LENGTH	05-0/2896	DEED	100.0
		4,500	06/01/1998	WD	33-TO BE DETERMINED	327:1153	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8383 W BLUE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/10/2023					
Owner's Name/Address	MAP #:					
ODELL KELSEY & FAGERMAN AUSTIN 8383 W BLUE ROAD LAKE CITY MI 49651	2024 Est TCV 180,034 TCV/TFA: 173.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				Dirt Road		A 100' @ 100/	100.00	164.00	1.0000	1.0313	100
		Gravel Road		100 Actual Front Feet, 0.38 Total Acres			Total Est. Land Value =			10,313	
Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value				
		X Paved Road		Fencing: Modular	19.93	200	50	1,993			
		X Storm Sewer		Total Estimated Land Improvements True Cash Value =			1,993				
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									



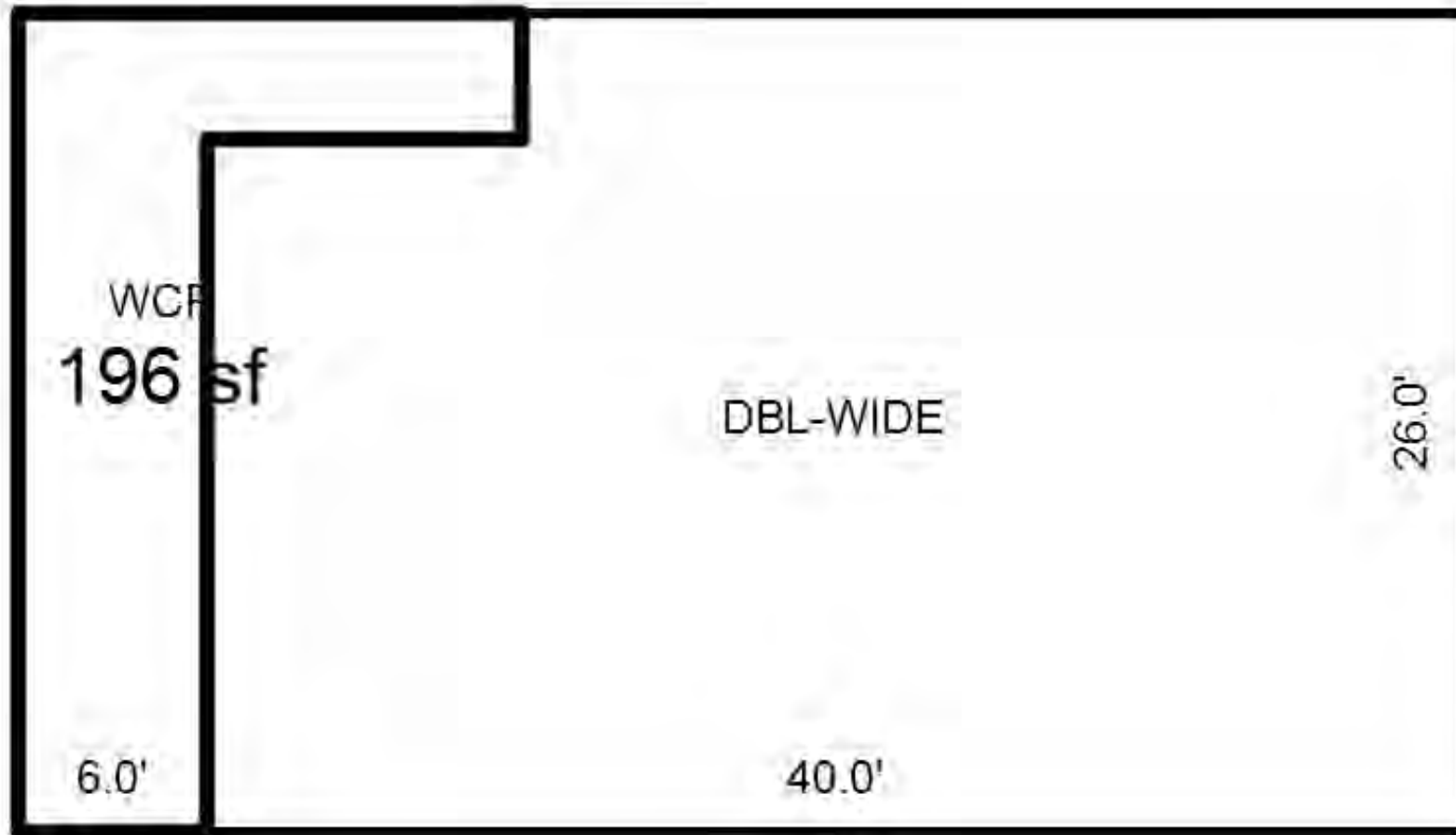
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	5,200	84,800	90,000			90,000S
X	Rolling		2023	5,200	63,900	69,100			36,174C
X	Low		2022	3,000	58,100	61,100			34,452C
X	High		2021	2,500	54,800	57,300			33,352C
	Landscaped								
	Swamp								
	X Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	08/24/2023	INSPECTED							
TPC	04/30/2021	INSPECTED							
TPC	04/30/2021	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type					Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							196	WCP	(1 Story)				
Building Style: BOCA/STATE		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,040 Total Base New : 212,173 Total Depr Cost: 180,353 Estimated T.C.V: 167,728			E.C.F. X 0.930			Bsmnt Garage: 1 Car Carport Area: Roof:					
Yr Built 1998	Remodeled 2022	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C 5 Blt 1998					
Room List		Doors		Solid		H.C.	200 Amps Service			No./Qual. of Fixtures			Ground Area = 1040 SF Floor Area = 1040 SF.					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas						
(1) Exterior		(6) Ceilings	Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,040						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 169,544 144,119						
(2) Windows		(8) Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room 524 10,129 8,610 Basement, Outside Entrance, Above Grade 1 1,870 1,589 Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 196 7,924 6,735 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,599 2,209 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351 Totals: 212,173 180,353			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 167,728						
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			(14) Water/Sewer			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 167,728									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:													
X	Double Glass Patio Doors Storms & Screens	Chimney: Metal																
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																
X	Gable Hip Flat	Gambrel Mansard Shed																

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEDLAR TODD J & EMILY S	RICHARDSON CODY T & KATHE	1	09/22/2017	QC	09-FAMILY	2017-03129	DEED	100.0
MARION JEFFREY D LAURA C	PEDLAR TODD J & EMILY S (	7,000	05/09/2006	WD	03-ARM'S LENGTH	06-0/1841	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WHISPERING PINE CIRCLE N	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/08/2019					
Owner's Name/Address	MAP #:					
RICHARDSON CODY T & KATHERINE K 8398 W WHISPERING PINES CIR N LAKE CITY MI 49651	2024 Est TCV 12,173					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 42 NORTH COUNTRY SUB.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X			A 100' @ 100/	105.00	141.00	0.9879 0.9930	100	100	10,300
				105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =					10,300	

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,200	900	6,100			2,846C
2023	5,200	800	6,000			2,711C
2022	3,000	0	3,000			2,582C
2021	2,500	0	2,500			2,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEDLAR TODD J & EMILY S	RICHARDSON CODY & KATHERI	135,000	07/06/2017	WD	03-ARM'S LENGTH	2017-02125	PROPERTY TRANSFER	100.0
		91,000	03/01/2003	WD	33-TO BE DETERMINED	03-0:1237	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8398 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/24/2017					
RICHARDSON CODY & KATHERINE 8398 W WHISPERING PINES CIR N LAKE CITY MI 49651	MAP #: 2024 Est TCV 160,016 TCV/TFA: 109.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 34 & 27 T22N R8W LOT 43 NORTH COUNTRY SUB.	X		Dirt Road	116.00	130.00	0.9636	0.9731	100	100	10,876	
Comments/Influences			Gravel Road	116 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	10,876

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	6.58	152	71	710
	X	Sewer	Total Estimated Land Improvements True Cash Value =				710

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2024	5,400	74,600	80,000			64,827C
Low	X		2023	5,400	72,300	77,700			61,740C
High			2022	3,000	66,400	69,400			58,800C
Landscaped			2021	2,500	60,700	63,200			56,922C

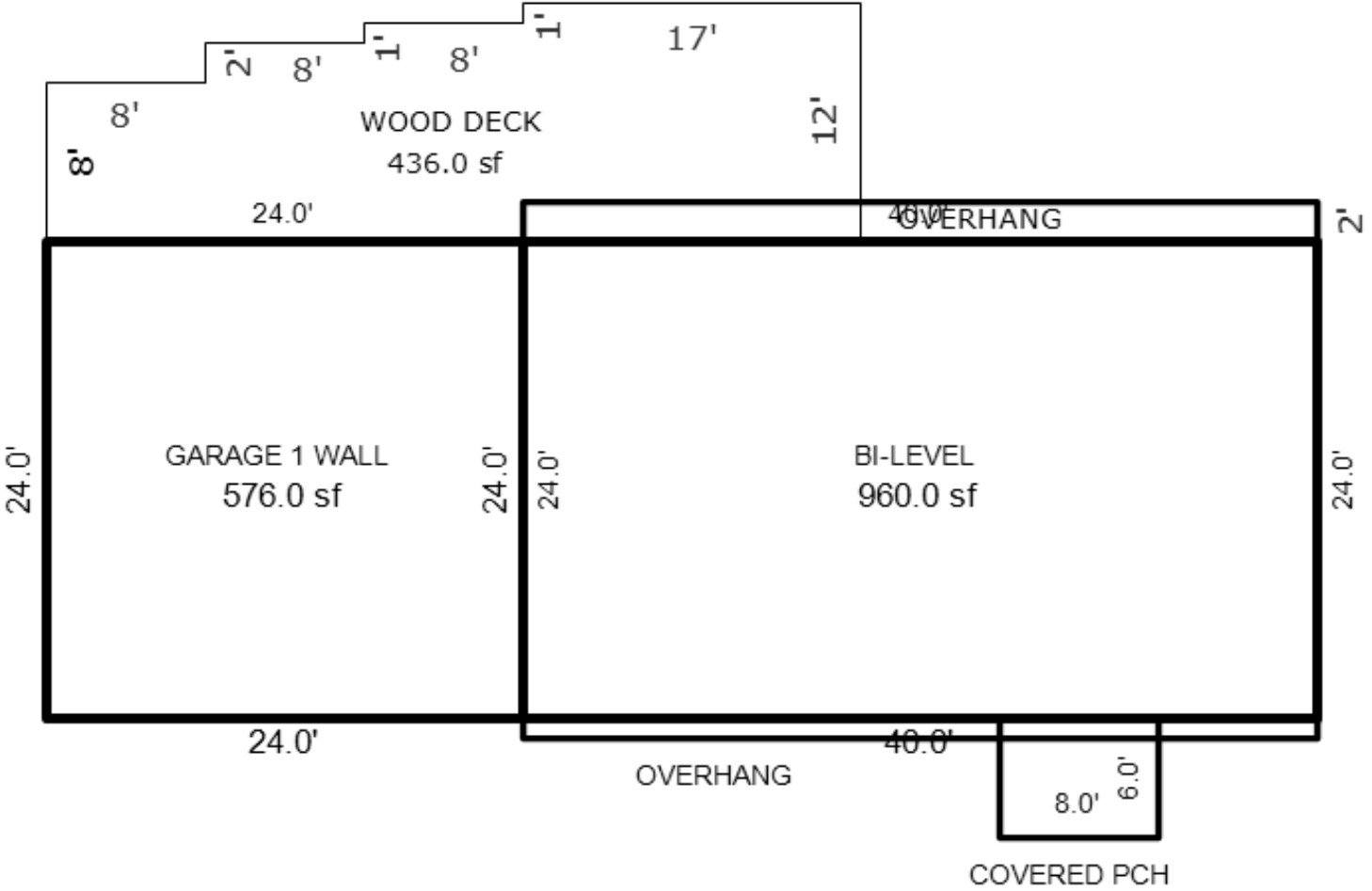


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 436	Type CCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,464 Total Base New : 228,003 Total Depr Cost: 159,602 Estimated T.C.V: 148,430		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: BI		X	Drywall	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BI		Cls C Blt 1976			
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	Size of Closets		No. of Elec. Outlets		Ground Area = 960 SF Floor Area = 1464 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace		(12) Electric		Building Areas					
Room List		Doors	Solid	X	H.C.	(5) Floors		0 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:		(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		Bi-Level Siding Bi-Lev. 40% 1 Story Siding Overhang		Total: 179,874 125,912			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Other Additions/Adjustments		Brick Veneer 160 2,750 1,925					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Plumbing		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		Average Fixture(s) 1 1,476 1,033 2 Fixture Bath 1 3,108 2,176 Water/Sewer 1 4,864 3,405 1 2,686 1,880	
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Porches		CCP (1 Story) 48 1,455 1,018		Deck		Treated Wood 436 6,902 4,831	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Decks		Treated Wood 436 6,902 4,831		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Built-Ins		Appliance Allow. 1 2,766 1,936		Totals:		228,003 159,602	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TC		Totals:		228,003 159,602	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRITTEDEN THOMAS S	OAKLAND TERRY JO	0	09/08/2023	QC	09-FAMILY	2023-02413	DEED	0.0
OAKLAND TERRY	CRITTEDEN THOMAS	106,000	09/08/2015	LC	09-FAMILY	2015-03057	PROPERTY TRANSFER	0.0
PIANA MARC	OAKLAND TERRY	106,000	09/01/2015	WD	03-ARM'S LENGTH	2015-03046	PROPERTY TRANSFER	100.0
MARION JEFFREY D & LAURA	PIANA MARC	108,000	12/21/2012	WD	03-ARM'S LENGTH	2012-04144	PROPERTY TRANSFER	100.0

Property Address: 8376 W WHISPERING PINE CIR N  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: OAKLAND TERRY JO  
 1360 N 6TH EAST  
 MOUNTAIN HOME ID 83647  
 2024 Est TCV 165,841 TCV/TFA: 88.73

Tax Description: LOTS 41 & 44. NORTH COUNTRY SUB.  
 Comments/Influences: 00 COMBOW/041-00 FOR 01

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 100' @ 100/	105.00	285.00	0.9879 1.1840	100 100	LOT 44	12,282
			105 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =						12,282

X	Improved	Vacant	Land Improvement Cost Estimates								
	Dirt Road		Description						Rate	Size % Good	Cash Value
	Gravel Road		D/W/P: 4in Ren. Conc.						8.18	840 0	0
	Paved Road		Residential Local Cost Land Improvements								
	Storm Sewer		Description						Rate	Size % Good	Cash Value
	Sidewalk		LAND IMPROVE 2500						2,500.00	1 95	2,375
	Water		Total Estimated Land Improvements True Cash Value =						2,375		
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,100	76,800	82,900			67,154C
2023	6,100	74,500	80,600			63,957C
2022	6,000	68,500	74,500			60,912C
2021	5,000	62,700	67,700			58,967C

Who When What

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 08/28/2015 INSPECTED

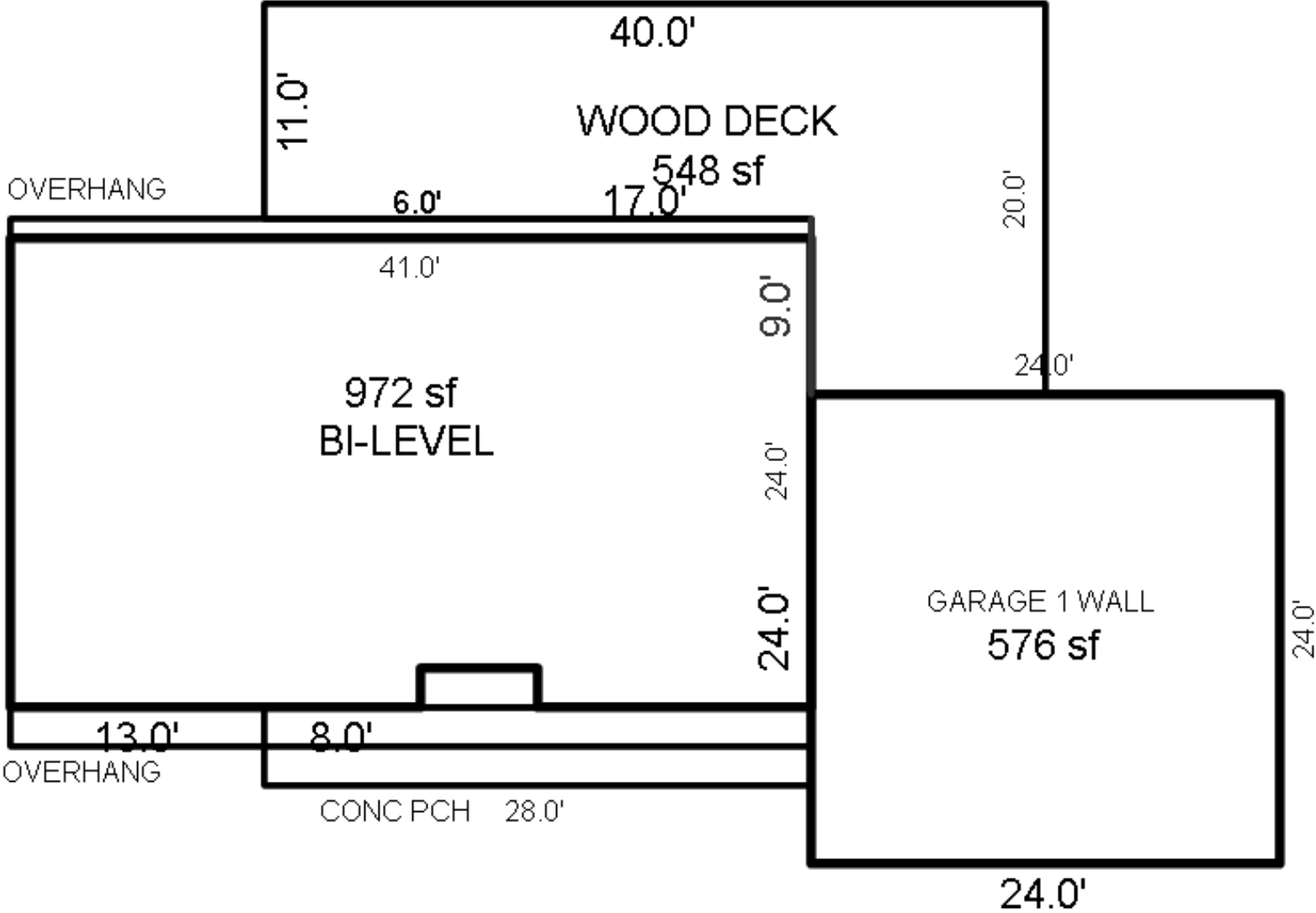
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 126 548	Type CPP Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,869 Total Base New : 250,095 Total Depr Cost: 162,563 Estimated T.C.V: 151,184		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: BI		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg X Ord Small		Condition: Average		Room List Doors Solid X H.C.				
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			(12) Electric 100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 970 SF Floor Area = 1869 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1978		Building Areas				
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev. 80% 970 1 Story Siding Overhang 82 1 Story Siding Overhang 41 Total: 195,529 127,096		Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,870 1,215		Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 50 Feet 1 2,686 1,746		Porches CPP 126 2,475 1,609 Deck Treated Wood 548 8,017 5,211		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710	
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 1,798		Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Lump Sum Items:												
(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:												
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Lump Sum Items:												
(3) Roof		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITZGERALD JAMES M & SUUR	ROYAL JENNIFER L	88,500	08/12/2011	WD	03-ARM'S LENGTH	2011-02540	PROPERTY TRANSFER	100.0
		79,900	05/01/1995	WD	33-TO BE DETERMINED	292:182	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5085 S NORTH COUNTRY DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/12/2011					
Owner's Name/Address	MAP #:					
ROYAL JENNIFER L 5085 NORTH COUNTRY DR LAKE CITY MI 49651	2024 Est TCV 155,513 TCV/TFA: 84.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SECS 34 & 27 T22N R8W LOT 45 NORTH COUNTRY SUB.	X		A 100' @ 100/	110.00	155.00	0.9765	1.0168	100	100	10,922
			110 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 10,922							

Comments/Influences	X	Description	Land Improvement Cost Estimates				
			Rate	Size	% Good	Cash Value	
21100477 \$99,500 DOM 161 STATE REC 5-97 BUT UPDATE OK	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: Asphalt Paving	2.89	792	0	0
	X	Sewer	Wood Frame	20.82	320	50	3,331
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size	% Good	Cash Value
	X	Curb	LAND IMPROVE 1000	1,000.00	1	95	950
	X	Street Lights	Total Estimated Land Improvements True Cash Value = 4,281				
	X	Standard Utilities					
	X	Underground Utils.					



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	5,500	72,300	77,800			48,701C
X	Rolling	2023	5,500	70,000	75,500			46,382C
X	Low	2022	3,000	64,400	67,400			44,174C
X	High	2021	2,500	58,900	61,400			42,763C
X	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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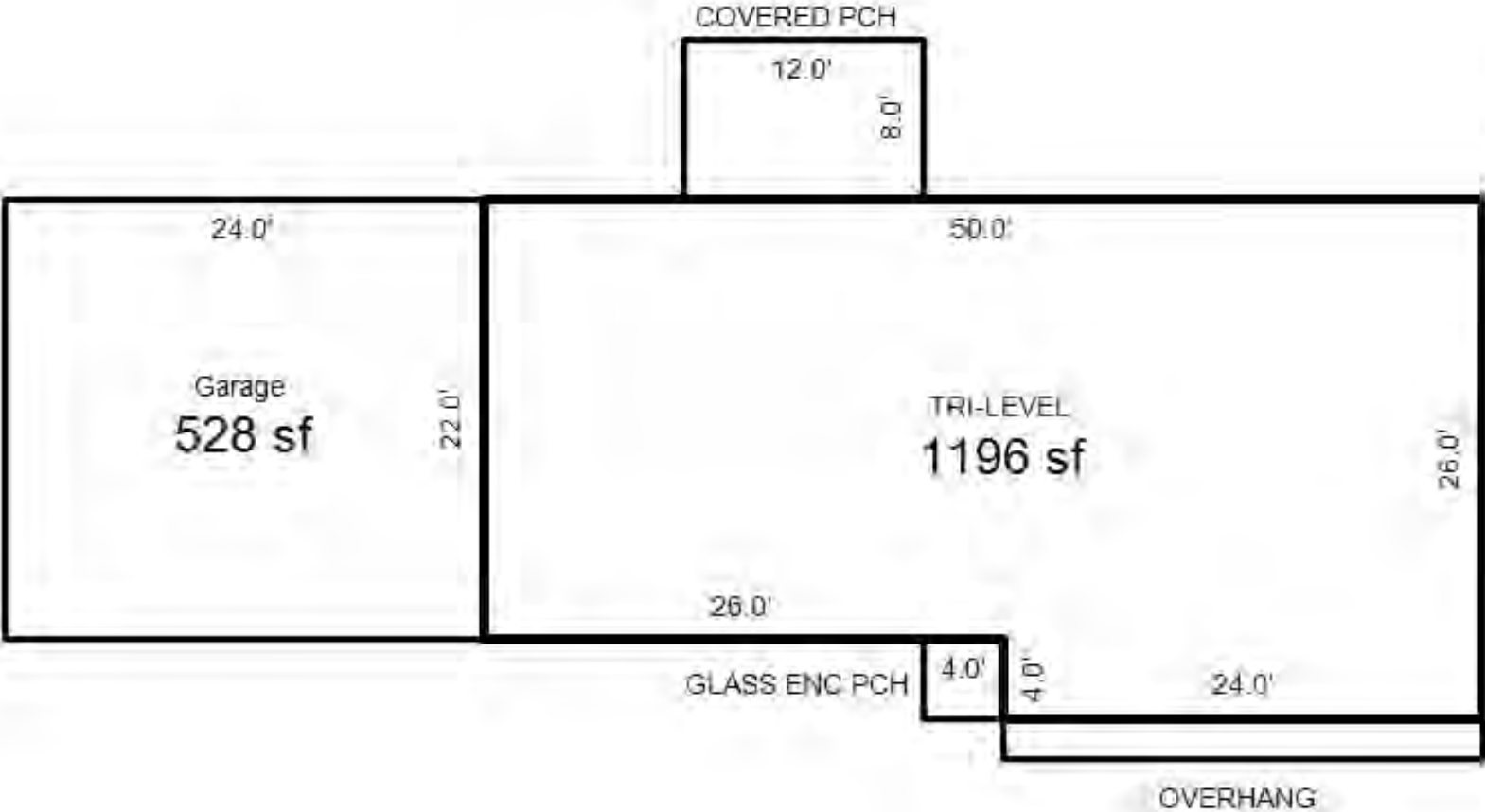
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	5,500	70,000	75,500			46,382C
TPC	04/08/2016	INSPECTED	2022	3,000	64,400	67,400			44,174C
TPC	09/25/2015	INSPECTED	2021	2,500	58,900	61,400			42,763C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							16 CGEP (1 Story) 96 CCP (1 Story)				
Building Style: TRI		X	Drywall	X	Trim & Decoration											
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	0	Amps Service											
		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family TRI			Cls CD		Blt 1977			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few	Ground Area = 1196 SF Floor Area = 1842 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(2) Windows		X	Drywall	(13) Plumbing			1	Average Fixture(s)			1 Story	Exterior	Foundation	Size	Cost New	Depr. Cost
		(7) Excavation		1	3 Fixture Bath					1	Siding	Crawl Space	1,196			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					1	Siding	Overhang	48			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:												
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	1000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed		1	2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Notes:												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:												
												Totals:	232,109	150,871	140,310	

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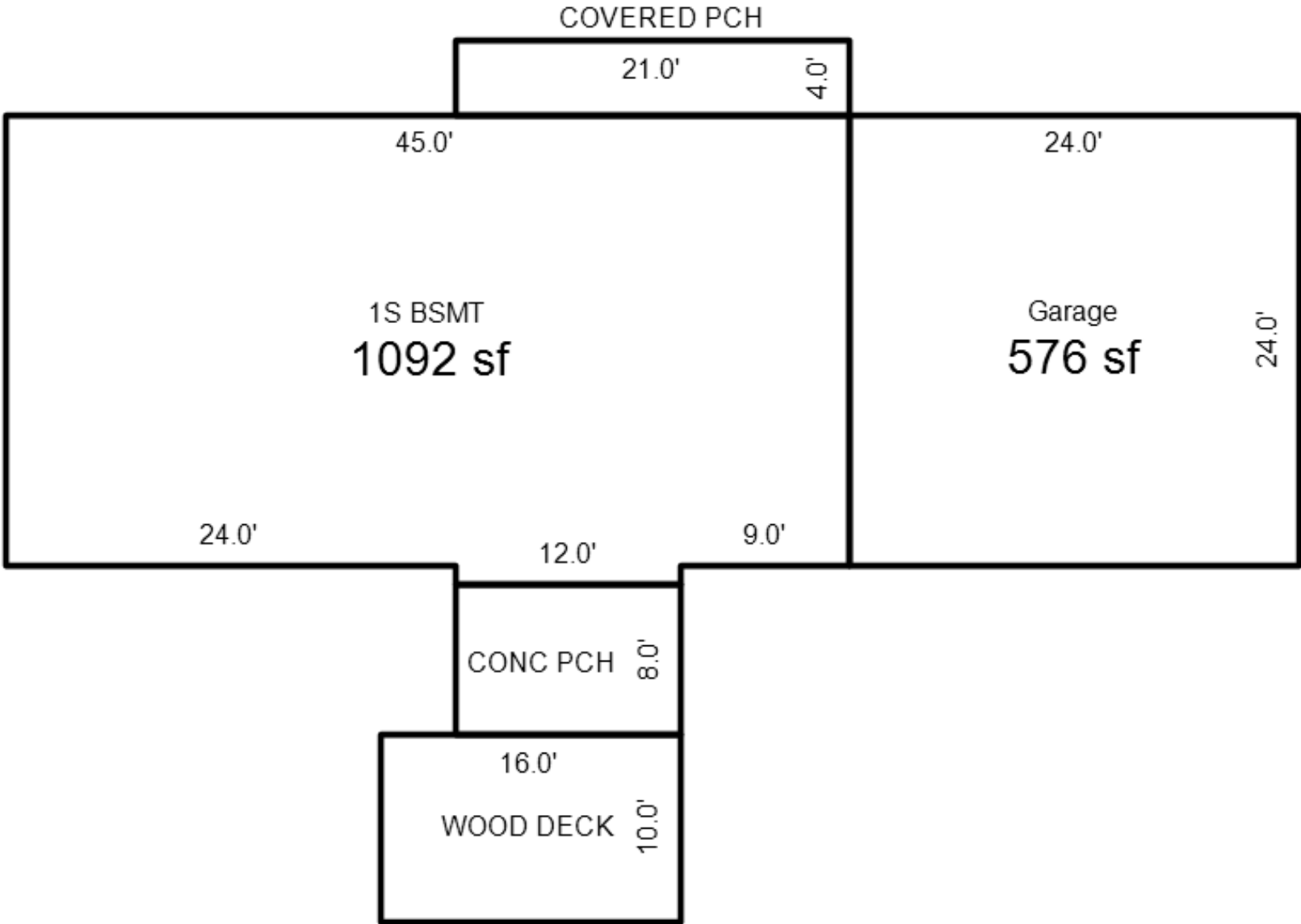
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8375 W WHISPERING PINE CIR N		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
BURNS GERALD P SR 8375 W WHISPERING PINES CIR N LAKE CITY MI 49651		MAP #:		2024 Est TCV 151,305 TCV/TFA: 137.05								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
. SECS 34 & 27 T22N R8W LOT 46 NORTH COUNTRY SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value D> GRP D SITE\$8000 8000 100 8,000								
		Paved Road		100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 8,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 3.5 Concrete 6.58 1300 71 6,073								
		Sewer		Total Estimated Land Improvements True Cash Value = 6,073								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	4,000	71,700	75,700			50,468C	
					2023	4,000	69,300	73,300			48,065C	
					2022	3,000	63,700	66,700			45,777C	
					2021	2,500	58,200	60,700			44,315C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 96 160	Type CCP (1 Story) CPP Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets													
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		X Lg		Ord		Small											
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric										
(1) Exterior							100 Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min										
Insulation		X	Drywall	No. of Elec. Outlets			Many X Ave. Few										
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. X Few	Large Avg. Small	Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)												
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		1	3 Fixture Bath												
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C Blt 1977							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 1,104										Total:		165,822		116,075			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,476 1,033																	
2 Fixture Bath 1 3,108 2,176																	
Water/Sewer																	
1000 Gal Septic 1 4,864 3,405																	
Water Well, 50 Feet 1 2,686 1,880																	
Porches																	
CCP (1 Story) 84 2,408 1,686																	
CPP 96 1,970 1,379																	
Deck																	
Treated Wood 160 3,578 2,505																	
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																	
Built-Ins																	
Appliance Allow. 1 2,766 1,936																	
Totals:												210,800		147,561			
Notes:																	
ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:														137,232			

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



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
8375 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BURNS GERALD P SR 8375 W WHISPERING PINES CIR N LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 10,281					

	Improved	X	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 100' @ 100/	100.00	162.00	1.0000	1.0281	100 100	10,281
				100 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =		10,281

Tax Description  
. SECS 34 & 27 T22N R8W LOT 47 NORTH COUNTRY SUB.  
Comments/Influences

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,100	0	5,100			2,458C
2023	5,100	0	5,100			2,341C
2022	3,000	0	3,000			2,230C
2021	2,500	0	2,500			2,159C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEELER SAMANTHA	HEJNAL DARREN & LAURA	267,500	10/07/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03287	PROPERTY TRANSFER	100.0
ROOT KORY ALLEN	KEELER SAMANTHA	235,000	10/15/2021	WD	03-ARM'S LENGTH	2021-03494	PROPERTY TRANSFER	100.0
EILAR THOMAS E & MARY E	ROOT KORY ALLEN	167,500	09/25/2020	WD	03-ARM'S LENGTH	2020-02865	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8333 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/24/2022					

Owner's Name/Address	MAP #:
HEJNAL DARREN & LAURA 8333 W WHISPERING PINE CIR N LAKE CITY MI 49651	2024 Est TCV 174,826 TCV/TFA: 140.08

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description			A 100' @ 100/ 155.00 114.57 0.8962 0.9428 100 100 13,097								
. SECS 34 & 27 T22N R8W LOT 48 NORTH COUNTRY SUB.			155 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 13,097								

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X			D/W/P: 3.5 Concrete	6.58	150	0	0				
					Residential Local Cost Land Improvements							
	X			Description	Rate	Size	% Good	Cash Value				
	X			LAND IMPROVE 1000	1,000.00	1	95	950				
					Total Estimated Land Improvements True Cash Value = 950							

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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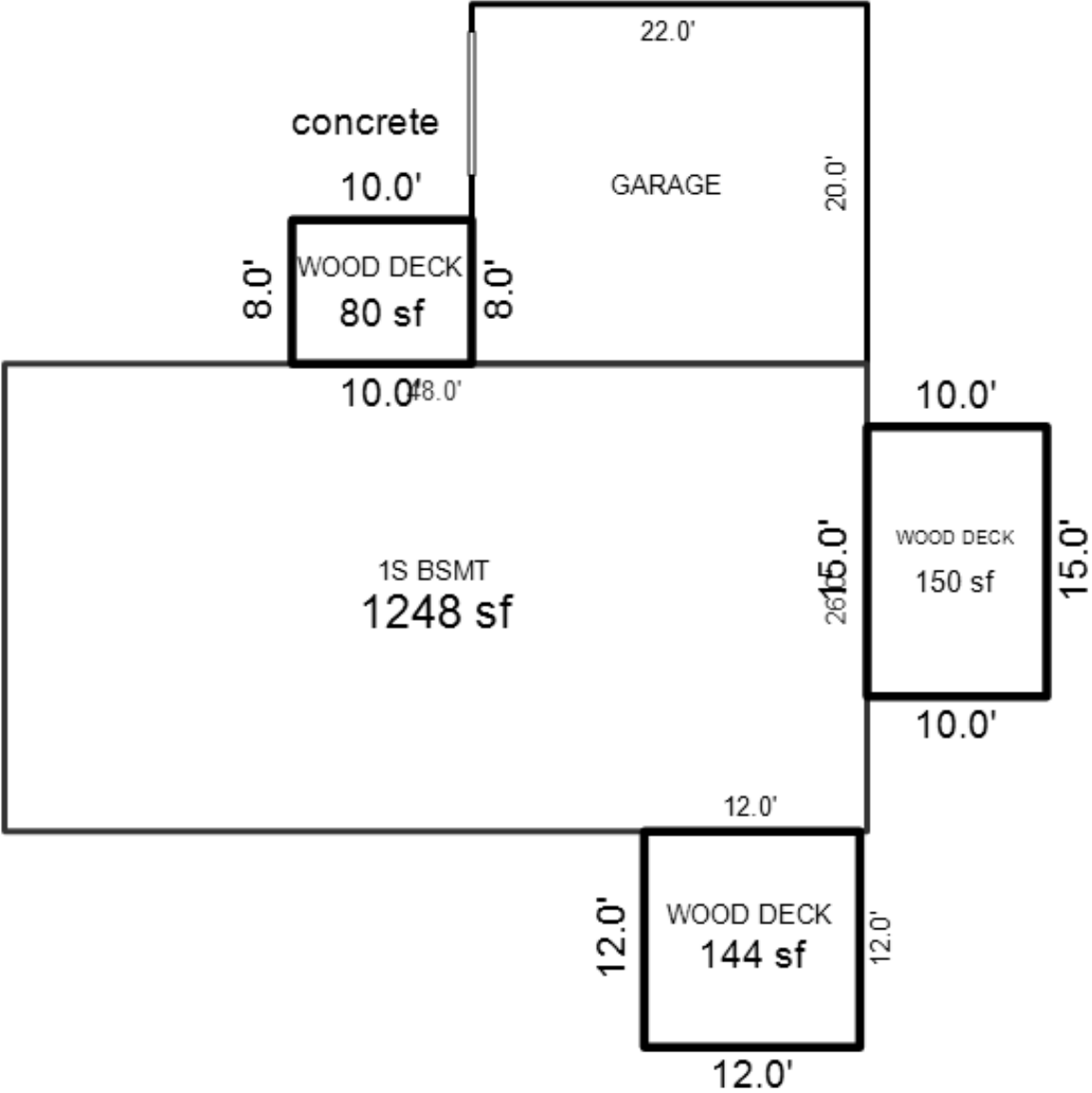
Who			When	What	2024	6,500	80,900	87,400			87,400S
TPC 09/18/2022			INSPECTED	2023	6,500	79,200	85,700			85,700S	
TPC 09/05/2021			INSPECTED	2022	3,000	72,800	75,800			75,800S	
TPC 08/20/2020			INSPECTED	2021	2,500	61,300	63,800			63,800S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 150 144 80	Type Treated Wood Treated Wood Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,248 Total Base New : 265,979 Total Depr Cost: 172,881 Estimated T.C.V: 160,779			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 1979	Remodeled 2021	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 265,979					Storage Area: 0	
Condition: Average		Lg		X	Ord	Small	Heat Pump			Total Depr Cost: 172,881					% Good: 0	
Room List		Doors		Solid		H.C.	No Heating/Cooling			Total Depr Cost: 172,881					No Conc. Floor: 0	
5	Basement	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1979						
2	1st Floor	Kitchen:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
4	2nd Floor	Other:		No./Qual. of Fixtures			Ground Area = 1248 SF Floor Area = 1248 SF.									
	4 Bedrooms	Other:		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
	Insulation			(13) Plumbing			1 Story Siding Basement 1,248									
(2) Windows		(7) Excavation		1 Average Fixture(s)			Other Additions/Adjustments									
X	Many Avg. X Few	Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Recreation Room 1248 24,124 15,681									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		2 Fixture Bath			Plumbing									
X	Double Glass	Conc. Block		Softener, Auto			Average Fixture(s)									
X	Patio Doors	8 Poured Conc. Stone		Softener, Manual			3 Fixture Bath									
X	Storms & Screens	Treated Wood		Solar Water Heat			Water/Sewer									
		X Concrete Floor		No Plumbing			1000 Gal Septic									
(3) Roof		(9) Basement Finish		Extra Toilet			Water Well, 50 Feet									
X	Gable Hip Flat	1248 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink			Deck									
X	Asphalt Shingle	(10) Floor Support		Separate Shower			Treated Wood									
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor			Treated Wood									
				Ceramic Tile Wains			Treated Wood									
				Ceramic Tub Alcove			80 2,264 1,472									
				Vent Fan			Garages									
				Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost 440 20,698 13,454									
							Common Wall: 1 Wall 1 -2,686 -1,746									
							Built-Ins									
							Appliance Allow. 1 2,766 1,798									
							Local Cost Items									
							GENERATOR 1 1 1 *									
							Totals: 265,979 172,881									
							Notes:									
							ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv:									

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEELER SAMANTHA	HEJNAL DARREN & LAURA	267,500	10/07/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03287	PROPERTY TRANSFER	100.0
ROOT KORY ALLEN	KEELER SAMANTHA	235,000	10/15/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03494	PROPERTY TRANSFER	100.0
EILAR THOMAS E & MARY E	ROOT KORY ALLEN	167,500	09/25/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02865	DEED	100.0
		4,500	09/01/1995	WD	33-TO BE DETERMINED	299:60	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/24/2022					

Owner's Name/Address	MAP #:
HEJNAL DARREN & LAURA 8333 W WHISPERING PINE CIR N LAKE CITY MI 49651	2024 Est TCV 34,634 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	110.00	189.00	0.9765	1.0685	100	100		11,477	
X	Gravel Road	110 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	11,477

Tax Description	Land Improvement Cost Estimates				
. SECS 34 & 27 T22N R8W LOT 49 NORTH COUNTRY SUB.	Description	Rate	Size	% Good	Cash Value

Comments/Influences	Water	Wood Frame	32.30	80	50	1,292
	Sewer	Total Estimated Land Improvements True Cash Value =				1,292

X Electric	Curb	Street Lights	Standard Utilities	X Undergroud Utils.
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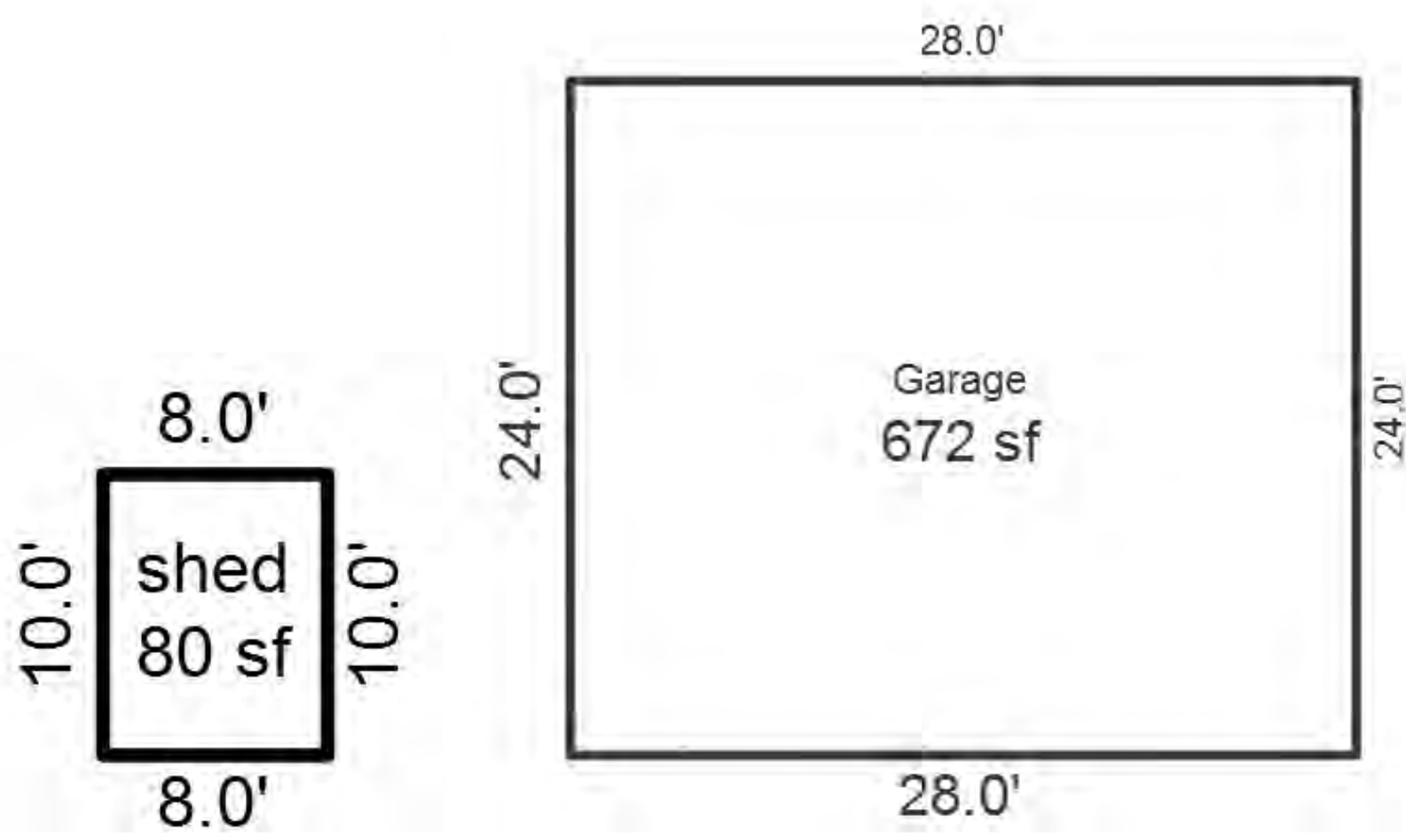
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	5,700	11,600	17,300			17,300S
X Rolling	2023	5,700	11,200	16,900			16,900S
X Low	2022	3,000	10,600	13,600			13,600S
High	2021	2,500	9,700	12,200			12,200S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 27,660 Total Depr Cost: 23,511 Estimated T.C.V: 21,865				Bsmnt Garage: Carport Area: Roof:			
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X No Heating/Cooling			E.C.F. X 0.930					
Yr Built 1999	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace										
Room List	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	(5) Floors										
	(1) Exterior	Kitchen: Other: Other:			(12) Electric										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			0 Amps Service										
	(2) Windows	No./Qual. of Fixtures			No. of Elec. Outlets										
	Many Avg. Few	Ex.	Ord.	Min	Many Ave. Few										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing										
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	(3) Roof	(8) Basement			(14) Water/Sewer										
	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:										
	Chimney:	(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANCE JAMES P & JOYCE M (	BERNIER SARAH N (F)	108,500	09/12/2008	WD	03-ARM'S LENGTH	2008/3130	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8293 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/12/2008					
Owner's Name/Address	MAP #:	2024 Est TCV 138,664 TCV/TFA: 137.56				
BERNIER SARAH N 8293 W WHISPERING PINE CIR N LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 50 NORTH COUNTRY SUB.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 100' @ 100/	86.96	188.03	1.0355	1.0671	100 100	9,610
			87 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =						9,610

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
		Dirt Road	Description	Rate	Size % Good	Cash Value			
		Gravel Road	Residential Local Cost Land Improvements						
		Paved Road	Description	Rate	Size % Good	Cash Value			
		Storm Sewer	LAND IMPROVE 1000	1,000.00	1 94	940			
		Sidewalk	Total Estimated Land Improvements True Cash Value =						940
		Water Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

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

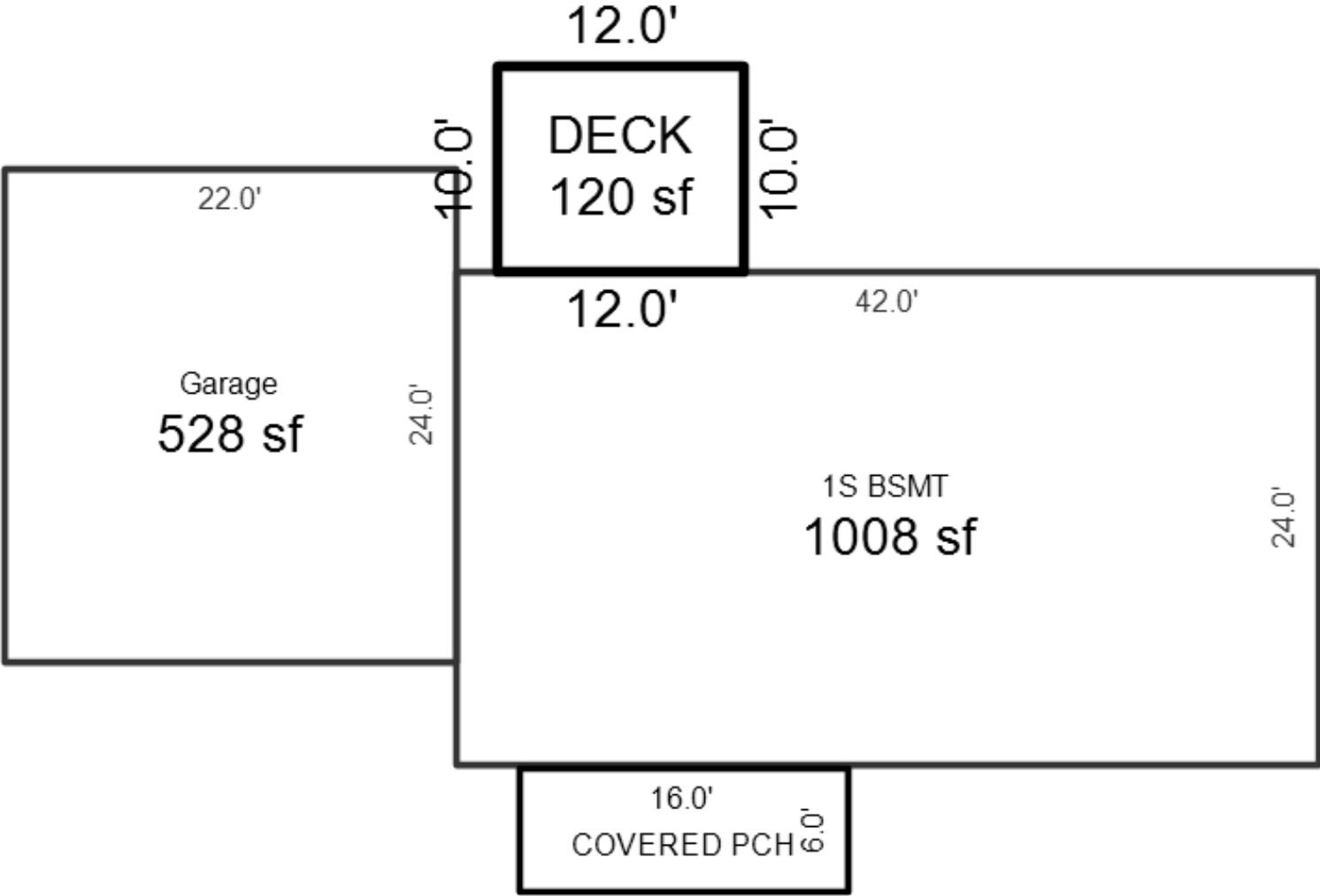
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,800	64,500	69,300			48,065C
2023	4,800	62,500	67,300			45,777C
2022	3,000	56,600	59,600			43,598C
2021	2,500	51,700	54,200			42,206C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 120	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,008 Total Base New : 172,197 Total Depr Cost: 137,757 Estimated T.C.V: 128,114			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Size of Closets		Condition: Average			
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ex. X Ord. Min			Lg Ord X Small		Room List		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1994		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,008			Total: 135,865 108,692		Other Additions/Adjustments		
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Average Fixture(s) 1 1,230 984 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 50 Feet 1 2,585 2,068			Porches		WCP (1 Story) 96 4,208 3,366		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			Treated Wood 120 2,880 2,304			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Notes:			Totals: 172,197 137,757			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv:		128,114		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANCE (HW) & VANCE (HW) &	STARK PHILLIP J & SANDRA	126,900	10/01/2008	WD	03-ARM'S LENGTH	2008/3428	DEED	100.0
VANCE DORA LE ETAL	ETALS NOW OWN AS T/C *	0	02/20/2008	OTH	21-NOT USED/OTHER	2008/609	DEED	100.0
VANCE DORA	VANCE DORA LE ETAL	0	05/09/2006	QC	21-NOT USED/OTHER	06-0/1021	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8273 W WHISPERING PINE CIR N	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/07/2017	2017-0118	100%
	P.R.E. 100% 10/03/2008					

Owner's Name/Address	MAP #:	2024 Est TC	TCV	TFA	TCV/TFA
STARK PHILLIP J & SANDRA J 8273 W WHISPERING PINE CIR N LAKE CITY MI 49651		197,381	153.72		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 51 NORTH COUNTRY SUB.				* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 100' @ 100/	133.33	107.36	0.9306 0.9276	100	100	11,510
				170 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		11,510

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
		Dirt Road	Description				Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete				6.97	737 0	0
		Paved Road	D/W/P: Patio Blocks				15.61	24 0	0
		Storm Sewer	D/W/P: 4in Concrete				6.97	750 0	0
		Sidewalk	Wood Frame				26.33	160 50	2,106
		Water	Wood Frame				23.58	304 50	3,584
		Sewer	Residential Local Cost Land Improvements						
		Electric	Description				Rate	Size % Good	Cash Value
		Gas	LAND IMPROVE 2500				2,500.00	1 95	2,375
		Curb	Total Estimated Land Improvements True Cash Value =						8,065

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	5,800	92,900	98,700			62,234C
		Low	2023	5,800	89,900	95,700			59,271C
		High	2022	3,000	87,000	90,000			56,449C
		Landscaped	2021	2,500	79,600	82,100			54,646C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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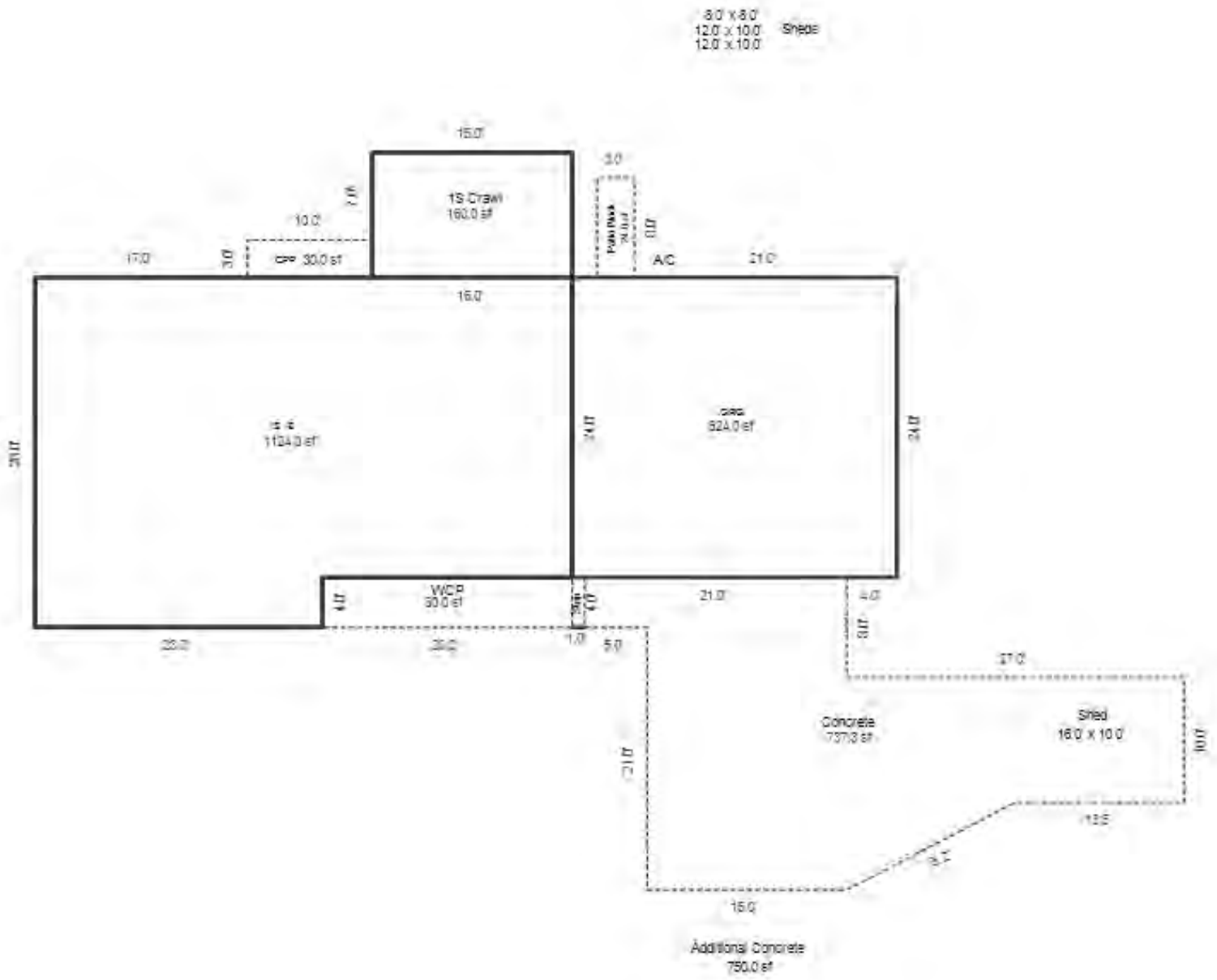
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	5,800	92,900	98,700			62,234C
JWV	08/25/2017	INSPECTED	2023	5,800	89,900	95,700			59,271C
TPC	08/05/2017	INSPECTED	2022	3,000	87,000	90,000			56,449C
			2021	2,500	79,600	82,100			54,646C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			30	CPP	E.C.F. X 0.930		
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,284 Total Base New : 254,923 Total Depr Cost: 191,189 Estimated T.C.V: 177,806			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1997	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1284 SF Floor Area = 1284 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C Blt 1997		
Condition: Average		Size of Closets			No. of Elec. Outlets			X Many Ave. Few			Building Areas					
Room List		Doors	Solid	H.C.	(12) Electric			X Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			X Ex. Ord. Min			1 Story Siding Basement 1,124 1 Story Siding Crawl Space 160					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			X Many Ave. Few			Total: 186,871 140,152					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall			(13) Plumbing			X Many Ave. Few			Other Additions/Adjustments Recreation Room 1000 19,330 14,497 Plumbing Average Fixture(s) 3 Fixture Bath 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 30 835 626 WCP (1 Story) 80 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,220 19,665 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Built-Ins Appliance Allow. 1 2,766 2,074			Totals: 254,923 191,189		
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 177,806					
X	Many Avg. X Avg. Few Small	Basement: 1124 S.F. Crawl: 160 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		1000 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMMONS WESLEY W & ANGELA	ACKER DAVID & VANESSA	232,000	05/06/2022	WD	03-ARM'S LENGTH	2022-01545	PROPERTY TRANSFER	100.0
		125,000	07/01/2001	WD	03-ARM'S LENGTH	01-0:2646	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8276 W WHISPERING PINE CIR S						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/28/2023					
Owner's Name/Address	MAP #:		2024 Est TCV 193,368 TCV/TFA: 145.39			
ACKER DAVID & VANESSA 8276 W WHISPERING PINE CIR S LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SECS 34 & 27 T22N R8W LOT 52 NORTH COUNTRY SUB.			A 100' @ 100/	118.79	150.00	0.9579 1.0085	100 100	11,475
Comments/Influences			142 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 11,475					

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

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

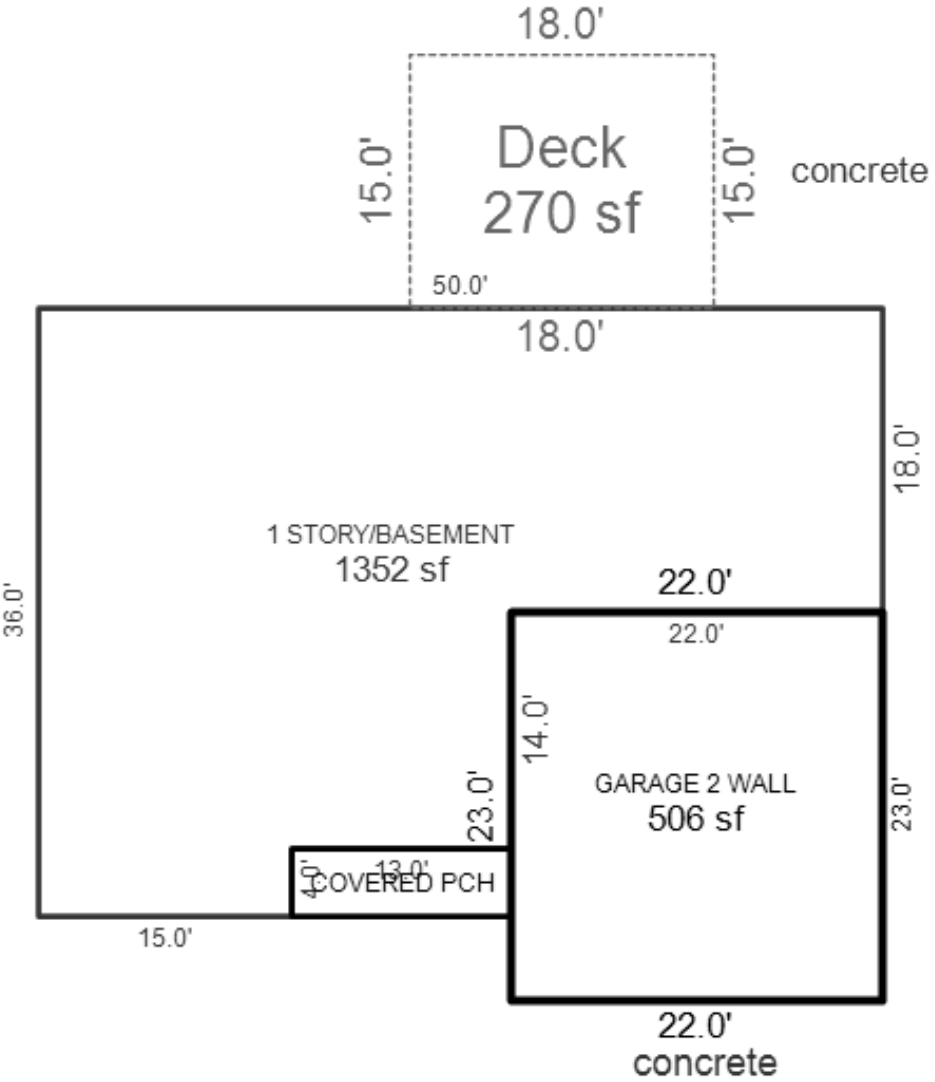
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	5,700	91,000	96,700			96,700S
TPC 05/18/2022	INSPECTED		2023	5,700	88,200	93,900		93,900A	93,900S
TPC 05/06/2018	INSPECTED		2022	2,000	81,100	83,100			63,680C
TPC 12/27/2017	INSPECTED		2021	2,000	74,200	76,200			61,646C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 52 216	Type WCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 20 Floor Area: 1,330 Total Base New : 241,923 Total Depr Cost: 193,541 Estimated T.C.V: 179,993			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																					
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G																																																																																																																																														
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(3) Roof		Basement: 1330 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																													
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1330 SF Floor Area = 1330 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,330</td> <td>175,858</td> <td>140,688</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>1330</td> <td>24,645</td> <td>19,716</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,230</td> <td>984</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,860</td> <td>3,088</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,550</td> <td>3,640</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,640</td> <td>4,512</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>52</td> <td>2,856</td> <td>2,285</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>216</td> <td>4,257</td> <td>3,406</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>506</td> <td>20,372</td> <td>16,298</td> </tr> <tr> <td></td> <td>Common Wall: 1.5 Wall</td> <td></td> <td>1</td> <td>-3,764</td> <td>-3,011</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td>485</td> <td>388</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,934</td> <td>1,547</td> </tr> <tr> <td colspan="4">Totals:</td> <td>241,923</td> <td>193,541</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,330	175,858	140,688	Other Additions/Adjustments							Recreation Room		1330	24,645	19,716	Plumbing							Average Fixture(s)		1	1,230	984		3 Fixture Bath		1	3,860	3,088	Water/Sewer							1000 Gal Septic		1	4,550	3,640		Water Well, 100 Feet		1	5,640	4,512	Porches							WCP (1 Story)		52	2,856	2,285	Deck							Treated Wood		216	4,257	3,406	Garages						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							Base Cost		506	20,372	16,298		Common Wall: 1.5 Wall		1	-3,764	-3,011		Door Opener		1	485	388	Built-Ins							Appliance Allow.		1	1,934	1,547	Totals:				241,923	193,541	Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 179,993	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL NATIONAL MORTGAGE	STAHL AARON I (SM)	90,000	07/21/2008	WD	11-FROM LENDING INSTITUT	2008/2705	DEED	100.0
COX THOMAS J & BONNIE A (	MORTGAGE ELECTRONIC REGIS	87,435	03/02/2008	SD	21-NOT USED/OTHER	2007/3314	DEED	0.0
MORTGAGE ELECTRONIC REGIS	FEDERAL NATIONAL MORTGAGE	0	09/19/2007	QC	21-NOT USED/OTHER	2007/3577	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8308 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/2008					

Owner's Name/Address	MAP #:
STAHL AARON I 8308 W WHISPERING PINE CIR S LAKE CITY MI 49651	2024 Est TCV 140,160 TCV/TFA: 124.26

X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A 100' @ 100/	83.29	200.52	1.0468	1.0844	100	100		9,455
	83 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								9,455

Tax Description	X	Land Improvement Cost Estimates
. SECS 34 & 27 T22N R8W LOT 53 NORTH COUNTRY SUB.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		D/W/P: 3.5 Concrete	6.58	24	0	0
		Sewer				
		D/W/P: 4in Ren. Conc.	8.18	1100	0	0
		Electric				
	X	Gas				
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	100	2,500
		Total Estimated Land Improvements True Cash Value =				2,500

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

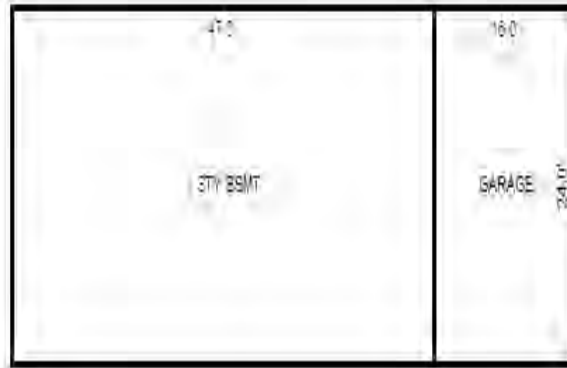
Who	When	What	2024	2023	2022	2021
			4,700	4,700	2,000	2,000
			65,400	63,400	65,700	60,100
			70,100	68,100	67,700	62,100
			50,976C	48,549C	46,238C	44,761C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: Class: C 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			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,128 Total Base New : 196,937 Total Depr Cost: 137,855 Estimated T.C.V: 128,205		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1990				
Yr Built 1990	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 1128 SF Floor Area = 1128 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,128		Total: 168,907 118,234			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		Plumbing		Average Fixture(s)		1		3 Fixture Bath		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Amps Service		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s)		
(2) Windows		(7) Excavation		Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Water/Sewer		Water/Sewer		1000 Gal Septic		Solar Water Heat		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Notes:		ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:		128,205				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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



Sketch by Abel 1/1/11

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENGLISH MITCHELL O & NICO	ENGLISH NICOLE K TRUST	0	06/03/2021	QC	09-FAMILY	2021-02252	PROPERTY TRANSFER	0.0
KOETJE TIMOTHY D & LISA A	ENGLISH MITCHELL O & NICO	111,500	09/26/2008	WD	03-ARM'S LENGTH	2008/3318	DEED	100.0
		103,900	09/01/2002	WD	33-TO BE DETERMINED	02-0:4051	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8330 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		Addition	05/26/2015	2015-0186	100%

Owner's Name/Address	MAP #:
ENGLISH NICOLE K TRUST 8330 W WHISPERING PINES CIR S LAKE CITY MI 49651	2024 Est TCV 257,449 TCV/TFA: 150.64

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 100/	110.00	150.00	0.9765	1.0085	100 100	10,832
110 Actual Front Feet, 0.38 Total Acres						Total Est. Land Value = 10,832

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SECS 34 & 27 T22N R8W LOT 54 NORTH COUNTRY SUB.				Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Dirt Road		D/W/P: 4in Ren. Conc.	8.18	2960 0	0
	X	Gravel Road		Wood Frame	28.00	120 50	1,680
	X	Paved Road		Residential Local Cost Land Improvements			
	X	Storm Sewer		Description	Rate	Size % Good	Cash Value
	X	Sidewalk		LAND IMPROVE 5000	5,000.00	1 95	4,750
	X	Water		Total Estimated Land Improvements True Cash Value = 6,430			
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

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



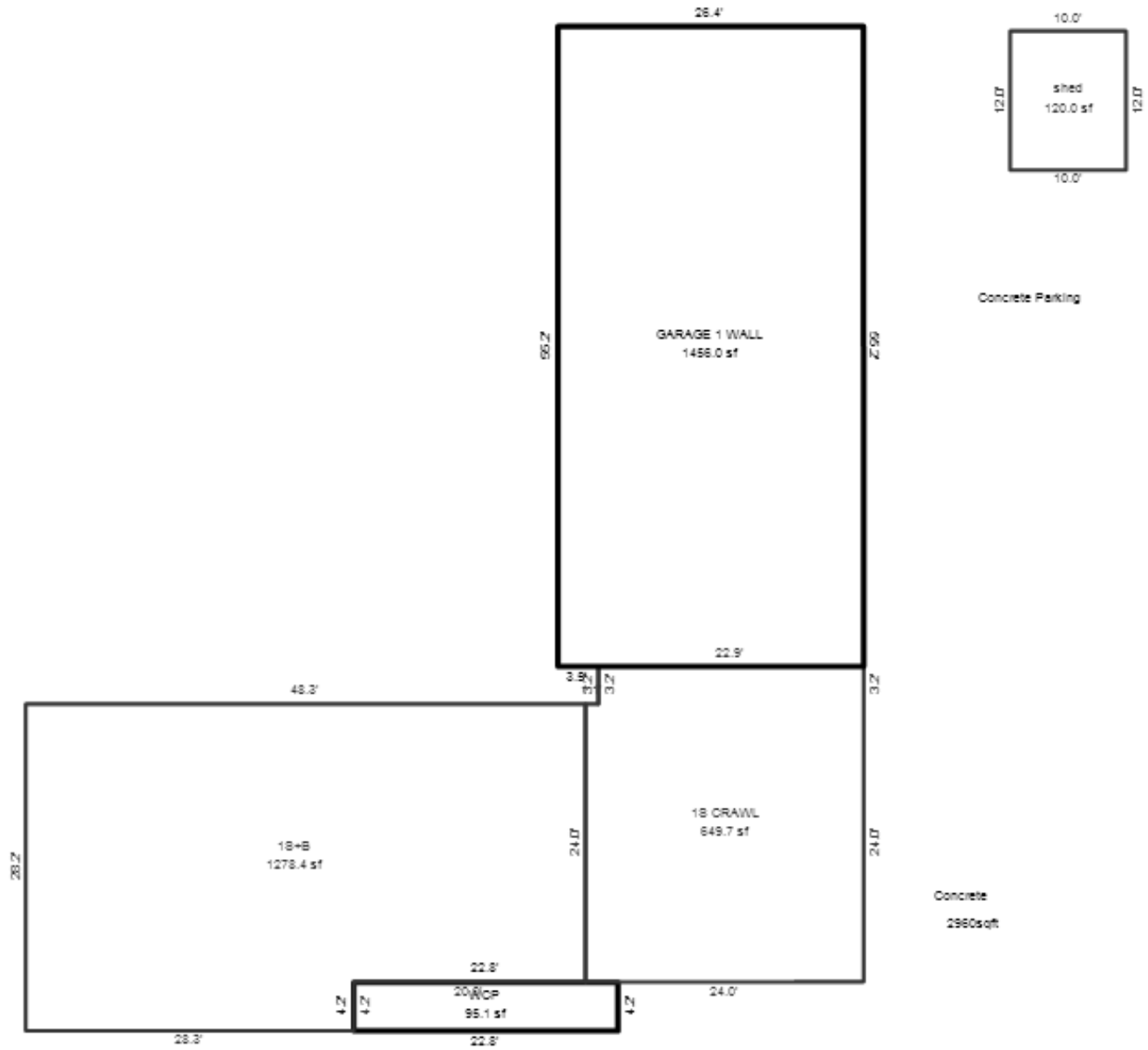
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	5,400	123,300	128,700			83,116C
TPC 06/15/2022	INSPECTED		2023	5,400	119,500	124,900			79,159C
TPC 12/27/2017	INSPECTED		2022	2,000	110,100	112,100			75,390C
			2021	2,000	100,700	102,700			72,982C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 95 100	Type WCP (1 Story) Treated Wood	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1365 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1,709 Total Base New : 303,843 Total Depr Cost: 258,266 Estimated T.C.V: 240,187			Bsmnt Garage:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			E.C.F. X 0.930			Carport Area: Roof:			
Yr Built 1995	Remodeled 2015	Ex	X	Ord		Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1709 SF Floor Area = 1709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1995			
Condition: Average		Size of Closets			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			1 Story Siding 1,042						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding 667						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Total: 233,315 198,318						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Water/Sewer						
X	Many Avg. X Few	Large Avg. Small	Basement: 1042 S.F. Crawl: 667 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Deck						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1 Wall					
X	Asphalt Shingle			Lump Sum Items:			Door Opener			WCP (1 Story)						
Chimney:				Lump Sum Items:			Base Cost			Deck						
				Lump Sum Items:			Built-Ins			Treated Wood						
				Lump Sum Items:			Appliance Allow.			Garages						
				Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				Lump Sum Items:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:			Common Wall: 1 Wall						
				Lump Sum Items:			Totals:			Door Opener						
				Lump Sum Items:			240,187			Base Cost						
				Lump Sum Items:			303,843			WCP (1 Story)						
				Lump Sum Items:			258,266			Deck						
				Lump Sum Items:			240,187			Treated Wood						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTTIS ROBERT J SR & REBE	BUTTIS ROBERT J SR & REBE	0	07/11/2017	PTA	09-FAMILY	2017-02187	PROPERTY TRANSFER	0.0
		79,677	02/01/1997	WD	33-TO BE DETERMINED	309:537	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/17/2018	2018-0410	100%

Owner's Name/Address	MAP #:
BUTTIS ROBERT J SR & REBECCA S 8350 W WHISPERING PINES CIR S LAKE CITY MI 49651	2024 Est TCV 234,394 TCV/TFA: 139.52

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB																											
. SECS 34 & 27 T22N R8W LOT 55 NORTH COUNTRY SUB.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 100' @ 100/</td> <td>110.00</td> <td>150.00</td> <td>0.9765</td> <td>1.0085</td> <td>100</td> <td>100</td> <td></td> <td>10,832</td> </tr> <tr> <td colspan="8">110 Actual Front Feet, 0.38 Total Acres</td> <td>Total Est. Land Value = 10,832</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 100' @ 100/	110.00	150.00	0.9765	1.0085	100	100		10,832	110 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 10,832
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 100' @ 100/	110.00	150.00	0.9765	1.0085	100	100		10,832																						
110 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 10,832																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
NEW HOME FOR 97 COMP FOR 98 ATTACH GRG TO LIVING +6100 ADD NEW GRG FOR 01+6000	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.18</td> <td>2900</td> <td>0</td> <td>0</td> </tr> <tr> <td>Fencing: Wire Mesh, #9</td> <td>3.79</td> <td>250</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	2900	0	0	Fencing: Wire Mesh, #9	3.79	250	0	0
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Ren. Conc.	8.18	2900	0	0														
Fencing: Wire Mesh, #9	3.79	250	0	0														
	X	Water Sewer	Residential Local Cost Land Improvements															
	X	Electric Gas Curb Street Lights Standard Utilities	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value = 2,375				
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 2500	2,500.00	1	95	2,375														
Total Estimated Land Improvements True Cash Value = 2,375																		
	X	Underground Utils.																



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

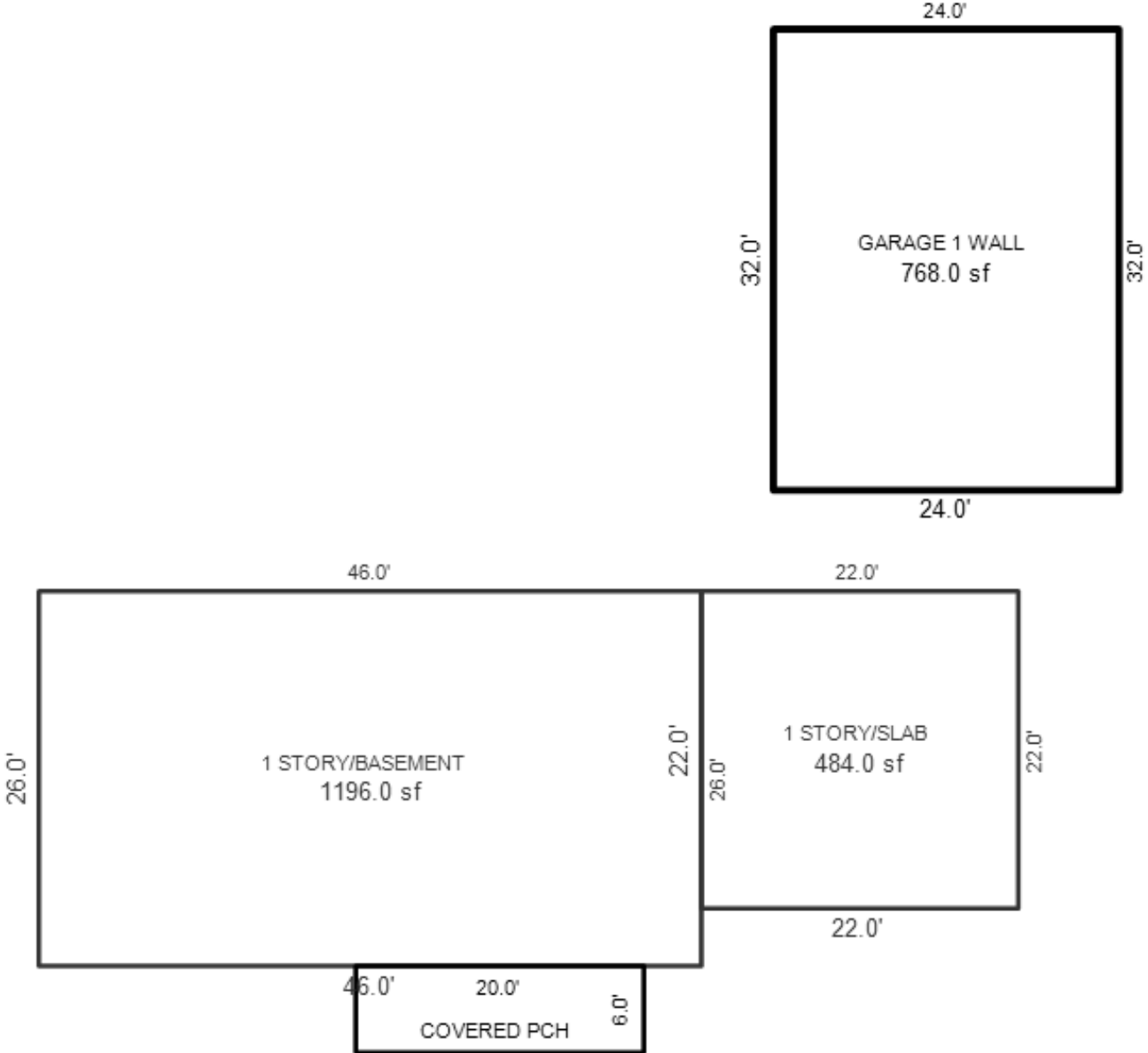
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,400	111,800	117,200			83,166C
2023	5,400	108,400	113,800	0M		0
2022	2,000	99,700	101,700	0M		0
2021	2,000	91,200	93,200	0M		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WCP (1 Story)	Year Built: 2000 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																														
Building Style: 1S																																							
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																
Room List		Doors		Solid	X	H.C.	(12) Electric																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service																																
(1) Exterior		No./Qual. of Fixtures																																					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Ex.		X	Ord.		Min																													
X		X	Drywall		No. of Elec. Outlets			Many			X	Ave.		Few																									
(2) Windows		(7) Excavation			(13) Plumbing																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1196 S.F. Crawl: 0 S.F. Slab: 484 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding 1 1 Story Siding			1 1 Story Siding 1 1 Story Siding																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			Conc. Block Poured Conc. Stone																																		
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer																																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,196</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>484</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>229,953</td> <td>195,460</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,196			1 Story	Siding	Slab	484			Total:				229,953	195,460	E.C.F. X 0.930		Cls C Blt 1996	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Basement	1,196																																				
1 Story	Siding	Slab	484																																				
Total:				229,953	195,460																																		
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, 50 Feet 1 2,686 2,283 Porches WCP (1 Story) 120 5,521 4,693 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 27,348 23,246 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351 Totals: 279,807 237,836												Notes: ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:		221,187																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN DRUSCILLA	SCHOLTEN DRUSCILLA	0	02/13/2023	QC	09-FAMILY	2023-00374	PROPERTY TRANSFER	0.0
SNOW GARY S	SCHOLTEN DRUSCILLA	2,000	10/19/2015	WD	03-ARM'S LENGTH	2015-03486	PROPERTY TRANSFER	100.0
SNOW RAYMOND A	SNOW	0	02/18/2011	AFF	07-DEATH CERTIFICATE	2014-00696	PROPERTY TRANSFER	100.0
		6,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4628	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8378 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		Addition	09/08/2020	2020-0492	100%
	P.R.E. 100% 01/20/2021		BOCA PREMANF STATE APPROVE	05/19/2020	2020-0171	100%

Owner's Name/Address	MAP #:	2024 Est TCV 341,448 TCV/TFA: 167.38
SCHOLTEN DRUSCILLA 8378 W WHISPERING PINES CIR S LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB						
. SECS 34 & 27 T22N R8W LOT 56 NORTH COUNTRY SUB.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
	X		A 100' @ 100/	110.00	150.00	0.9765 1.0085	100 100	10,832	
			110 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =	10,832
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Ren. Conc.	8.18	276	0	0		
			Wood Frame	28.00	120	50	1,680		
	X		Residential Local Cost Land Improvements						
	X		Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVE 1000	1,000.00	1	100	1,000		
			Total Estimated Land Improvements True Cash Value =					2,680	



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2024	5,400	165,300	170,700			144,429C
													2023	5,400	152,500	157,900			137,552C
													2022	2,000	131,400	133,400			131,002C
													2021	2,000	125,200	127,200			126,818C

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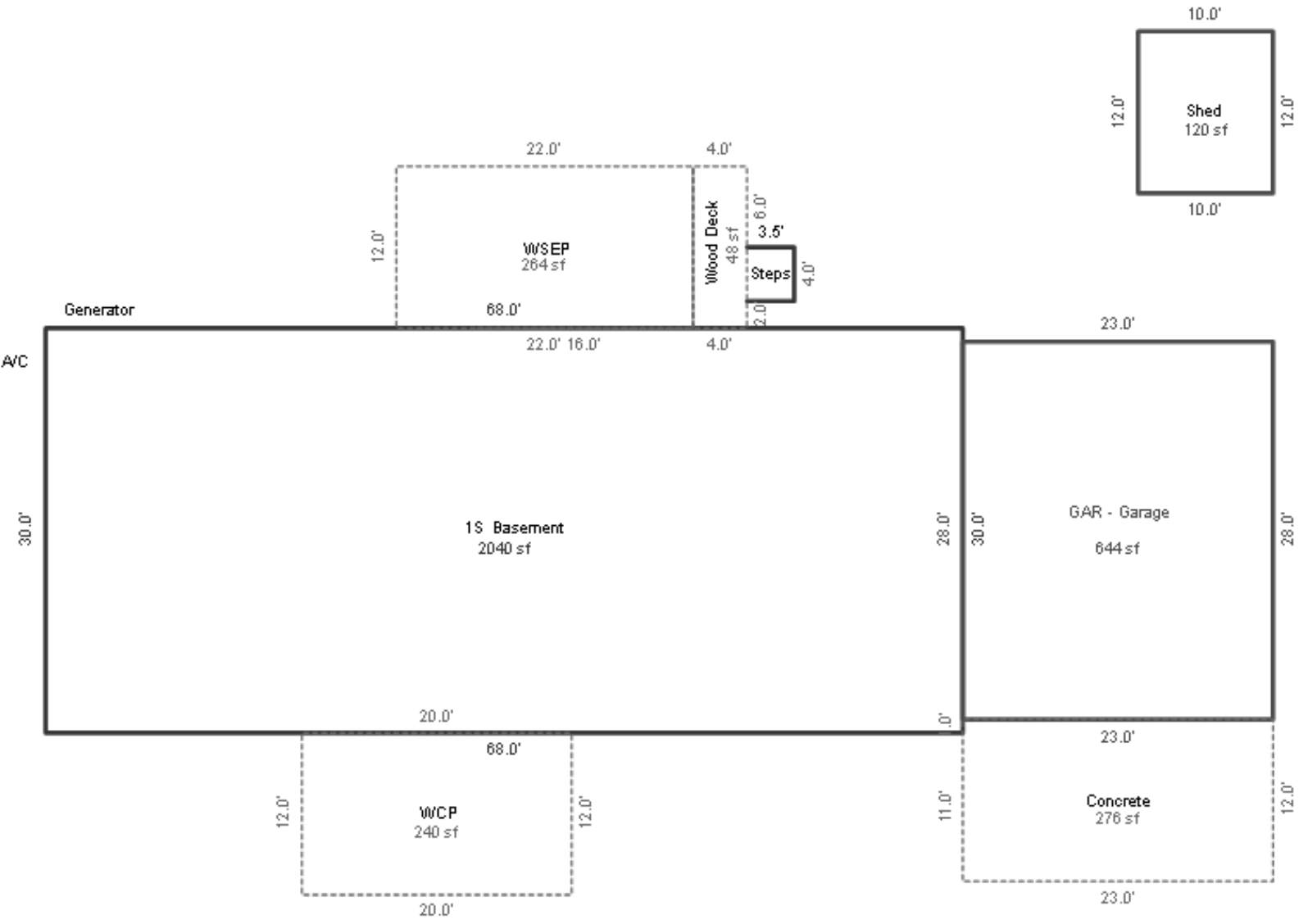
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 264 48	Type WCP (1 Story) WGEP (1 Story) Treated Wood	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: 1 Mech. Doors: 0 Area: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 4 Floor Area: 2,040 Total Base New : 367,312 Total Depr Cost: 352,619 Estimated T.C.V: 327,936			E.C.F. X 0.930		Bsmnt Garage:				
	Building Style: BOCA/STATE	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace					Roof:				
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls C		Blt 2020			
Condition: Average		Lg	Ord	Small	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C		Blt 2020			
Room List		Doors	Solid	H.C.	0 Amps Service			(11) Heating System: Forced Heat & Cool			Floor Area = 2040 SF					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ground Area = 2040 SF			Floor Area = 2040 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 2,040			Total: 288,554 277,012						
	Many Avg. Few Large Avg. Small	Basement: 2040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments			Plumbing						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 1,476 1,417 1 4,646 4,460						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Porches			1 4,864 4,669 1 5,808 5,576						
	Many Avg. Few Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story) Ceramic Tile Floor WGEP (1 Story)			240 8,926 8,569 264 18,319 17,586						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Deck			Treated Wood 48 1,730 1,661					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 644 32,361 31,067 Common Wall: 1 Wall 1 -2,686 -2,579 Door Opener 1 547 525						
	Chimney:						Built-Ins			Appliance Allow. 1 2,766 2,655						
							Local Cost Items			GENERATOR 1 1 1 *						
							Totals:			367,312 352,619						

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

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNDT ROBERT H & CHERYL L	HUNDT ROBERT H & CHERYL L	0	02/24/2017	QC	09-FAMILY	2017-00600	PROPERTY TRANSFER	0.0
LUCAS JOSHUA	HUNDT ROBERT H & CHERYL L	92,900	06/06/2014	WD	03-ARM'S LENGTH	2014-02008 WD	PROPERTY TRANSFER	100.0
MORRISON DANNY & TIMOTHY	LUCAS JOSHUA (SM)	11,000	07/28/2006	WD	03-ARM'S LENGTH	06-0/2831	DEED	100.0
DUNBAR LEO A & BETTY J (H	MORRISON DANNY & TIMOTHY	5,500	07/27/2006	OTH	21-NOT USED/OTHER	06-0/2829	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8396 W WHISPERING PINE CIR S	School: LAKE CITY AREA SCHOOL DIST		New House	08/17/2006	20060268	Complete
	P.R.E. 100% 07/15/2014					

Owner's Name/Address	MAP #:	2024 Est TCV 164,792 TCV/TFA: 152.59
HUNDT ROBERT H & CHERYL L 8396 W WHISPERING PINE CIR S Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
. SECS 34 & 27 T22N R8W LOT 57 NORTH COUNTRY SUB.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			A 100' @ 100/	110.00	150.00	0.9765 1.0085 100 100 10,832
			110 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 10,832			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	6.97	180 0	0
			Wood Frame	28.33	112 50	1,586
			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 = 2,536			



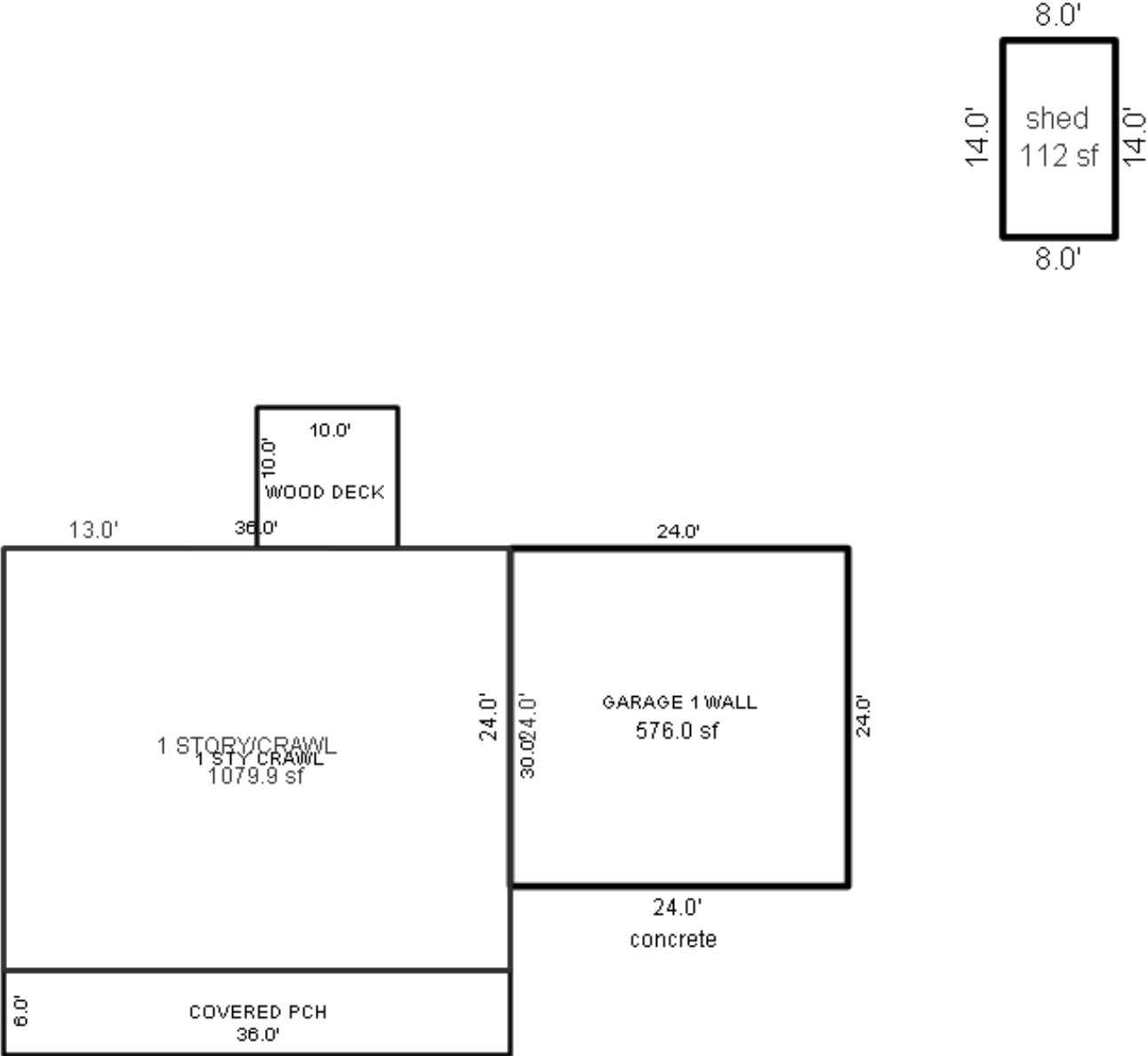
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	5,400	77,000	82,400			57,271C
Rolling	2023	5,400	74,600	80,000			54,544C
Low	2022	2,000	68,600	70,600			51,947C
High	2021	2,000	66,300	68,300			50,288C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 100	Type WCP (1 Story) Treated Wood	Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1,080 Total Base New : 191,554 Total Depr Cost: 162,821 Estimated T.C.V: 151,424			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 2006	
Condition: Average		Lg		X	Ord		Small	0 Amps Service			Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Average Fixture(s)	1 Story Siding Crawl Space 1,080			Total: 143,002 121,551		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)	Plumbing					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			1000 Gal Septic Water Well, 100 Feet	Porches					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic	Deck					
(3) Roof		(14) Water/Sewer		Lump Sum Items:			1			Public Water Public Sewer Water Well	WCP (1 Story)					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic	Treated Wood						
X	Asphalt Shingle	Chimney:		Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Garages					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Base Cost					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Common Wall: 1 Wall					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Door Opener					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Appliance Allow.					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Built-Ins					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	Notes:					
				Public Water Public Sewer Water Well			1			1000 Gal Septic 2000 Gal Septic	ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY:			151,424		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		71,500	04/01/1996	WD	33-TO BE DETERMINED	01-0:5137	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8414 W WHISPERING PINE CIR S						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
MAJOR THOMAS E & BEVERLY 8414 W WHISPERING PINE CIR S LAKE CITY MI 49651	2024 Est TCV 182,060 TCV/TFA: 105.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB			
			Description	Frontage	Depth	Value
. SECS 34 & 27 T22N R8W LOT 58 NORTH COUNTRY SUB.			A 100' @ 100/	120.00	150.00	11,563
Comments/Influences			120 Actual Front Feet, 0.41 Total Acres			11,563

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
Dirt Road	X		D/W/P: 4in Concrete	6.49	3500 0	0
			Residential Local Cost Land Improvements			
Gravel Road	X		Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 100	2,500
Paved Road	X		Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2024	5,800	85,200	91,000			57,554C
Low		2023	5,800	82,600	88,400			54,814C
High		2022	2,000	76,100	78,100			52,204C
Landscaped		2021	2,000	69,600	71,600			50,537C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

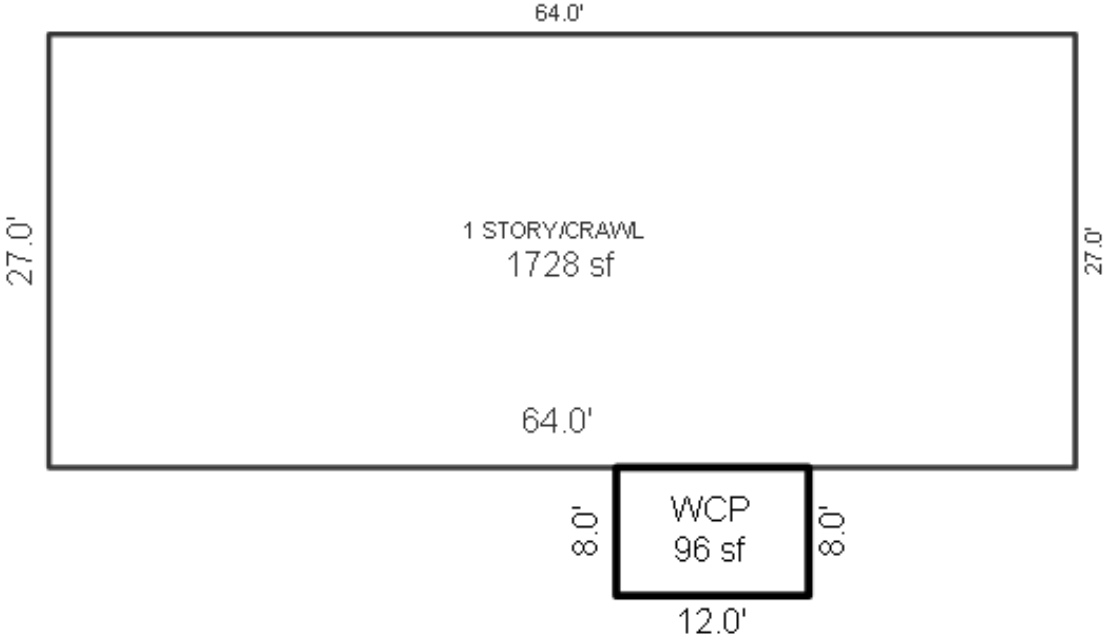
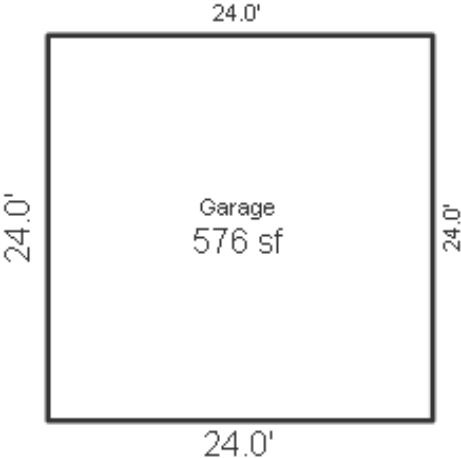


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1,728 Total Base New : 225,802 Total Depr Cost: 180,642 Estimated T.C.V: 167,997			96	WCP (1 Story)	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:			
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Cls CD Blt 1995						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1728 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Room List		Doors		Solid	X	H.C.	0 Amps Service			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,728 Total: 188,874 151,100						
(1) Exterior		(6) Ceilings		Other			Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			Plumbing			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(2) Windows		(8) Basement		2			Water/Sewer			Plumbing						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1728 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			3 Fixture Bath 1000 Gal Septic Water Well, 50 Feet					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Porches			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic			WCP (1 Story)			Solar Water Heat					
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic			Garages			Water Well						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			1 1,934 1,547						
							Totals:			225,802 180,642						
							Notes:			ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 167,997						

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



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

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	0	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
ROOT DEAN	ROOT DEAN	0	01/14/2014	AFF	05-CORRECTING TITLE	2014-00243 AFF	DEED	0.0
US BANK NATIONAL ASSOCIAT	ROOT DEAN	33,000	12/13/2013	CD	11-FROM LENDING INSTITUT	2014-00177 CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5201 S NORTH COUNTRY DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/08/2014	2014-0310	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2024 Est TCV 168,642 TCV/TFA: 104.10

X	Improved	Vacant	Land Value Estimates for Land Table R510.510 NORTH COUNTY SUB							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A 100' @ 100/	156.00	152.00	0.8948	1.0119	100 100	14,124	
			156 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =							14,124

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
. SECS 34 & 27 T22N R8W LOT 59 NORTH COUNTRY SUB.	X			Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer	2.27	200	0	0		
				Residential Local Cost Land Improvements						
	X			Electric						
	X			Gas						
				LAND IMPROVE 1000	1,000.00	1	95	950		
				Total Estimated Land Improvements True Cash Value =					950	

Comments/Influences	X	Improved	Vacant	Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: Crushed Rock	2.27	200	0	0		
				Residential Local Cost Land Improvements						
	X			Electric						
	X			Gas						
				LAND IMPROVE 1000	1,000.00	1	95	950		
				Total Estimated Land Improvements True Cash Value =					950	

Topography of Site	X	Improved	Vacant	Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: Crushed Rock	2.27	200	0	0		
				Residential Local Cost Land Improvements						
	X			Electric						
	X			Gas						
				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	7,100	77,200	84,300			39,969C
2023	7,100	67,000	74,100			38,066C
2022	2,000	58,700	60,700			36,254C
2021	2,000	53,700	55,700			35,096C

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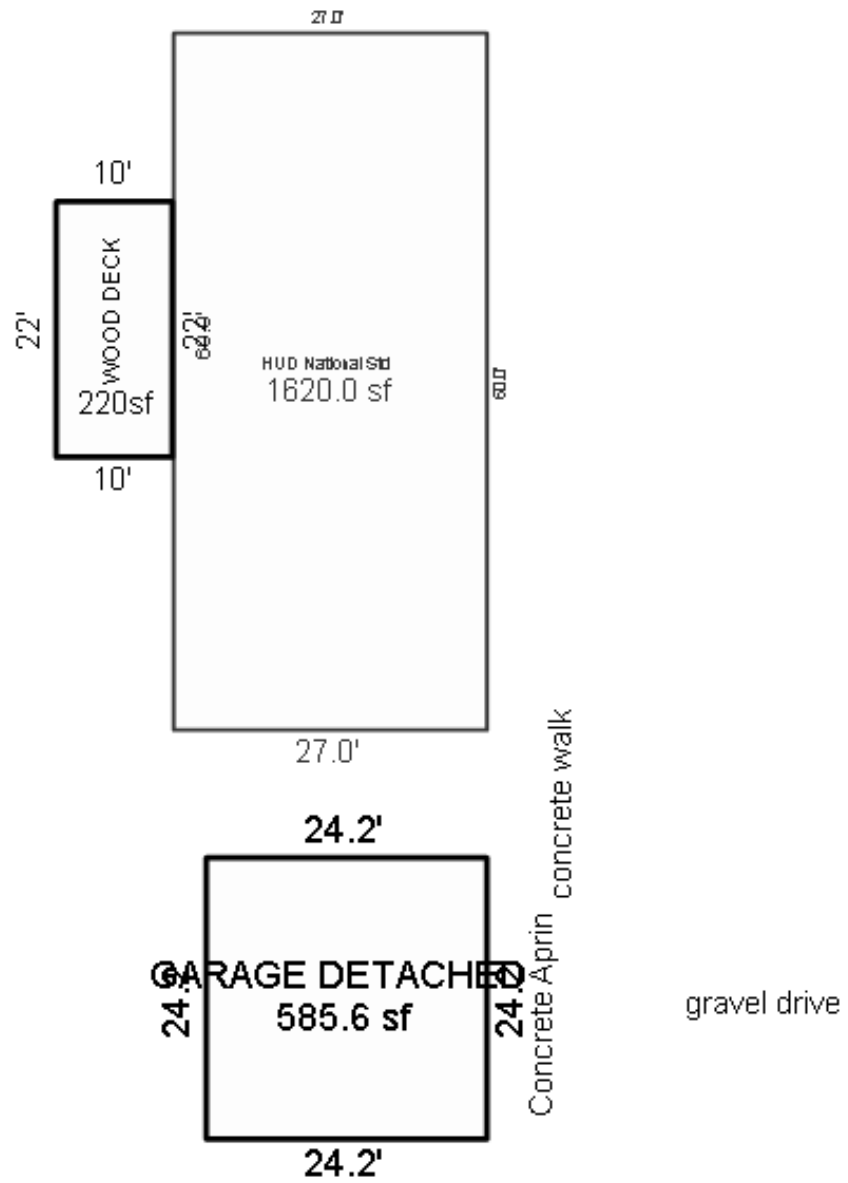
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220	Type Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 585 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C Effec. Age: 20 Floor Area: 1,620 Total Base New : 255,947 Total Depr Cost: 204,757 Estimated T.C.V: 153,568		Bsmnt Garage:					
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.750		Roof:						
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C		Blt 1995						
1995 201	2014	Ex	X Ord	Min	150 Amps Service			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1620 SF							
Condition: Average		Lg		X Ord	Small	No. of Elec. Outlets			Ground Area = 1620 SF			Floor Area = 1620 SF.						
Room List		Doors	Solid	X H.C.	Many			X Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Exterior Siding	Foundation Crawl Space	Size 1,620	Cost New 204,309	Depr. Cost 163,447		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	1,476	1,181		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1	4,864	3,891		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Deck		Treated Wood		220	4,413	3,530		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		585	25,073	20,058
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(15) Fireplaces			Appliance Allow.		1		2,766	2,213			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Prefab 1 Story		1		2,592	2,074			
Chimney: Metal		Notes: 1995 REDMAN ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCv:			Totals:		255,947		204,757		153,568							

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

gravel parking



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS JOANN	LAMPSON PAMELA JOYCE & DU	420,000	08/22/2022	WD	03-ARM'S LENGTH	2022-02715	PROPERTY TRANSFER	100.0
ROBERTS JOANN	ROBERTS JOANN	0	10/01/2019	WD	09-FAMILY	2019-03062	PROPERTY TRANSFER	0.0
HERBRUCK FAMILY TRUST	ROBERTS JOANN	205,000	11/09/2015	WD	03-ARM'S LENGTH	2015-03715	PROPERTY TRANSFER	100.0
HERBRUCK CARL E (DECEASED)		0	04/20/2007	OTH	21-NOT USED/OTHER	2007/2253	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6507 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/01/2023	2023-0203	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LAMPSON PAMELA JOYCE & DUANE CLARK 7255 GERALDINE CIRCLE SWARTZ CREEK MI 48473	2024 Est TCV 402,887 TCV/TFA: 316.74

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Value
X Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason	
X Gravel Road	A 67' @ 3400/ 68.00 129.00 0.9963 1.0039 3400 100	231,247
X Paved Road	68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =	231,247

Tax Description	Land Improvement Cost Estimates	Cash Value
. LOT 1 NORTH LAWN BEACH. & 2015-03812 ALL LANDS LYING EAST OF LOT 1 IN THE PLAT OF NORTH LAWN BEACH AND WEST OF THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 36, T23N, RSW EXTENDED, IF ANY.	Description Rate Size % Good	
X Water	Wood Frame 24.74 198 50	2,449
X Sewer	Metal Prefab 19.55 90 50	880
X Electric	Total Estimated Land Improvements True Cash Value =	3,329

Comments/Influences	Topography of Site
X Gas	
X Curb	
X Street Lights	
X Standard Utilities	
X Underground Utils.	



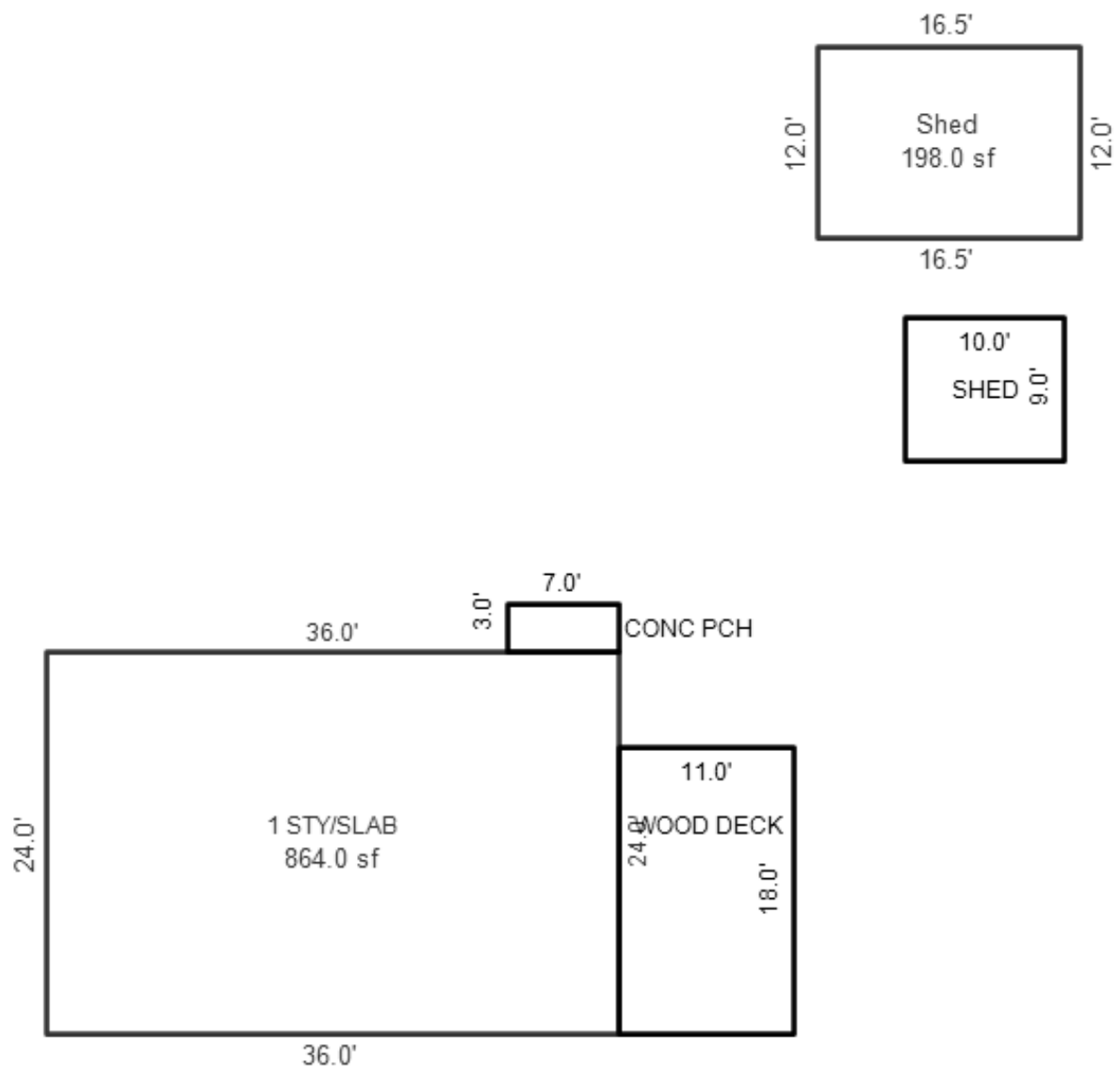
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	115,600	85,800	201,400			157,465C
X	Rolling								
X	Low		2023	68,000	61,300	129,300			129,300S
X	High								
X	Landscaped		2022	62,200	44,600	106,800			97,530C
X	Swamp								
X	Wooded		2021	58,900	40,200	99,100			94,415C
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	Private Road								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 190	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,272 Total Base New : 177,358 Total Depr Cost: 115,281 Estimated T.C.V: 168,311		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																					
Building Style: 1S		X	Drywall	Plaster		Wood T&G		Trim & Decoration																									
Yr Built 1971	Remodeled 2023	Ex	X	Ord	Min	Size of Closets																											
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace																											
Room List		Doors	Solid	X	H.C.	(12) Electric																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service																											
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few		(13) Plumbing																											
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer																											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1272 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney: Metal																											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																														
X	Asphalt Shingle																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1272 SF Floor Area = 1272 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,272</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>159,262</td> <td>103,519</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Deck Treated Wood 190 4,001 2,601 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 Wood Stove 1 2,551 1,658 Local Cost Items SANITARY SEWER 1 0 0														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,272			Total:				159,262	103,519	Totals: 177,358 115,281	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	1,272																														
Total:				159,262	103,519																												
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 168,311																																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON TIMOTHY R & LORI	JOHNSTON TIMOTHY & LORI T	1	03/26/2018	QC	09-FAMILY	2018-00928	PROPERTY TRANSFER	0.0
JAZWINSKI JEFFREY & STEPH	JOHNSTON TIMOTHY R & LORI	229,000	11/30/2017	WD	03-ARM'S LENGTH	2017-03863	PROPERTY TRANSFER	100.0
		225,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2757	DEED	0.0

Property Address: 6521 W NORTHSHORE DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: JOHNSTON TIMOTHY & LORI TRUST  
 6367 BENTLEY DR  
 BELMONT MI 49306  
 2024 Est TCV 389,795 TCV/TFA: 440.45

X Improved Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X Dirt Road	66.00	142.00	1.0038	1.0283	3400	100	231,620	
X Gravel Road	66 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	231,620

Tax Description: . LOT 2 NORTH LAWN BEACH.

Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value		
X Water	8.18	288	0	0		
X Sewer	27.00	144	50	1,944		
X Electric	Residential Local Cost Land Improvements					
X Gas	Description Rate Size % Good Cash Value					
X Curb	1,000.00	1	95	950		
X Street Lights	Total Estimated Land Improvements True Cash Value =					2,894
X Standard Utilities						
X Underground Utils.						



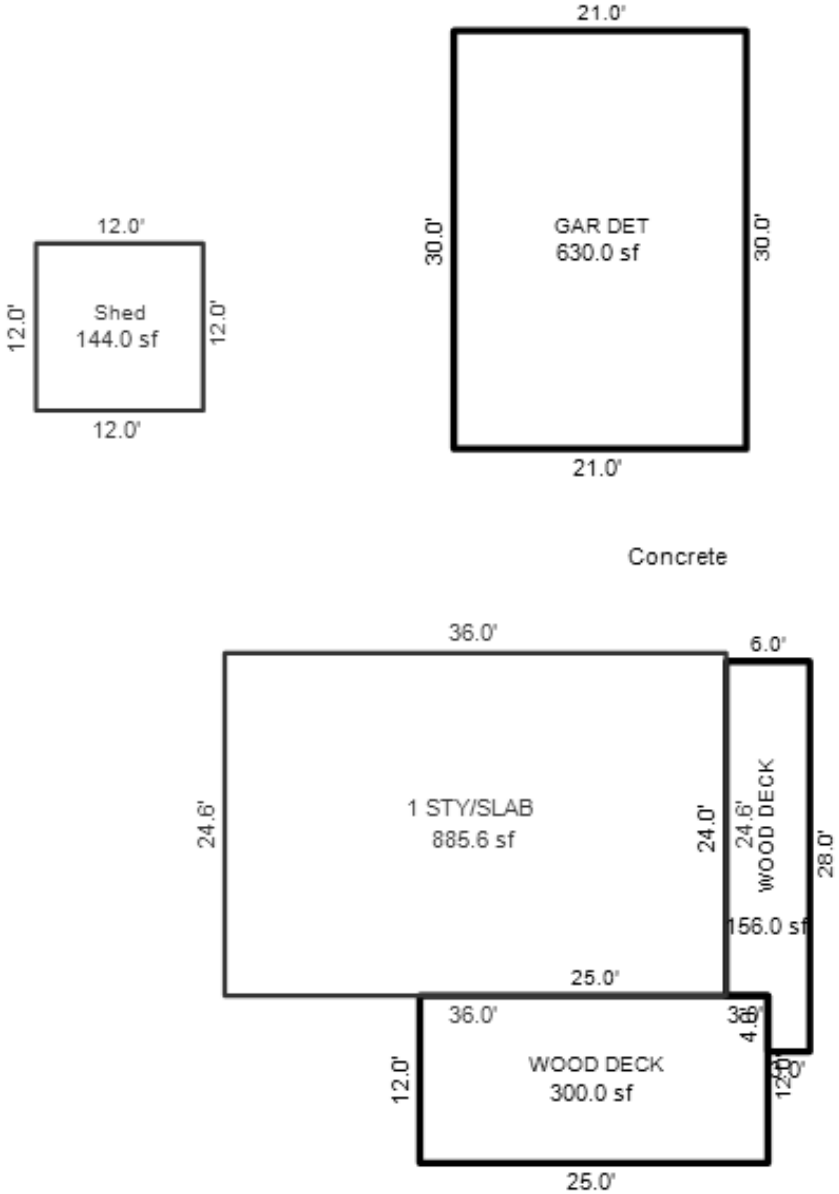
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling	2024	115,800	79,100	194,900			129,173C
X Low	High	2023	68,600	75,500	144,100			123,022C
X Landscaped	Swamp	2022	60,900	68,100	129,000			117,164C
X Wooded	Pond	2021	57,700	61,400	119,100			113,422C
X Waterfront	Ravine							
X Wetland	Flood Plain							
X Private Road								

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300 156	Type Treated Wood Treated Wood	Year Built: 1997 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: 630 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 885 Total Base New : 163,634 Total Depr Cost: 106,357 Estimated T.C.V: 155,281		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 885 SF Floor Area = 885 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1972		Carport Area: Roof:		
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord		Small	150 Amps Service			1 Story Siding Slab		885 Total: 110,259		71,664		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Deck		Treated Wood Treated Wood		300 156		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 885 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Water/Sewer Public Sewer Water Well, 100 Feet		630 1 1		26,403 1,494 5,808	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(10) Floor Support			Built-Ins		Appliance Allow. Fireplaces		1 1		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		1 1		0 0		* *	
X	Asphalt Shingle	(10) Floor Support		Chimney: Block			Notes:			Totals:		163,634		106,357		
							ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:					155,281				

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



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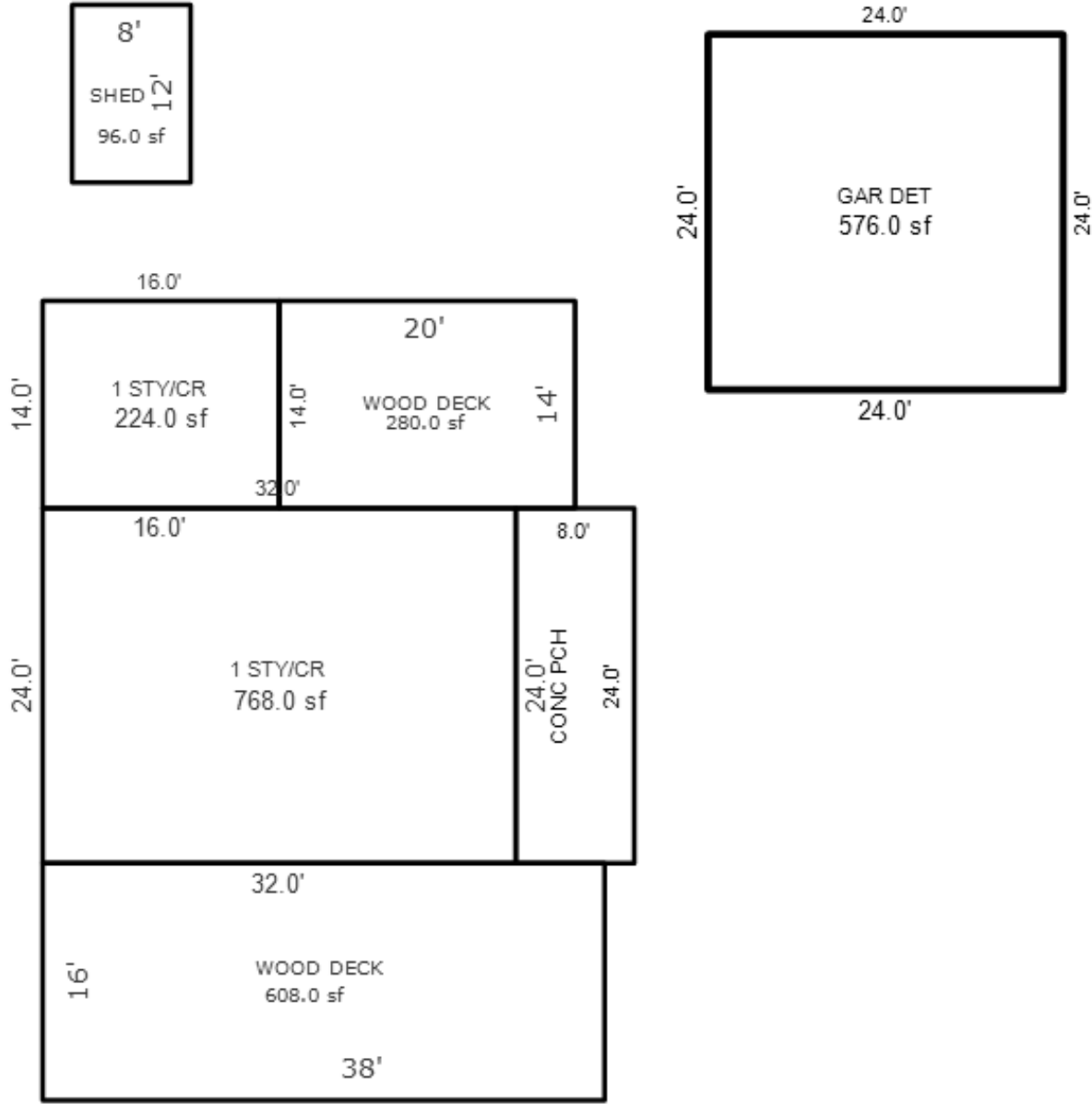


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
6533 W NORTSHORE DR		School: LAKE CITY AREA SCHOOL DIST		Other		06/04/2008	20080221	Complete			
Owner's Name/Address		P.R.E. 100% 06/14/2000									
COLON ROSS H & MARIJO 6533 W NORTSHORE DRIVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 425,032 TCV/TFA: 428.46							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. LOT 3 NORTH LAWN BEACH.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		X	Gravel Road	A 67' @ 3400/	66.00	157.00	1.0038 1.0544	3400 100	237,509		
			Paved Road	66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	237,509	
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
			Water	Wood Frame	26.25	96	74	1,865			
		X	Sewer	Total Estimated Land Improvements True Cash Value =					1,865		
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		Level									
		Rolling									
		Low									
		X	High								
		X	Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		X	Private Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		Who	When	What	2024	118,800	93,700	212,500		110,530C	
		TPC 12/27/2017	INSPECTED		2023	70,700	89,400	160,100			105,267C
		TPC 08/15/2016	INSPECTED		2022	60,900	80,600	141,500			100,255C
		TPC 04/02/2012	INSPECTED		2021	57,700	72,700	130,400			97,053C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 608 280	Type CPP Treated Wood Treated Wood	Year Built: 1982 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																	
Yr Built 1964		Remodeled 1996			Ex	X	Ord																															
Condition: Average			Trim & Decoration																																			
Room List			Lg	X	Ord		Small																															
4	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior			Doors			Solid	X	H.C.																														
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			(12) Electric																																	
(2) Windows			(7) Excavation			0 Amps Service																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 992 S.F. Slab: 0 S.F. Height to Joists: 0.0				No./Qual. of Fixtures																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets																																	
(3) Roof			(9) Basement Finish			Many			X	Ave.		Few																										
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(13) Plumbing																														
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 992 SF Floor Area = 992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>120,386</td> <td>83,853</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches CPP 192 3,135 2,038 Deck Treated Wood 608 8,378 8,210 * Treated Wood 280 5,051 4,950 * Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 26,928 17,503 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 Exterior 1 Story 1 5,707 3,710 Local Cost Items SANITARY SEWER 1 0 0 *															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	768			1 Story	Siding	Crawl Space	224			Total:				120,386	83,853
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	768																																			
1 Story	Siding	Crawl Space	224																																			
Total:				120,386	83,853																																	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS LARRY N & LOU D H	COLLINS LARRY N & LOU D T	0	02/07/2013	QC	21-NOT USED/OTHER	2013-00343	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6537 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/04/2007	20070320	Complete
	P.R.E. 100% 07/27/1994					

Owner's Name/Address	MAP #:
COLLINS LARRY N & LOU D TRUSTS 6537 W NORTHSHORE DRIVE LAKE CITY MI 49651	2024 Est TCV 564,531 TCV/TFA: 350.64

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A 67' @ 3400/	88.00	175.00	0.9341	1.0834	3400 100	302,809	
	Gravel Road		88 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	302,809

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
. LOT 4 NORTH LAWN BEACH.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	768 0	0	
Comments/Influences	X	Gravel Road	Residential Local Cost Land Improvements				
	X	Paved Road	Description	Rate	Size % Good	Cash Value	
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	2 95	1,900	
	X	Sidewalk	Total Estimated Land Improvements True Cash Value =				1,900



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	151,400	130,900	282,300			133,905C
	Rolling	2023	89,300	134,200	223,500			127,529C
	Low	2022	74,500	121,000	195,500			121,457C
	High	2021	70,600	109,100	179,700			117,577C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	89,300	134,200	223,500			127,529C
TPC 04/02/2012	INSPECTED		2022	74,500	121,000	195,500			121,457C
			2021	70,600	109,100	179,700			117,577C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 248 240	Type Treated Wood Treated Wood	Year Built: 1956 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall	Plaster										
Building Style: 1S		X	Paneled	X	Wood T&G	Trim & Decoration										
Yr Built 1956	Remodeled 1984	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric									
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1956				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	(11) Heating System: Forced Air w/ Ducts		Ground Area = 1610 SF		Floor Area = 1610 SF.		
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s)		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1610 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Siding	Slab	1,610	Total:	196,611	127,798	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer		1 Public Water		Other Additions/Adjustments		Exterior		Brick Veneer		932	16,021	10,414
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Sewer		1 Water Well		Plumbing		Average Fixture(s)		Solar Water Heat		1	1,476	959
X	Storms & Screens	(9) Basement Finish		1000 Gal Septic		2000 Gal Septic		3 Fixture Bath		Deck		Treated Wood		248	4,767	3,099
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		1 Public Water		1 Water Well		Treated Wood		Treated Wood		240	4,670	4,530
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1000 Gal Septic		2000 Gal Septic		Built-Ins		Appliance Allow.		1	2,766	1,798	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER		1		Fireplaces		Exterior 1 Story		1	6,513	4,233		
Chimney: Brick								Local Cost Items		SANITARY SEWER		1	0	0	*	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOUTHWICK ADAM & MAGGIE	WEISE ANDREW J & PAULA J	375,000	06/21/2019	WD	03-ARM'S LENGTH	2019-01937	DEED	100.0
BRUMELS BRUCE C & DORIS E	SOUTHWICK ADAM & MAGGIE	345,000	06/22/2017	WD	03-ARM'S LENGTH	2017-02008	PROPERTY TRANSFER	100.0
BRUMELS BRUCE C		0	09/04/2015	AFF	07-DEATH CERTIFICATE	2016-0151	DEED	0.0
		180,000	03/01/1998	WD	33-TO BE DETERMINED	318:28	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6563 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WEISE ANDREW J & PAULA J 7320 PENINSULA DR TRAVERSE CITY MI 49686	2024 Est TCV 638,892 TCV/TFA: 332.24
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X		Dirt Road	103.00	191.00	0.8981	1.1074	3400	100		348,284	
X		Gravel Road	103 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	348,284

Tax Description	Comments/Influences
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. LOT 5 NORTH LAWN BEACH.	
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Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: Asphalt Paving	3.10	1260	0	0
X	Electric	D/W/P: 3.5 Concrete	6.58	132	0	0
X	Gas	Residential Local Cost Land Improvements				
	Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Street Lights	LAND IMPROVE 2500	2,500.00	1	95	2,375
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,375
	Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	174,100	145,300	319,400			212,487C
2023	102,300	138,800	241,100			202,369C
2022	83,200	125,100	208,300			192,733C
2021	78,800	112,900	191,700			186,576C

Who When What

TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 07/11/2017	INSPECTED	

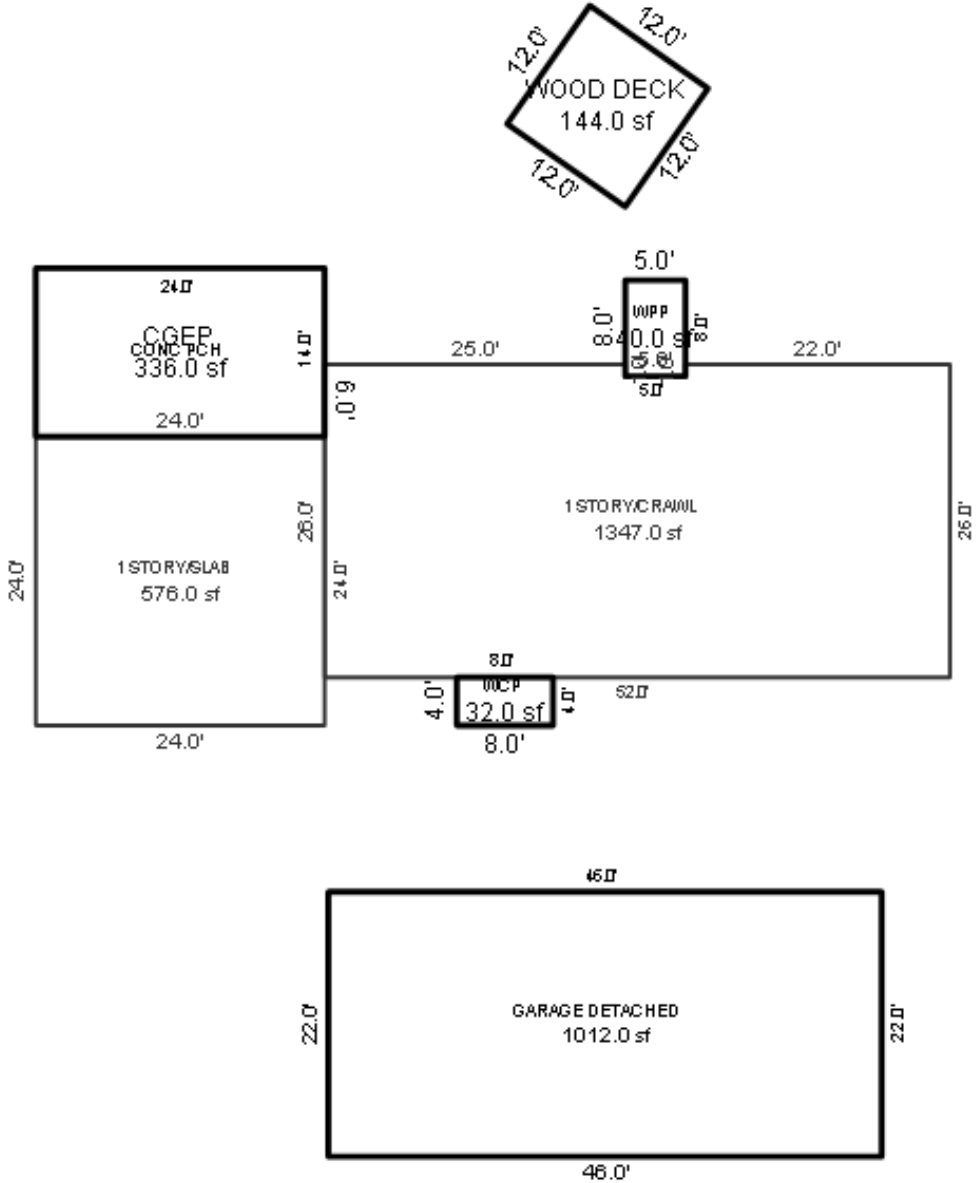
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 40 WPP 32 WCP (1 Story) 336 CGEP (1 Story) 144 Treated Wood	Type	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: 1012 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																														
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X																																																																																									
Building Style: 1S																																																																																													
Yr Built 1974	Remodeled 0	Ex	X Ord	Min	Size of Closets Lg X Ord Small				Central Air Wood Furnace				Class: C -5 Effec. Age: 38 Floor Area: 1,923 Total Base New : 318,427 Total Depr Cost: 197,420 Estimated T.C.V: 288,233		E.C.F. X 1.460																																																																														
Condition: Average																																																																																													
Room List		Doors		Solid X H.C.																																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric 200 Amps Service																																																																																					
(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	(6) Ceilings						(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1347 S.F. Slab: 576 S.F. Height to Joists: 0.0																																																																																									
X	Many Avg. X Few	Large Avg. Small																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																									
(3) Roof		(9) Basement Finish						(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed						Lump Sum Items:																																																																																					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																									
Chimney:																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974</p> <p>(11) Heating System: Electric Baseboard Ground Area = 1923 SF Floor Area = 1923 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,347</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>221,930</td> <td>137,591</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>304</td> <td>11,540</td> <td>7,155</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>915</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,646</td> <td>2,881</td> </tr> <tr> <td>Porches WPP</td> <td>40</td> <td>1,862</td> <td>1,154</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>32</td> <td>2,343</td> <td>1,453</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>336</td> <td>18,369</td> <td>11,389</td> </tr> <tr> <td>Deck Treated Wood</td> <td>144</td> <td>3,338</td> <td>2,070</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td>1012</td> <td>33,791</td> <td>20,950</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,494</td> <td>926</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>3,601</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,715</td> </tr> </tbody> </table> <p>Fireplaces &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																		Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,347				1 Story	Siding	Slab	576				Total:					221,930	137,591	Item	Quantity	Unit Cost	Total Cost	Exterior Stone Veneer	304	11,540	7,155	Plumbing Average Fixture(s)	1	1,476	915	3 Fixture Bath	1	4,646	2,881	Porches WPP	40	1,862	1,154	Ceramic Tile Floor	32	2,343	1,453	CGEP (1 Story)	336	18,369	11,389	Deck Treated Wood	144	3,338	2,070	Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	1012	33,791	20,950	Water/Sewer Public Sewer	1	1,494	926	Water Well, 100 Feet	1	5,808	3,601	Built-Ins Appliance Allow.	1	2,766	1,715
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & PATTI	HOLDSHIP MARK R LIVING TR	0	06/22/2010	QC	09-FAMILY	2010-2310QC	PROPERTY TRANSFER	0.0
TUNISON RANDY L & CONNIE	HOLDSHIP MARK R & PATTI (	282,900	11/13/2009	WD	31-SPLIT IMPROVED	2009/3878	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6601 W NORTHSORE DR	School: LAKE CITY AREA SCHOOL DIST		POOL	07/26/2022	2022-0512	100%
Owner's Name/Address	P.R.E. 100% 10/11/2018		New House	12/30/2020	2020-0749	100%
HOLDSHIP MARK R LIVING TRUST 620 N MITCHELL ST CADILLAC MI 49601	MAP #:		Addition	07/27/2004	20040278	100%
	2024 Est TCY 1,375,918 TCY/TFA: 300.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. LOTS 6 & E 11 FT OF LOT 7 NORTH LAWN BEACH. Split on 11/12/2009 into 009-520-007-00; Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		A 67' @ 3400/ 111 Actual Front Feet, 0.56 Total Acres	111.00	219.70	0.8814 1.1468	3400 100	381,502
NEW 28X46 GRG FOR 96 REMOVED 95 & 96 HS @ 12-96 BOR CHG 308 SQ FT GRG TO 1S/SL FOR 07. Split/Comb. on 11/12/2009 completed 11/12/2009 RAY ; Parent Parcel(s): 009-520-006-00; Child Parcel(s): 009-520-007-00;	X	Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates					
	X			Description			Rate	Size % Good	Cash Value
	X			Fencing: Vnyl, 2 Rail			16.29	100 0	0
	X			D/W/P: 4in Ren. Conc.			8.18	2725 50	11,145
	X			D/W/P: 4in Concrete			6.97	2404 50	8,378
				Total Estimated Land Improvements True Cash Value =					19,523

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	Private Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																	Who	When	What				
																	2024	190,800	497,200	688,000			568,091C
																	2023	112,400	370,300	482,700			436,278C
																	2022	87,700	177,000	264,700			250,075C
																	2021	83,100	0	83,100			70,741C

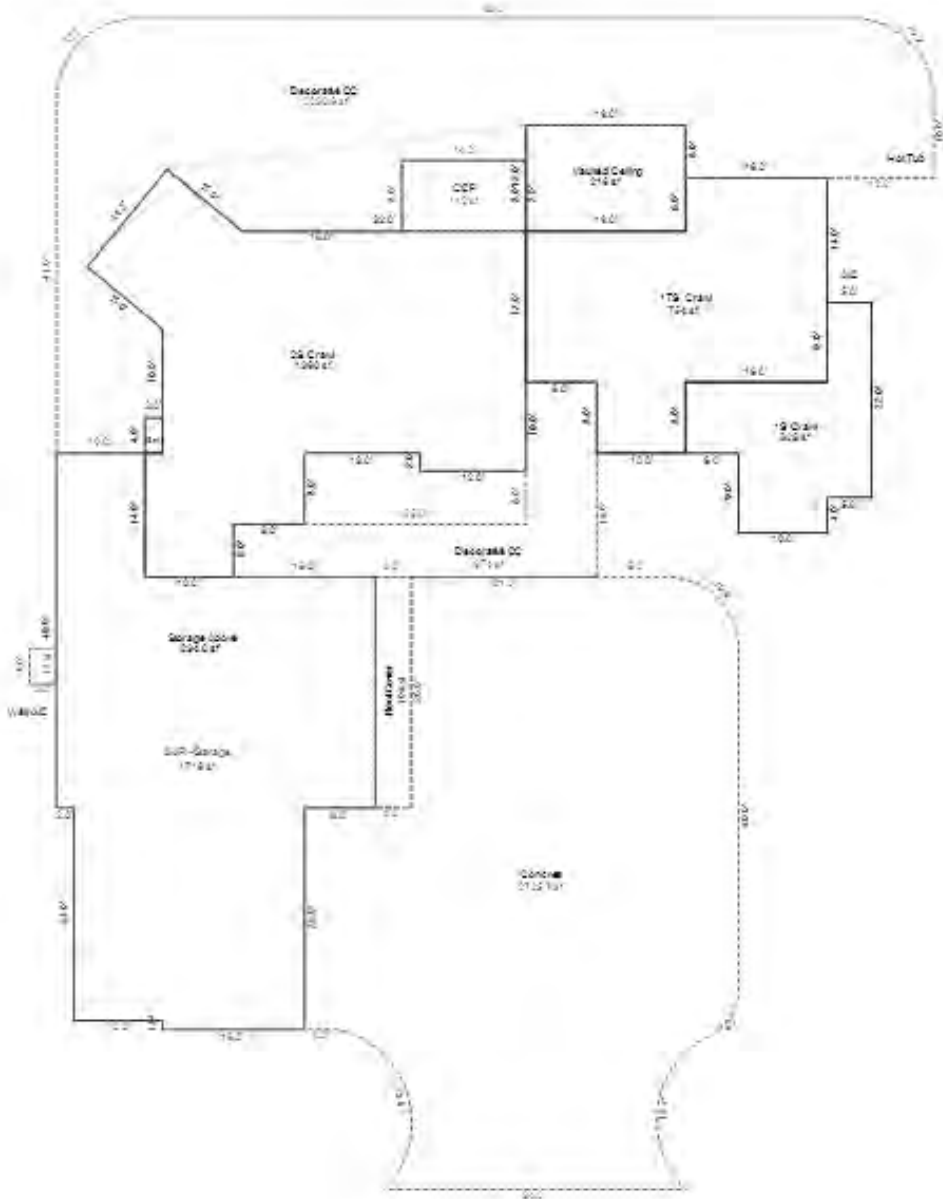


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 104	Type CCP (1 Story) Roof Cover Onl	Year Built: 2023 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: 1716 % Good: 0 Storage Area: 234 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 1 Floor Area: 4,584 Total Base New : 674,519 Total Depr Cost: 667,735 Estimated T.C.V: 974,893			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 2023						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 2658 SF Floor Area = 4584 SF.									
	Insulation			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2658 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			1.75 Story Siding Crawl Space 754 1 Story Siding Crawl Space 328 1 Story Siding Crawl Space 216									
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer			Exterior Stone Veneer 200 7,592 7,516 Plumbing Average Fixture(s) 1 1,476 1,461 3 Fixture Bath 3 13,937 13,798 Water/Sewer 2000 Gal Septic 1 9,667 9,570 Water Well, 100 Feet 1 5,808 5,750 Porches CCP (1 Story) 112 3,118 3,087 Garages									
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 234 3,215 3,183 Common Wall: 1 Wall 1 -2,686 -2,659 Door Opener 2 1,093 1,082 Base Cost 1716 74,200 73,458									
		(10) Floor Support		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 2,738									
		Joists: Unsupported Len: Cntr.Sup:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAINBOLT JIM K & JOANNE M	RAINBOLT JIM K & JOANNE M	0	09/23/2016	WD	03-ARM'S LENGTH	2016-03161	PROPERTY TRANSFER	0.0
TUNISON RANDY L & CONNIE	RAINBOLT JIM K & JOANNE M	185,000	06/07/2010	WD	03-ARM'S LENGTH	2010-2020WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6611 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/17/2014	2014-0251	100%
	P.R.E. 100% 05/27/2020		New House	07/18/2013	2013-0318	100%

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
RAINBOLT JIM K & JOANNE M TRUST 6611 W NORTHSHORE DR LAKE CITY MI 49651	2024 Est TCV 991,587 TCV/TFA: 369.58	

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
. LOTS 7 EXC E 11 FT NORTH LAWN BEACH. Split on 11/12/2009 from 009-520-006-00; Comments/Influences	X	Improved	Dirt Road	90.70	260.75	0.9271	1.1970	3400	100		342,222			
	X	Vacant	Gravel Road	91 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	342,222		
	X		Paved Road	Land Improvement Cost Estimates										
	X		Storm Sewer	Description							Rate	Size % Good	Cash Value	
	X		Sidewalk	D/W/P: 4in Ren. Conc.							10.26	1400	0	0
	X		Water	Residential Local Cost Land Improvements										
	X		Sewer	Description							Rate	Size % Good	Cash Value	
	X		Electric	LAND IMPROVE 2500							2,500.00	1	95	2,375
	X		Gas	Total Estimated Land Improvements True Cash Value =									2,375	
	X		Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	171,100	324,700	495,800			287,017C
Rolling	2023	102,800	320,300	423,100			273,350C
Low	2022	76,100	288,700	364,800			260,334C
High	2021	72,100	260,300	332,400			252,018C
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

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Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	11/02/2015	INSPECTED				
TPC	10/20/2014	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 52 145 456	Type CCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 2013 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 649 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: BC Effec. Age: 11 Floor Area: 2,683 Total Base New : 497,916 Total Depr Cost: 443,144 Estimated T.C.V: 646,990			E.C.F. X 1.460		Bsmnt Garage:						
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1533 SF Floor Area = 2683 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89			Cls BC		Blt 2013						
Yr Built 2013	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1.75 Story Siding Crawl Space 1,533			Total: 356,318 317,122		Other Additions/Adjustments						
Room List		Doors	Solid	H.C.	Many X Ave. Few			Average Fixture(s)			Plumbing			Average Fixture(s)		3 Fixture Bath					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			2			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 52 1,975 1,758 WSEP (1 Story) 145 10,246 9,119		Deck			
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(11) Water/Sewer		Treated Wood 456 7,529 6,701			
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(2) Windows		Basement: 0 S.F. Crawl: 1533 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 649 41,322 36,777 Common Wall: 1 Wall 1 -3,117 -2,774 Door Opener 1 683 608		
X	Many Avg. X Few	Large Avg. X Small	(3) Roof		(14) Water/Sewer			1			Water/Sewer			Public Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,366 1,216 Base Cost 1305 59,900 53,311		Water Well, 100 Feet 1 6,244 5,557		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic			Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed	(3) Roof		(14) Water/Sewer			1			1			1000 Gal Septic 2000 Gal Septic			Prefab 2 Story 1 4,532 4,033			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>	
X	Asphalt Shingle	(8) Basement		(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic			Fireplaces		

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



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANBEEK MARIE TRUSTEE	VAN BEEK PAUL M & CRYSTAL	1	07/13/2011	QC	21-NOT USED/OTHER	2011-02251	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6621 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Addition	09/25/2012	2012-0500	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
VAN BEEK PAUL M & CRYSTAL J 2965 GIDDINGS AVE SE GRAND RAPIDS MI 49508	2024 Est TCV 623,602 TCV/TFA: 427.12

X Improved    Vacant    Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
A 67' @ 3400/	102.00	276.00	0.9003	1.2142	3400	100
102 Actual Front Feet, 0.65 Total Acres					Total Est. Land Value =	
					379,074	

X Tax Description    . LOT 8 NORTH LAWN BEACH.

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description	Residential Local Cost Land Improvements			
X Sewer	Description	Rate	Size % Good	Cash Value
X Electric	LAND IMPROVE 1000	1,000.00	1 94	940
X Gas	Total Estimated Land Improvements True Cash Value =			940

Comments/Influences    Curb    Street Lights    Standard Utilities    Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	189,500	122,300	311,800			151,166C
2023	113,500	125,700	239,200			143,968C
2022	82,600	108,300	190,900			137,113C
2021	78,300	97,100	175,400			132,733C

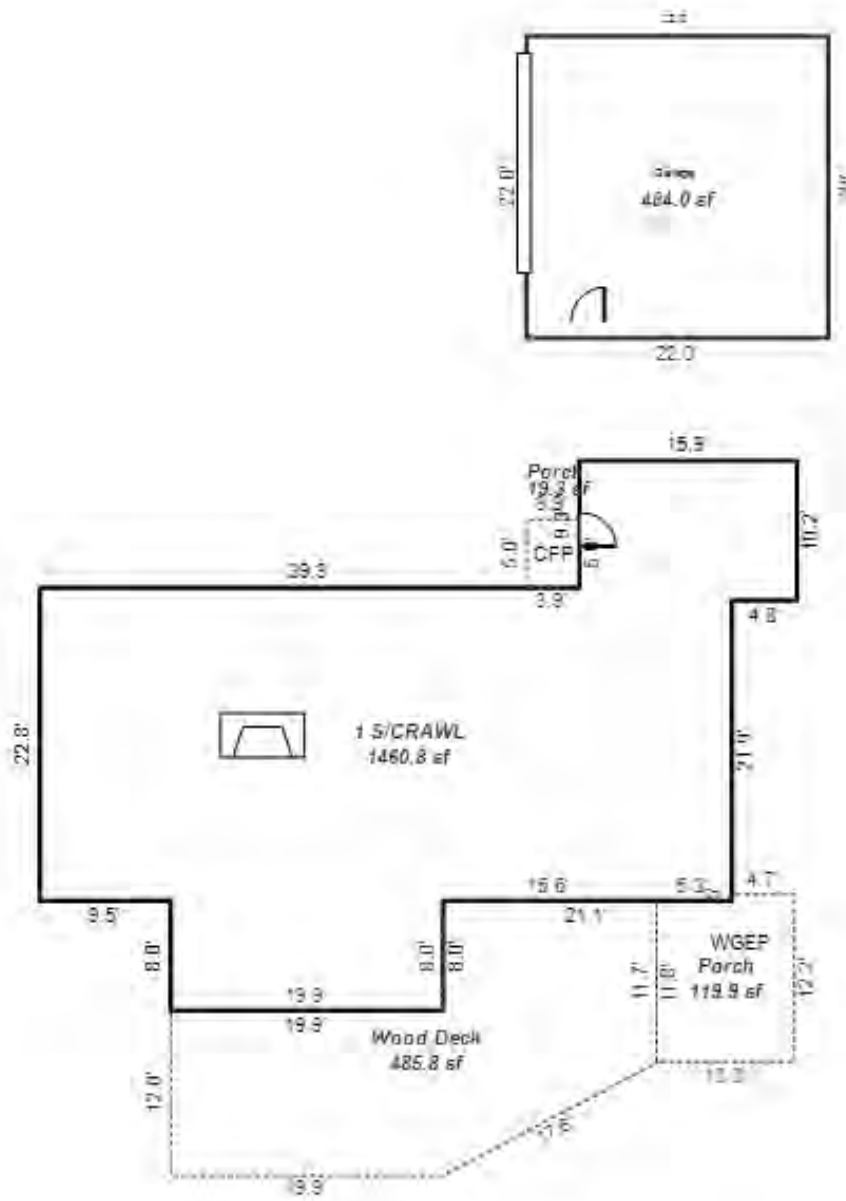
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 19 119 485	Type CPP WGEP (1 Story) Treated Wood	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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,460 Total Base New : 256,687 Total Depr Cost: 166,841 Estimated T.C.V: 243,588		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X Drywall	Plaster	X			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 1460 SF Floor Area = 1460 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1963				
Yr Built Remodeled 1963 198 2012		X Ex	Ord	Min	200 Amps Service			No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		X	Ex	Ord	Min	No. of Elec. Outlets			1 Story Siding Crawl Space 1,460			Total: 190,961 124,119				
Room List		Lg	X	Ord	Small	(13) Plumbing			Other Additions/Adjustments			Exterior 508 8,733 5,676				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath			Porches WGEP (1 Story) 119 10,898 7,084 CPP 19 531 345		Decks Treated Wood 485 7,406 4,814	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 484 19,752 12,839						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1460 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,798						
X	Many Avg. Few X Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746			Fireplaces Interior 1 Story 1 5,338 3,470						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat X Asphalt Shingle															
Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HIRSCHMAN JAMES & LAURA	HIRSCHMAN JAMES & LAURA	0	01/29/2020	QC	03-ARM'S LENGTH	2020-00267	PROPERTY TRANSFER	0.0						
TRIPLETT RICHARD & JANET	WILDCAT BUILDINGS INC	1	10/02/2014	WD	09-FAMILY	2014-03357	DEED	100.0						
WILDCAT BUILDINGS INC	HIRSCHMAN JAMES & LAURA	340,000	09/30/2014	WD	03-ARM'S LENGTH	2014-03358	DEED	100.0						
OSSEWAARDE JAMES A TRUST	TRIPLETT RICHARD & JANET	325,000	05/12/2010	WD	03-ARM'S LENGTH	2010-1576WD	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6639 W NORTH SHORE DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		07/20/2022		2022-0490	100%					
Owner's Name/Address		P.R.E. 0%		ALTERATION		09/13/2018		2018-0476	100%					
HIRSCHMAN JAMES & LAURA 234 FLEMING DR ALMA MI 48801		MAP #:		2024 Est TCV 778,579 TCV/TFA: 303.18										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 9 NORTH LAWN BEACH.		Public Improvements				* Factors *								
Comments/Influences		X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value								
21000478 \$349,000		X Gravel Road				A 67' @ 3400/ 101.00 252.00 0.9025 1.1869 3400 100 367,822								
24X36 GRG FOR 98		X Paved Road				101 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 367,822								
ADD 1S/CR FOR 00		X Storm Sewer				Land Improvement Cost Estimates								
28X30 GRG FOR 03		X Sidewalk				Description Rate Size % Good Cash Value								
		X Water				D/W/P: 4in Ren. Conc. 8.18 2695 50 11,022								
		X Sewer				D/W/P: Patio Blocks 15.61 320 50 2,497								
		X Electric				D/W/P: 3.5 Concrete 6.58 186 50 612								
		X Gas				D/W/P: Brick on Sand 18.02 192 50 1,730								
		Curb				Total Estimated Land Improvements True Cash Value = 15,861								
		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		2024	183,900	205,400	389,300			236,709C
		JWV		09/15/2022		INSPECTED		2023	109,700	195,800	305,500			225,438C
		JWV		12/10/2018		INSPECTED		2022	82,100	175,700	257,800			214,703C
		JWV		10/25/2018		INSPECTED		2021	77,800	158,400	236,200			207,845C

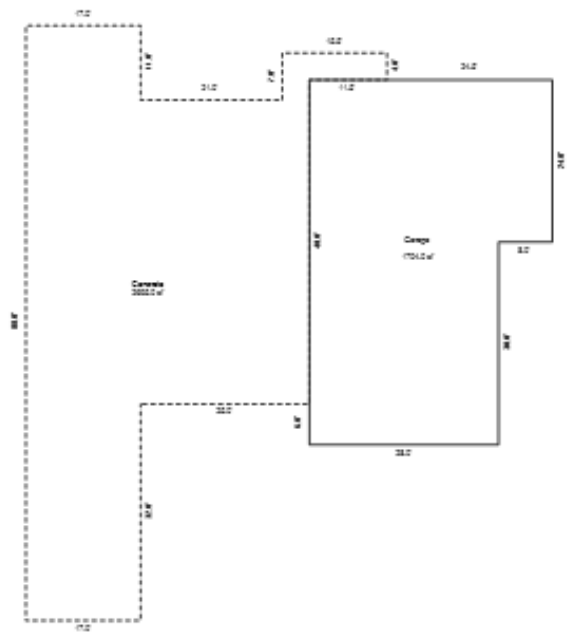
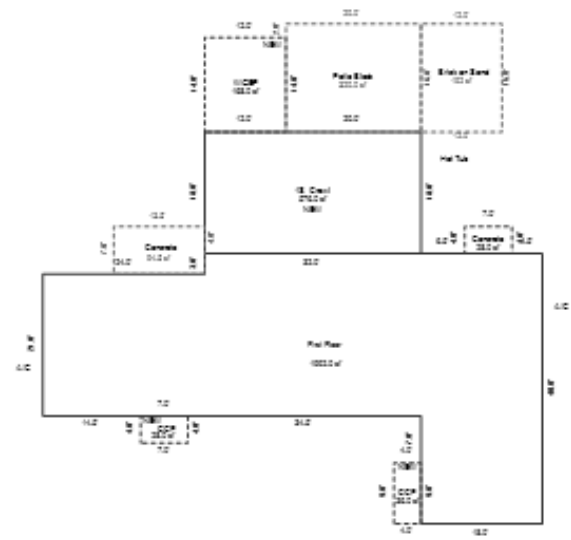


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 28 168	Type CCP (1 Story) WGEP (1 Story)	Year Built: 1997 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: 1704 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1970 201			Ex		Ord	X	Min										
Remodeled 2019			Trim & Decoration														
Condition: Average			Lg		Ord	X	Small										
Room List			Doors		Solid	X	H.C.		Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors						(12) Electric								
	(1) Exterior		Kitchen: Other: Other:						200 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings						No./Qual. of Fixtures								
	(2) Windows		X		Tile				Ex. X Ord. Min								
	X Many Avg. Few		No. of Elec. Outlets						Many X Ave. Few								
	X Large Avg. Small		(7) Excavation						(13) Plumbing								
	X Wood Sash Metal Sash Vinyl Sash								1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 2064 S.F. Slab: 504 S.F. Height to Joists: 0.0														
	X Asphalt Shingle		(8) Basement						(14) Water/Sewer								
	Chimney: Brick				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
			(9) Basement Finish						Lump Sum Items:								
			(10) Floor Support														
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
			Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C		Blt 1970					
(11) Heating System: Forced Heat & Cool																	
Ground Area = 2568 SF Floor Area = 2568 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 1,488																	
1 Story Siding Slab 504																	
1 Story Siding Crawl Space 576																	
Total: 312,245 202,959																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,476 959																	
3 Fixture Bath 1 4,646 3,020																	
2 Fixture Bath 1 3,108 2,020																	
Porches																	
CCP (1 Story) 28 934 607																	
WGEP (1 Story) 168 13,506 8,779																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Door Opener 1 547 356																	
Base Cost 1704 60,526 39,342																	
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																	
Wood Stove 1 2,551 1,658																	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
WELLER TERRI L TRUST	WELLER GEOFFREY R & TERRI	0	11/25/2022	WD	09-FAMILY	2023-00596	DEED	0.0							
WELLER GEOFFREY R & TERRI	WELLER TERRI L TRUST	0	07/19/2022	QC	09-FAMILY	2022-02354	DEED	0.0							
WELLER GEOFFREY R & TERRI	WELLER GEOFFREY R & TERRI	0	01/10/2014	QC	21-NOT USED/OTHER	2014-0253	PROPERTY TRANSFER	0.0							
WELLERTRUST/SURVIVORS TRU	WELLER GEOFFREY R	1	11/26/2013	QC	21-NOT USED/OTHER	2014-00251 TST	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6659 W NORTHSHORE DR		School: LAKE CITY AREA SCHOOL DIST		SOLAR		12/02/2019		2019-0660	100%						
Owner's Name/Address		P.R.E. 100% 06/13/2022		New House		10/29/2013		2013-0546	100%						
WELLER GEOFFREY R & TERRI L 6659 W NORTHSHORE DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 931,340 TCV/TFA: 339.66											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. LOT 10 NORTH LAWN BEACH.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Paved Road		A 67' @ 3400/		100.00	194.00	0.9047	1.1117	3400	100		341,977
		X		Storm Sewer		100 Actual Front Feet, 0.45 Total Acres		Total Est. Land Value =						341,977	
		X		Sidewalk		Land Improvement Cost Estimates									
		X		Water		Description		Rate	Size	% Good	Cash Value				
		X		Sewer		D/W/P: 4in Ren. Conc.		8.18	920	0	0				
		X		Electric		D/W/P: Brick on Sand		18.02	236	0	0				
		X		Gas		Residential Local Cost Land Improvements									
		X		Curb		Description		Rate	Size	% Good	Cash Value				
		X		Street Lights		LAND IMPROVE 2500		2,500.00	1	100	2,500				
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =					2,500				
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Private Road											
		X		Who		When	What	2024	171,000	294,700	465,700			292,724C	
		X		JWV		09/09/2020	INSPECTED	2023	100,700	288,700	389,400			278,785C	
		X		TPC		12/27/2017	INSPECTED	2022	81,500	263,100	344,600		344,600W	265,510C	
		X		TPC		11/02/2015	INSPECTED	2021	77,200	237,300	314,500			257,029C	

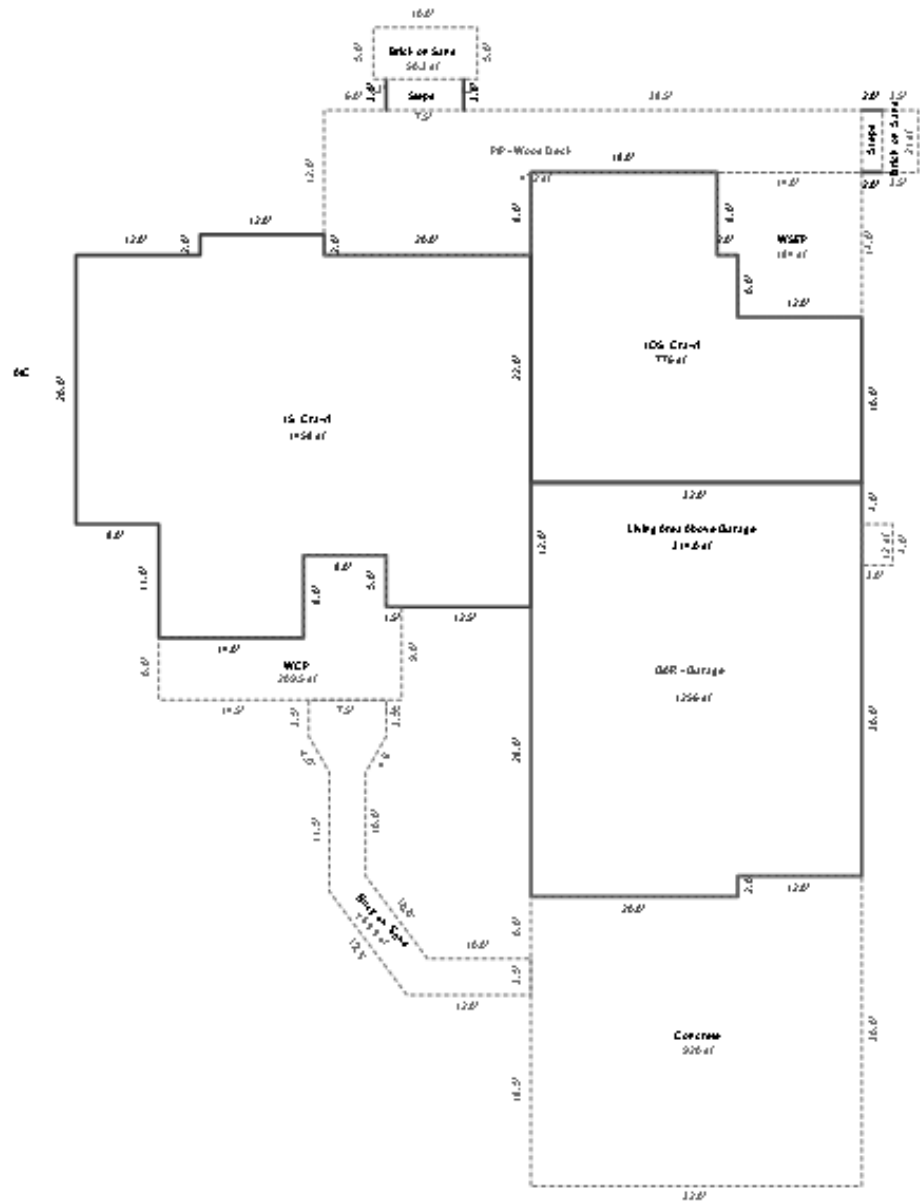


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 209 184 472	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1256 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 10 Floor Area: 2,742 Total Base New : 446,658 Total Depr Cost: 401,961 Estimated T.C.V: 586,863		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 446,658 Total Depr Cost: 401,961 Estimated T.C.V: 586,863		E.C.F. X 1.460		Carpport Area:		
Yr Built 2014	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2234 SF Floor Area = 2742 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls C 10 Blt 2014		Roof:		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas						
Room List		Doors		Solid	X	H.C.	Many	X	Ave.		Few					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			1.25 Story Siding Crawl Space 776						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2234 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space 314						
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Total: 340,525 306,441						
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower Porches Ceramic Tile Floor WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall Door Opener Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins		Total: 340,525 306,441				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1.25 Story Siding Overhang 1,458						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1.25 Story Siding Overhang 776						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1.25 Story Siding Overhang 314							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1.25 Story Siding Overhang 776						
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1.25 Story Siding Overhang 314						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEWA ANTHONY L & DEBRA	FEDEWA ANTHONY L & DEBRA	1	05/10/2022	WD	09-FAMILY	2022-01645	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6677 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	05/17/2023	2023-0257	100%	
	P.R.E. 100% 10/05/2019	New House	10/09/2014	2014-0435	100%	
Owner's Name/Address	MAP #:					
FEDEWA ANTHONY L & DEBRA G 6677 W NORTSHORE DR LAKE CITY MI 49651	2024 Est TCV 848,359 TCV/TFA: 298.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. LOT 11 NORTH LAWN BEACH.	X	Dirt Road		A 67' @ 3400/	88.00	135.00	0.9341	1.0154	3400	100	283,787
Comments/Influences		Gravel Road		89 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 283,787							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	678 50	2,773
Total Estimated Land Improvements True Cash Value =			2,773

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



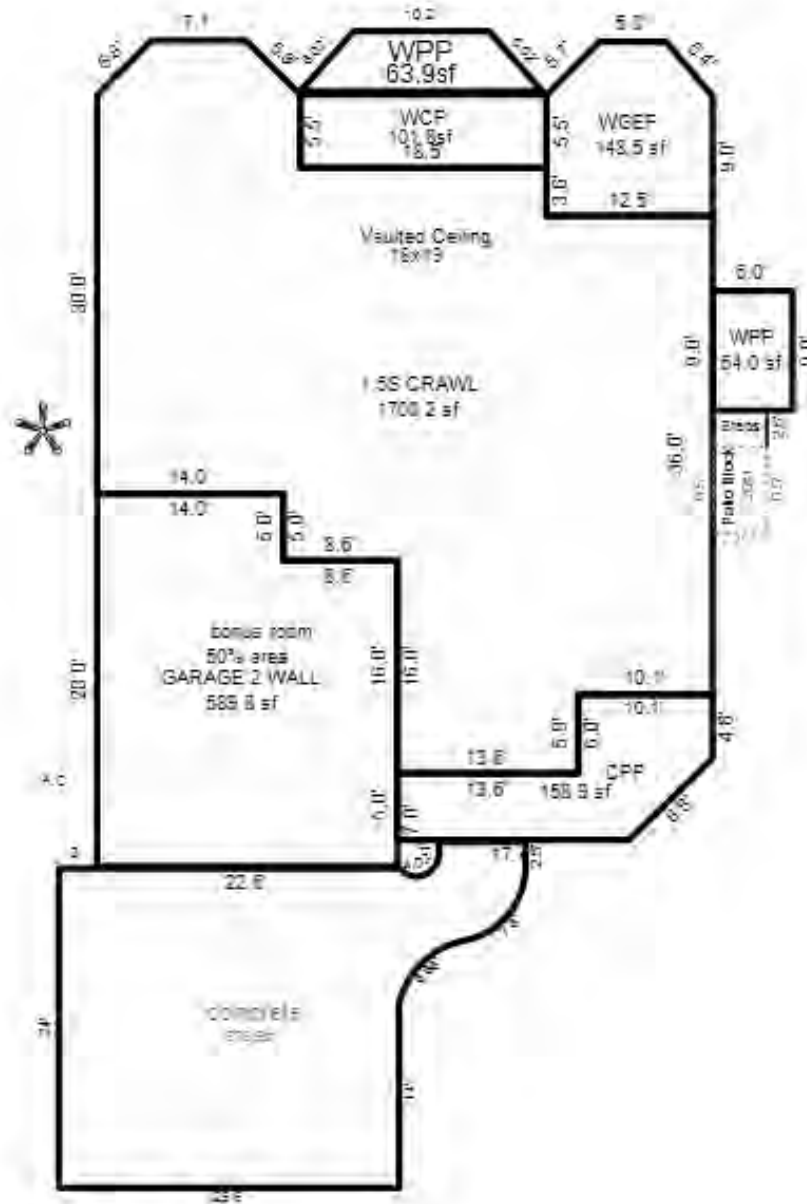
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	141,900	282,300	424,200			290,683C
2023	82,600	270,200	352,800			276,841C
2022	74,500	243,500	318,000			263,659C
2021	70,600	221,800	292,400			255,237C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 589 % Good: 0 Storage Area: 0 No Conc. Floor: 0	158 54 148 101 63	CCP (1 Story) WPP WGEP (1 Story) WCP (1 Story) WPP	E.C.F. X 1.460														
	Mobile Home															0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Town Home	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												Class: C +10 Effec. Age: 9 Floor Area: 2,845 Total Base New : 422,865 Total Depr Cost: 384,794 Estimated T.C.V: 561,799			Bsmnt Garage:										
	Duplex	Drywall Paneled		Plaster Wood T&G												No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
	A-Frame	Trim & Decoration		Kitchen: Other: Other:												No. of Elec. Outlets			1.5 Story Siding Crawl Space 1,700 1 Story Siding Overhang 295			Total: 342,901 312,026							
	Wood Frame	Ex Ord Min		No. of Elec. Outlets												Plumbing			Other Additions/Adjustments			Plumbing							
	Building Style: 1.5S	Lg Ord Small		Basement 1st Floor 2nd Floor 4 Bedrooms												(13) Plumbing			Average Fixture(s)			Average Fixture(s)							
	Yr Built 2015	Doors Solid H.C.		(5) Floors												Average Fixture(s)			3 Fixture Bath			3 Fixture Bath							
	Remodeled 0	Ex Ord Min		Kitchen: Other: Other:												3 Fixture Bath			Softener, Auto			Softener, Manual							
	Condition: Average	Lg Ord Small		(6) Ceilings												2 Fixture Bath			Solar Water Heat			No Plumbing							
Room List	Doors Solid H.C.		(7) Excavation			1 2 Fixture Bath			Extra Toilet			Extra Sink																	
Basement	Lg Ord Small		(8) Basement			1 2 Fixture Bath			Separate Shower			Porches																	
1st Floor	Lg Ord Small		Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			CCP (1 Story)			CCP (1 Story)																	
2nd Floor	Lg Ord Small		(9) Basement Finish			1 2 Fixture Bath			WPP			WPP																	
4 Bedrooms	Lg Ord Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath			WGEP (1 Story)			WGEP (1 Story)																	
(1) Exterior	Lg Ord Small		(10) Floor Support			1 2 Fixture Bath			WCP (1 Story)			WCP (1 Story)																	
Wood/Shingle	Lg Ord Small		Joists: Unsupported Len: Cntr.Sup:			1 2 Fixture Bath			WPP			WPP																	
Aluminum/Vinyl	Lg Ord Small		(14) Water/Sewer			1 2 Fixture Bath			Garages			Garages																	
Brick	Lg Ord Small		Public Water			1 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Class: C Exterior: Siding Foundation: 42 Inch (Finished)																	
Insulation	Lg Ord Small		Public Sewer			1 2 Fixture Bath			Base Cost			Base Cost																	
(2) Windows	Lg Ord Small		Water Well			1 2 Fixture Bath			Common Wall: 2 Wall			Common Wall: 2 Wall																	
Many Avg. Few	Lg Ord Small		1000 Gal Septic			1 2 Fixture Bath			Door Opener			Door Opener																	
Large Avg. Small	Lg Ord Small		2000 Gal Septic			1 2 Fixture Bath			Water/Sewer			Water/Sewer																	
Wood Sash	Lg Ord Small		Lump Sum Items:			1 2 Fixture Bath			Public Sewer			Public Sewer																	
Metal Sash	Lg Ord Small					1 2 Fixture Bath			Water Well, 100 Feet			Water Well, 100 Feet																	
Vinyl Sash	Lg Ord Small					1 2 Fixture Bath			Built-Ins			Built-Ins																	
Double Hung	Lg Ord Small					1 2 Fixture Bath			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	
Horiz. Slide	Lg Ord Small					1 2 Fixture Bath																							
Casement	Lg Ord Small					1 2 Fixture Bath																							
Double Glass	Lg Ord Small					1 2 Fixture Bath																							
Patio Doors	Lg Ord Small					1 2 Fixture Bath																							
Storms & Screens	Lg Ord Small					1 2 Fixture Bath																							
(3) Roof	Lg Ord Small					1 2 Fixture Bath																							
Gable	Lg Ord Small					1 2 Fixture Bath																							
Hip	Lg Ord Small					1 2 Fixture Bath																							
Flat	Lg Ord Small					1 2 Fixture Bath																							
Asphalt Shingle	Lg Ord Small					1 2 Fixture Bath																							
Chimney:	Lg Ord Small					1 2 Fixture Bath																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WMAM LLC	BOWE JAMES AND STELLA	200,000	08/18/2017	WD	03-ARM'S LENGTH	2017-02609	PROPERTY TRANSFER	100.0
FECHTER CHRISTINE ANN	WMAM LLC	1,741	03/03/2016	AFF	10-FORECLOSURE	2016-00689	PROPERTY TRANSFER	100.0
SHERIFF & WOLFEL CHRISTIN	WMAM LLC	50,000	07/24/2015	SD	10-FORECLOSURE	2015-02702	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6695 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Shed	08/25/2017	2017-0411	100%
	P.R.E. 100% 10/05/2019		MANUFACTURED	12/03/2013	2013-0592	100%
Owner's Name/Address	MAP #:		Demolition/Removal	11/21/2013	2013-0584	100%
BOWE JAMES AND STELLA 6695 W NORTSHORE DR LAKE CITY MI 49651	2024 Est TCV 388,601 TCV/TFA: 276.78					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				Value			
		Public Improvements		Description	Frontage	Depth	Rate %Adj.		Reason		
. LOT 12 NORTH LAWN BEACH.	X	Dirt Road		A 67' @ 3400/	89.00	112.00	0.9315	0.9691	3400	100	273,145
Comments/Influences		Gravel Road		89 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =	273,145		

Comments/Influences	X	Description	Land Improvement Cost Estimates		Cash Value	
			Rate	Size % Good		
	X	Water	D/W/P: 3.5 Concrete	6.16	198 66	805
	X	Sewer	Wood Frame	23.41	160 50	1,873
	X	Electric	Total Estimated Land Improvements True Cash Value =		2,678	
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	136,600	57,700	194,300			126,043C
		Low	2023	78,700	52,300	131,000			120,041C
		High	2022	75,100	45,800	120,900			114,325C
		Landscaped	2021	71,200	40,800	112,000			110,673C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	Private Drive							



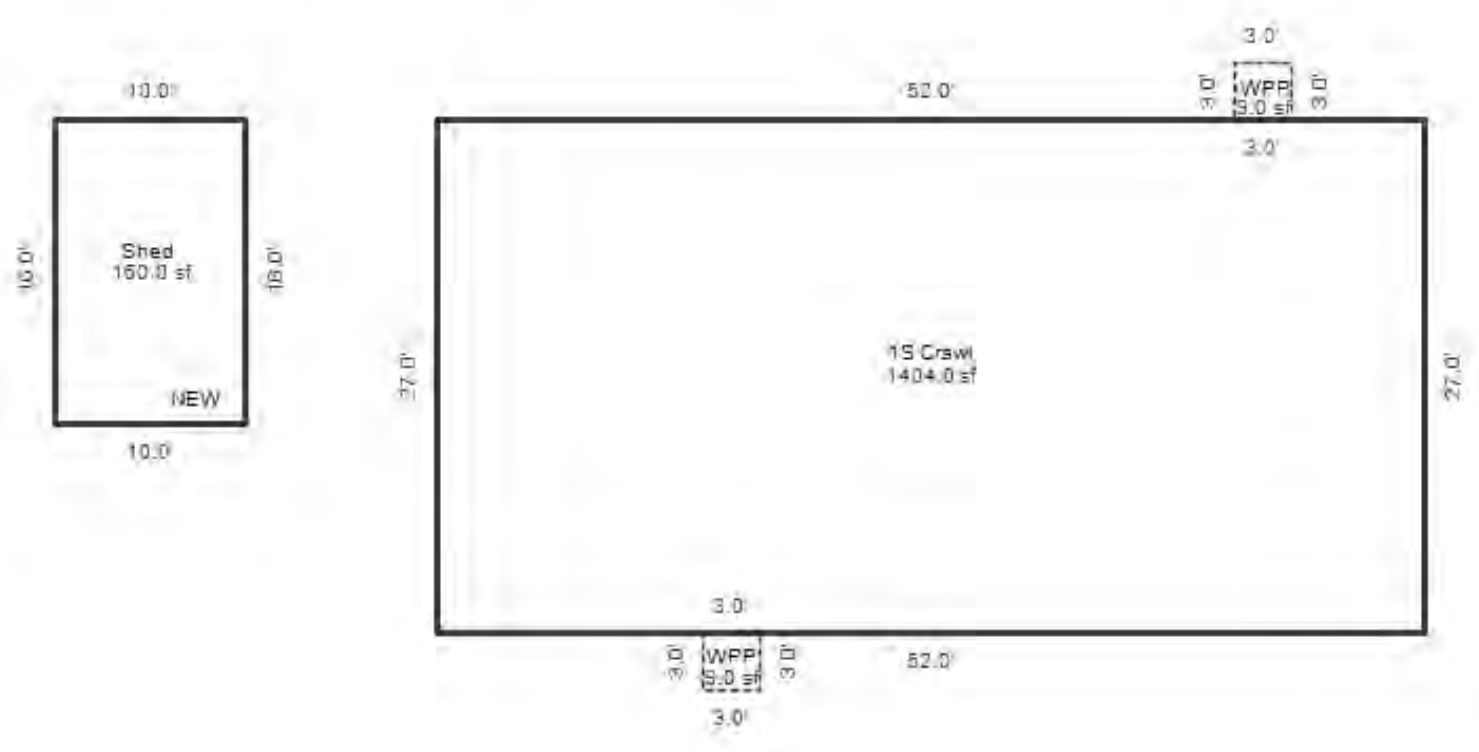
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/13/2017	INSPECTED	2023	78,700	52,300	131,000			120,041C
TPC	11/02/2015	INSPECTED	2022	75,100	45,800	120,900			114,325C
TPC	12/19/2014	INSPECTED	2021	71,200	40,800	112,000			110,673C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type 9 Treated Wood 9 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: CD Effec. Age: 10 Floor Area: 1,404 Total Base New : 167,079 Total Depr Cost: 150,371 Estimated T.C.V: 112,778		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. Ord. X Min		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1404 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls CD Blt 2014					
Yr Built	Remodeled	Doors		No. of Elec. Outlets Many Ave. X Few		Building Areas		Stories Exterior Foundation 1 Story Siding Crawl Space		Size 1,404 Total:		Cost New 158,079		Depr. Cost 142,271	
Condition: Average		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer Public Sewer Water Well, 100 Feet Deck Treated Wood Treated Wood Local Cost Items SANITARY SEWER		1 1 9 9 1		1,230 1,326 5,640 402 402 0		1,107 1,193 5,076 362 362 0	
Room List Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings X Tile		(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		Notes: HUD ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 0.750 => TCV:		Totals:		167,079		150,371 112,778	
(1) Exterior		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. Few Large Avg. Small X		(3) Roof Gable Hip Flat Gambrel Mansard Shed											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens														
X	Asphalt Shingle Chimney: Brick														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SIDEBOTTOM NEIL	SIDEBOTTOM-KOPKA MARY	1	04/09/2021	QC	09-FAMILY	2021-01441	PROPERTY TRANSFER	0.0					
SIDEBOTTOM-KOPKA MARY	SIDEBOTTOM FAMILY TRUST	1	03/31/2021	QC	09-FAMILY	2021-01442	PROPERTY TRANSFER	0.0					
SIDEBOTTOM MARY	SIDEBOTTOM-KOPKA MARY &	1	06/09/2016	QC	09-FAMILY	2016-02023	DEED	0.0					
SIDEBOTTOM RUSSELL (DECEA	SIDEBOTTOM MARY	0	03/16/2004	OTH	21-NOT USED/OTHER	05-0/2109	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6870 W NORTSHORE DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/07/2016		2016-0215	100%				
Owner's Name/Address		P.R.E. 100% 01/10/2016		MAP #:		2024 Est TCV 401,117 TCV/TFA: 350.63							
SIDEBOTTOM-KOPKA MARY & SIDEBOTTOM FAMILY TRUST 6870 W NORTSHORE DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *									
. LOT 13 NORTH LAWN BEACH.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 67' @ 3400/		65.00	150.00	1.0076	1.0425	3400	100		232,142
		X	Paved Road	65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =					232,142
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Concrete		6.49	591	0	0				
		X	Sewer	Metal Prefab		15.10	120	50	906				
		X	Electric	Residential Local Cost Land Improvements									
		X	Gas	Description		Rate	Size	% Good	Cash Value				
		X	Curb	LAND IMPROVE 1000		1,000.00	1	94	940				
		X	Street Lights	Total Estimated Land Improvements True Cash Value =						1,846			
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Private Drive										
		Who	When	What	2024	116,100	84,500	200,600				128,694C	
		TPC 12/27/2017	INSPECTED		2023	69,000	80,600	149,600				122,566C	
		JWV 09/29/2016	INSPECTED		2022	60,300	72,700	133,000				116,730C	
		TPC 10/21/2014	INSPECTED		2021	57,100	65,600	122,700				113,001C	



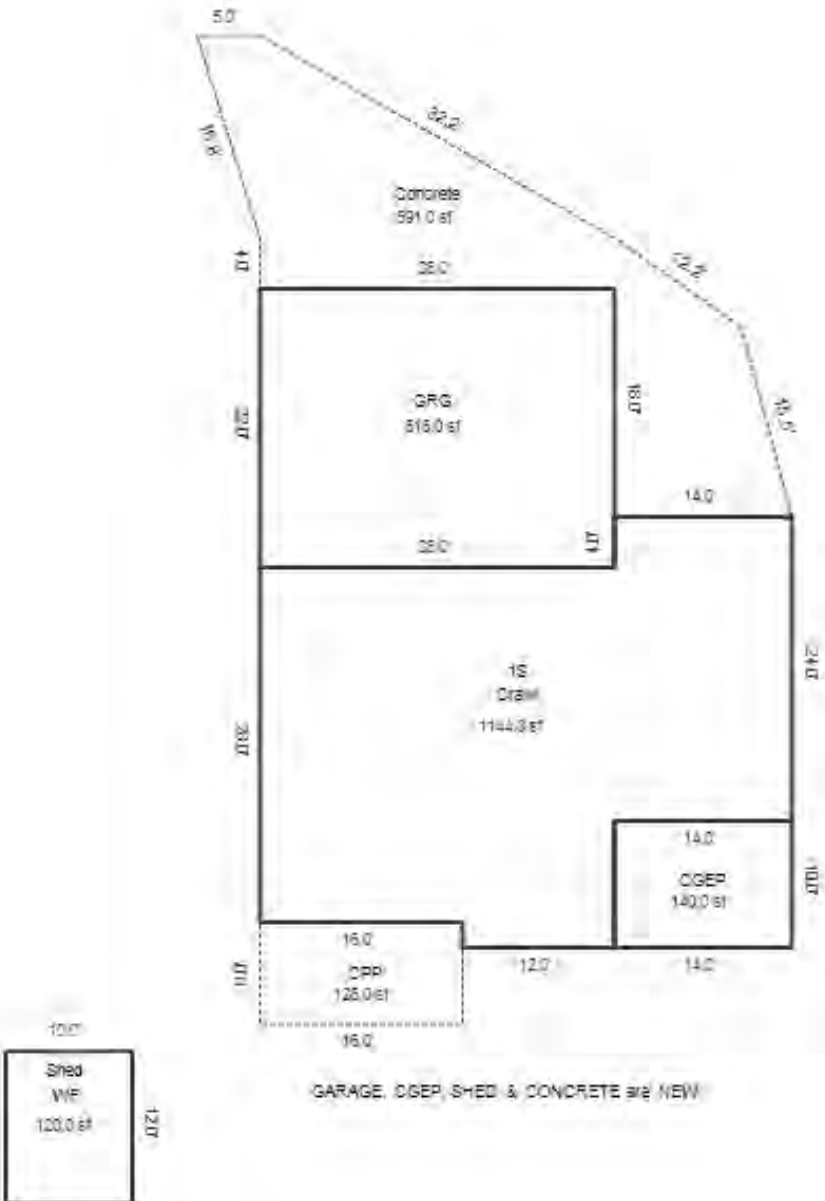
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 140 53	Type CPP CGEP (1 Story) WPP	Year Built: 2016 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: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,144 Total Base New : 176,113 Total Depr Cost: 114,472 Estimated T.C.V: 167,129			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1955			
Yr Built 1955	Remodeled 2016	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 132,502 86,126			
Room List		Doors	Solid X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s) 1 230 799			Porches			
(1) Exterior		(6) Ceilings		X Tile			(14) Water/Sewer			Garages			Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 23,285 Door Opener 1 485			15,135 315			
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			Lump Sum Items:			Built-Ins			Water Well, 50 Feet			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Notes:			Appliance Allow. Local Cost Items SANITARY SEWER			1 0 0			
(3) Roof		X Gable X Gambrel Hip Mansard Flat Shed		(10) Floor Support			Totals: 176,113 114,472			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 167,129			* 0			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANUTE ROBERT L & VICTORI	NIELSEN DAVID & CAROL TRU	240,000	06/15/2015	WD	03-ARM'S LENGTH	2015-02088	PROPERTY TRANSFER	100.0
GIRBACH KEVIN D & SUSAN C	CANUTE ROBERT L & VICTORI	230,000	08/14/2012	WD	03-ARM'S LENGTH	2012-02741 WD	PROPERTY TRANSFER	100.0
		259,000	12/01/1999	WD	33-TO BE DETERMINED	333:909	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6852 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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NIELSEN DAVID & CAROL TRUST 10482 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 496,271 TCV/TFA: 235.65
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	64.00	194.00	1.0115	1.1117	3400	100		244,699
64 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 244,699

Tax Description	X	Land Improvement Cost Estimates
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. LOT 14 NORTH LAWN BEACH.	X	Dirt Road
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Comments/Influences	X	Gravel Road
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	X	Paved Road
--	---	------------

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

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

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

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

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

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

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

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

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

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

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

X Level
---------

Rolling
---------

Low
-----

High
------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

X Private Drive
-----------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	122,300	125,800	248,100			158,521C
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2023	73,700	120,100	193,800			150,973C
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2022	59,600	108,400	168,000			143,784C
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2021	56,500	97,700	154,200			139,191C
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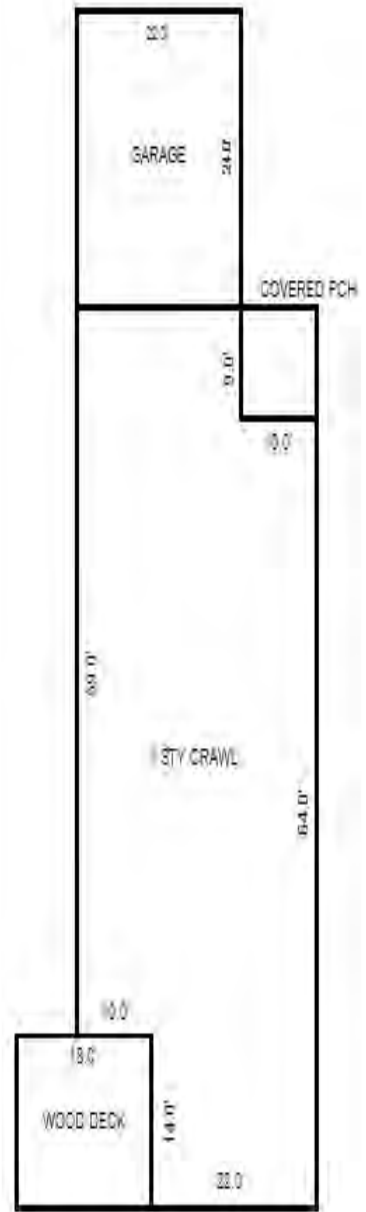


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 90 252	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 2,106 Total Base New : 263,993 Total Depr Cost: 170,700 Estimated T.C.V: 249,222		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small				
Yr Built	Remodeled	Ex	X	Ord	Min		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few				
1955	1987	Condition: Average		Size of Closets		Lg X Ord			Small		Room List		Doors		Solid X H.C.			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2106 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)				
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 2106 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)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER				
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER				
X	Asphalt Shingle	Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER				
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1955		(11) Heating System: Forced Air w/ Ducts			Ground Area = 2106 SF		Floor Area = 2106 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		2,106		Total:		223,661		145,379						
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		799								
3 Fixture Bath		1		3,860		2,509												
Porches		WCP (1 Story)		90		4,081		2,653										
Deck		Treated Wood		252		4,707		2,165				*						
Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		528		20,972		13,632								
Common Wall: 1 Wall		1		-2,512		-1,633												
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		Direct-Vented Gas		1		2,149		1,397										
Local Cost Items		SANITARY SEWER		1		0		0				*						
Totals:		263,993		170,700														
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETTIT MERLE A & BLANCHE	PETTIT FAMILY LIVING TRUS	0	08/14/2006	QC	21-NOT USED/OTHER	06-0/2937	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6840 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PETTIT FAMILY LIVING TRUST MERLE A & BLANCHE L PETTIT TRUSTEES 2224 N SMITH RD EATON RAPIDS MI 48827	2024 Est TCV 414,334 TCV/TFA: 392.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. LOT 15 NORTH LAWN BEACH.	X	Dirt Road		A 67' @ 3400/	64.00	228.00	1.0115	1.1575	3400	100	254,780
Comments/Influences		Gravel Road		64 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =	254,780		

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description	Residential Local Cost Land Improvements			
Description	LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	127,400	79,800	207,200			92,413C
	Rolling	2023	77,300	76,200	153,500			88,013C
	Low	2022	59,600	68,800	128,400			83,822C
	High	2021	56,500	62,100	118,600			81,145C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Drive							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELSH CHRISTOPHER J & BEC	VANWASHENOVA JEFFEY & ANG	167,000	06/09/2017	WD	03-ARM'S LENGTH	2017-01882	PROPERTY TRANSFER	100.0
CREBASSA ANNA TRUST	WELSH CHRISTOPHER J & BEC	166,250	07/29/2010	WD	03-ARM'S LENGTH	2010-3115	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6829 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VANWASHENOVA JEFFEY & ANGELA 252 E LABO RD CARLETON MI 48117	MAP #:					
	2024 Est TCV 397,297 TCV/TFA: 322.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. LOT 16 NORTH LAWN BEACH.			* Factors *							
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
20901676 \$174,900, 435 DOM			B 67' @ 3000/FF	80.00	200.00	0.9566	1.1202	3000	100	257,196
			80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 257,196							

Public Improvements		Land Improvement Cost Estimates			
X	Dirt Road	Description	Rate	Size % Good	Cash Value
	Gravel Road	D/W/P: 3.5 Concrete	6.16	532 0	0
	Paved Road	Residential Local Cost Land Improvements			
	Storm Sewer	Description	Rate	Size % Good	Cash Value
	Sidewalk	LAND IMPROVE 1000	1,000.00	2 94	1,880
X	Water	Total Estimated Land Improvements True Cash Value = 1,880			
X	Sewer				
X	Electric				
X	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	128,600	70,000	198,600			102,061C
	Rolling	2023	65,200	66,900	132,100			97,201C
	Low	2022	51,400	60,300	111,700			92,573C
	High	2021	44,000	54,500	98,500			89,616C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Drive							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type CPP	Year Built: 1963 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 1,232 Total Base New : 172,132 Total Depr Cost: 94,672 Estimated T.C.V: 138,221			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets			Size of Closets		Condition: Average		
Yr Built 1963	Remodeled 0	Ex	X	Ord	Min	Lg			X	Ord	Small	Doors		Solid X H.C.		
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1963	
Basement 5	1st Floor	Kitchen: Other:		0 Amps Service			Ex. X Ord. Min			(11) Heating System: Electric Baseboard Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Total: 138,813		76,347	
2nd Floor	2 Bedrooms	Other:		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Total: 1,230		676	
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			1 Story Siding			1,637		900	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		1			3 Fixture Bath			1 Story Siding			84		900	
(2) Windows		Basement: 0 S.F. Crawl: 752 S.F. Slab: 480 S.F. Height to Joists: 0.0		1			2 Fixture Bath			Other Additions/Adjustments			1,230		676	
X	Many Avg. X Few	Large Avg. Small		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1,230		676	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		1			No Plumbing			Porches			1,637		900	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			1,637		900	
X	Gable Hip Flat	Gambrel Mansard Shed		1			No Plumbing			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			1,637		900	
X	Asphalt Shingle	(9) Basement Finish		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			1,637		900	
Chimney: Brick		(10) Floor Support		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener			1,637		900	
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1,637		900	
Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			1,637		900	
Notes: COTTAGE STYLE ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 138,221		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior 1 Story			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SANITARY SEWER			1,637		900	
Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SANITARY SEWER			1,637		900	

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARLOW JAMES R & CHERYL L	MARLOW JAMES R & CHERYL T	0	03/28/2023	QC	09-FAMILY	2023-00776	PROPERTY TRANSFER	0.0
MARLOW JAMES R & CHERYL L		0	01/27/2003	WD	21-NOT USED/OTHER	03-0, 6537	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6811 W NORTHSHORE DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
MARLOW JAMES R & CHERYL TRUST 185 EARLE DR CARLETON MI 48117	2024 Est TCV 313,453 TCV/TFA: 450.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 17 NORTH LAWN BEACH.				B 67' @ 3000/FF	60.00	240.00	1.0280	1.1725	3000	100	216,948
Comments/Influences				60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 216,948							

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
			Description	Rate	Size % Good	Cash Value			
		X Sewer	Fencing: Wd, Solid, 6 ft.	28.81	15	50	216		
		X Electric	Wood Frame	24.15	140	50	1,690		
		X Gas	Total Estimated Land Improvements True Cash Value =					1,906	

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					X Level	2024	108,500	48,200	156,700



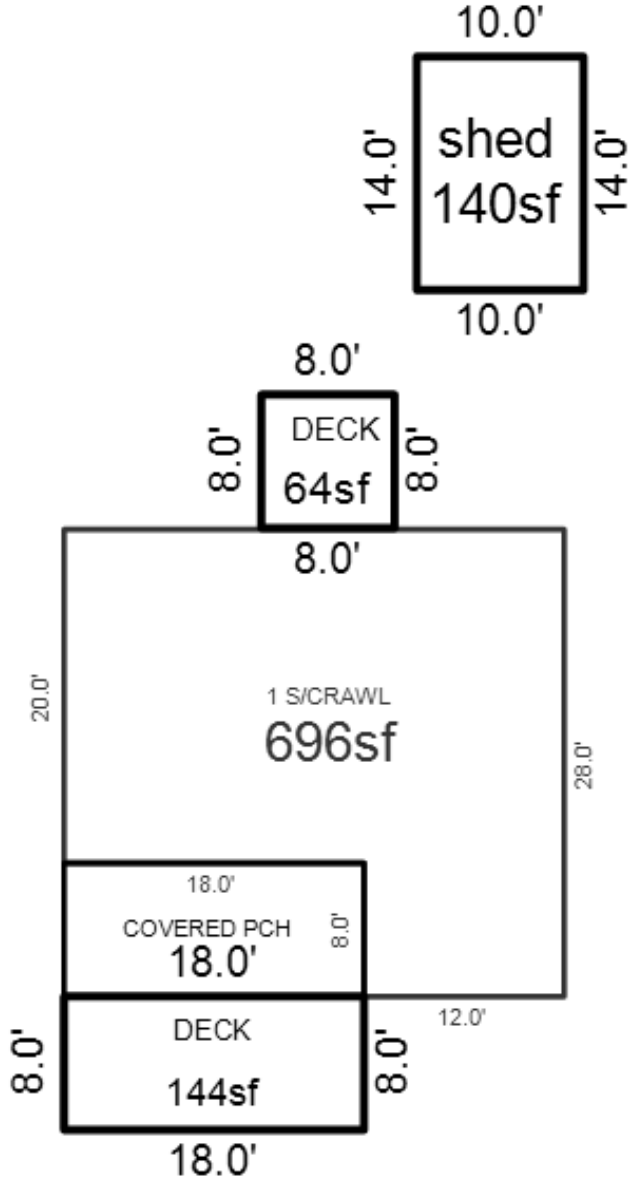
		X Rolling	2023	56,300	41,900	98,200			64,442C
		X Low	2022	42,000	37,800	79,800			61,374C
		X High	2021	36,000	34,200	70,200			59,414C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 144 16 64 144	Type CCP (1 Story) CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: CD Effec. Age: 40 Floor Area: 696 Total Base New : 107,991 Total Depr Cost: 64,794 Estimated T.C.V: 94,599			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Condition: Average		Size of Closets			Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1965			
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Ground Area = 696 SF Floor Area = 696 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
1965	0	Lg	X	Ord	Small	150 Amps Service			Building Areas			Stories Exterior Foundation Size		Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space			Total: 85,952 51,571					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s)			
(1) Exterior		No. of Elec. Outlets			Many	X	Ave.	Few	(13) Plumbing			Porches			Solar Water Heat			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			1 Average Fixture(s)			Deck			Treated Wood		Treated Wood		
X	Pine/Cedar Insulation	X	Drywall	(7) Excavation			1 3 Fixture Bath			Plumbing			Average Fixture(s)		1 1,230 738			
(2) Windows		Many	X	Avg.	X	Avg.	Few	2 Fixture Bath			Other Additions/Adjustments			Average Fixture(s)		1 1,230 738		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 696 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			2 Fixture Bath			Porches			CCP (1 Story)		144 3,591 2,155		
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			CPP		16 422 253		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			1 Public Water			Water/Sewer			Public Sewer		1 1,326 796		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Sewer			1 Water Well			Built-Ins			Appliance Allow.		1 1,934 1,160	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Fireplaces			Exterior 1 Story		1 5,707 3,424		
	Chimney: Metal										Local Cost Items			SANITARY SEWER		1 0 0		
Notes:												Totals:		107,991 64,794				
ECF (4082 LAKE MISSAUKEE NORTH SHORE )												1.460 => TCV:		94,599				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		90,000	07/01/1996	WD	33-TO BE DETERMINED	305:95	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6797 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/06/2003	20030429	Complete
	P.R.E. 100% 06/18/2004					

Owner's Name/Address	MAP #:
HALL DAVID H & MARILYN M 6797 W NORTSHORE DR LAKE CITY MI 49651	2024 Est TCV 585,542 TCV/TFA: 312.79

X Improved | Vacant | Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	241.00	1.0280	1.1737	3000	100		217,173
60 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value =		217,173

X Tax Description: . LOT 18 NORTH LAWN BEACH.

Comments/Influences: BLDGS REMOVED FOR 03 PER MRS HALL..REBUILDING NEW FOR 04

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
X Sewer					
X Electric	LAND IMPROVE 2500	2,500.00	1	94	2,350
X Gas					
Total Estimated Land Improvements True Cash Value =					2,350

X Curb  
Street Lights  
Standard Utilities  
Underground Utils.

Topography of Site

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	108,600	184,200	292,800			160,907C
2023	56,400	180,200	236,600			153,245C
2022	42,000	162,500	204,500			145,948C
2021	36,000	160,700	196,700			141,286C

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/18/2011	

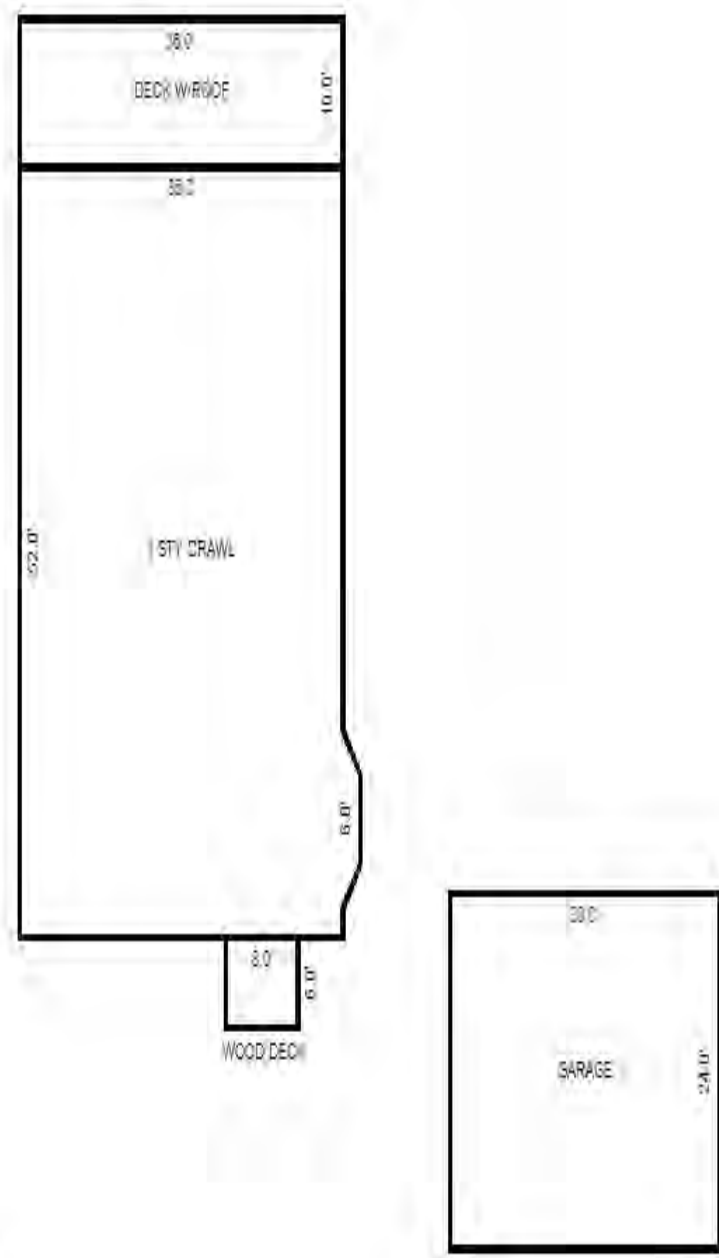
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360	Type WCP (1 Story) 48 Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 20 Floor Area: 1,872 Total Base New : 313,383 Total Depr Cost: 250,698 Estimated T.C.V: 366,019			E.C.F. X 1.460		Bsmnt Garage:	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 313,383 Total Depr Cost: 250,698 Estimated T.C.V: 366,019			E.C.F. X 1.460		Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 2004	
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1872 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,872 Total: 257,232 205,777			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		No. of Elec. Outlets			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1872 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Porches			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1872 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			WCP (1 Story) 360 11,783 9,426				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Deck			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Treated Wood 48 1,730 1,384			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Garages			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Base Cost 720 29,023 23,218 Door Opener 1 547 438 Water/Sewer			
Chimney: Brick		(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Public Sewer 1 1,494 1,195 Water Well, 50 Feet 1 2,686 2,149			
Joists: Unsupported Len: Cntr.Sup:		(16) Porches/Decks		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Built-Ins			
Lump Sum Items:		(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0			
Notes:		Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			Totals: 313,383 250,698			
ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:		366,019		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath			Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717			366,019			

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



Sketch by Apex IVTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ ROLAND E LIVING T	SCHULTZ BONNIE H & LEGGAT	1	01/23/2017	QC	09-FAMILY	2016-00222	PROPERTY TRANSFER	50.0
SCHULTZ ROLAND E	SCHULTZ ROLAND E LIVING T	0	11/11/2009	CD	07-DEATH CERTIFICATE	2012-01438 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6783 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/08/1996					
Owner's Name/Address	MAP #:					
SCHULTZ BONNIE H & LEGGAT JOHN PO BOX 158 LAKE CITY MI 49651	2024 Est TCV 389,910 TCV/TFA: 295.39					

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road		B 67' @ 3000/FF	60.00	214.00	1.0280	1.1393	3000	100		210,817
	Gravel Road		60 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	210,817

Tax Description	X	Dirt Road									
. LOT 19 NORTH LAWN BEACH.		Gravel Road									
Comments/Influences		Paved Road									

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
X	Water	Fencing: Wd, Solid, 6 ft.	28.81	16	0	0	
X	Sewer	Wood Frame	22.22	192	50	2,133	
X	Electric	Residential Local Cost Land Improvements					
X	Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	Curb	LAND IMPROVE 2500	2,500.00	1	94	2,350	
	Street Lights	Total Estimated Land Improvements True Cash Value =				4,483	
	Standard Utilities						
	Underground Utils.						

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



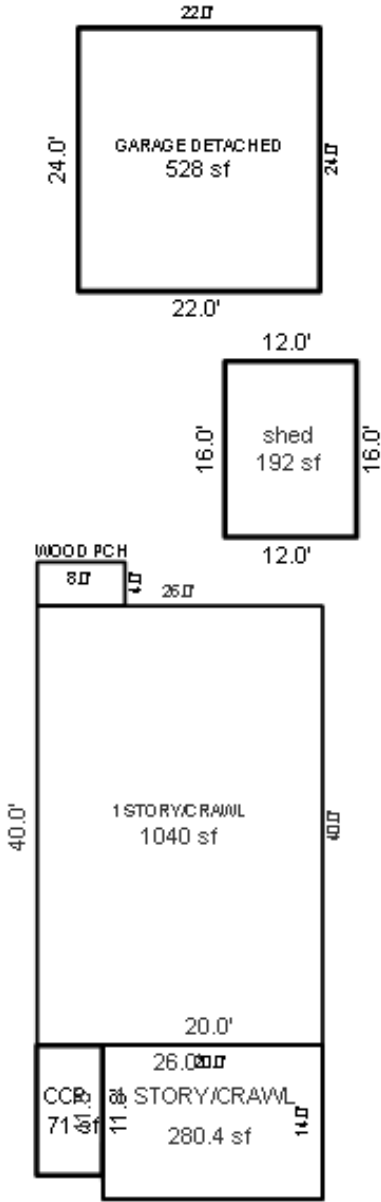
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,400	89,600	195,000			93,228C
2023	54,400	85,500	139,900			88,789C
2022	42,000	77,100	119,100			84,561C
2021	36,000	69,700	105,700			81,860C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 71 32	Type CCP (1 Story) WPP	Year Built: 1991 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration									
Building Style: 1S		Trim & Decoration		Size of Closets						Class: CD Effec. Age: 35 Floor Area: 1,320 Total Base New : 183,995 Total Depr Cost: 119,596 Estimated T.C.V: 174,610			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (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			Cls CD Blt 1979					
Condition: Average		Size of Closets					No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space 1,040			1 Story Siding Crawl Space 280					
	Basement 3 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799			Porches CCP (1 Story) 71 1,901 1,236 WPP 32 1,516 985					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Door Opener 1 485 315			Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			(14) Water/Sewer			Built-Ins Appliance Allow. 1 1,934 1,257			Fireplaces Wood Stove 1 2,149 1,397					
(2) Windows		(7) Excavation		Many X Ave. Few			Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0			Totals: 183,995 119,596					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 174,610									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Water Well								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
Chimney: Metal																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS CHARLES L	PEDLAR TODD J	75,000	09/15/2016	WD	03-ARM'S LENGTH	2016-03026	PROPERTY TRANSFER	100.0
PEDLAR TODD J & EMILY S	PEDLAR TODD J & EMILY S	1	09/15/2016	QC	09-FAMILY	2016-03032	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6771 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/30/2016	2016-0498	100%

Owner's Name/Address	MAP #:
PEDLAR TODD J & EMILY S 6771 W NORTSHORE DR LAKE CITY MI 49651	2024 Est TCV 682,990 TCV/TFA: 284.11

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 20 NORTH LAWN BEACH.	X		

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
OWNS ADJ LOT 21 & LOTS 27 & 28 ACROSS RD (CALDWELL TWP)	X	Dirt Road	60.00	197.00	1.0280	1.1160	3000	100		206,500	
	X	Gravel Road	60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	206,500
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

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

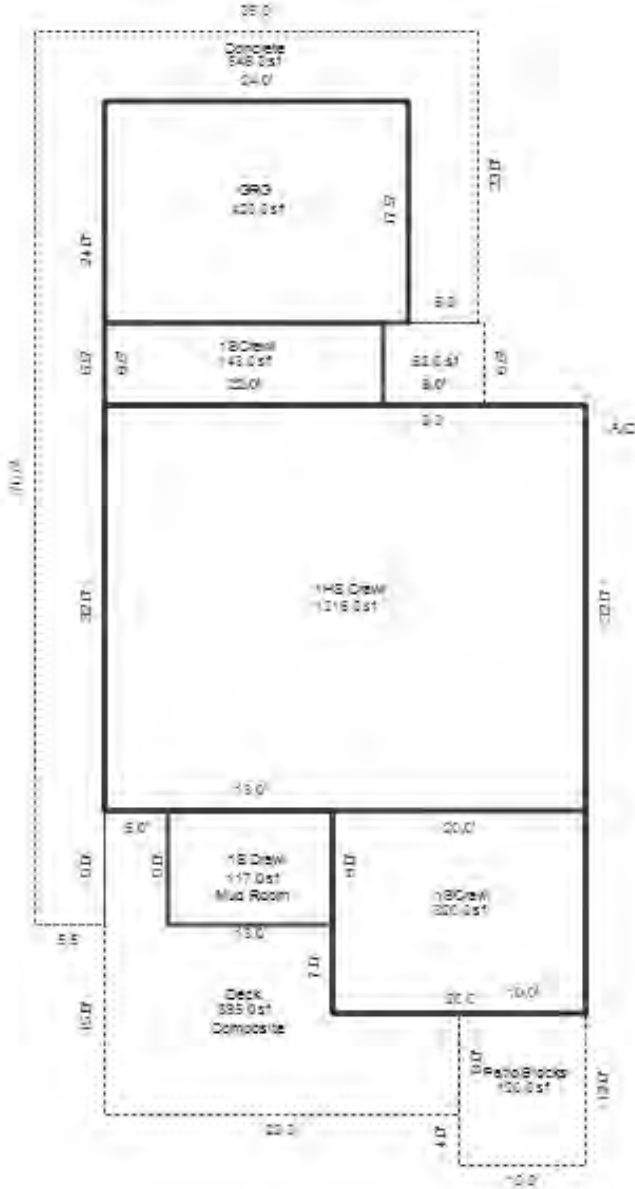
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	103,300	238,200	341,500			223,353C
2023	53,100	234,700	287,800			212,718C
2022	42,000	211,600	253,600			202,589C
2021	36,000	190,800	226,800			196,118C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 52 395	Type CCP (1 Story) Composite	Year Built: 2017 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: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 7 Floor Area: 2,404 Total Base New : 349,158 Total Depr Cost: 324,736 Estimated T.C.V: 474,115			E.C.F. X 1.460		Bsmnt Garage:	
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1796 SF Floor Area = 2404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Cls C 5 Blt 2017		Carpport Area: Roof:	
	Yr Built 2017	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas							
	Condition: Average	Size of Closets		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
	Room List	Doors	Solid	H.C.	(13) Plumbing			Plumbing								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.5 Story Siding Crawl Space 1,216						
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			1 Story Siding Crawl Space 320						
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1796 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			1 Story Siding Crawl Space 117						
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 143						
	(2) Windows	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments						
	Many Avg. Few	Large Avg. Small	(10) Floor Support		Lump Sum Items:			Plumbing			Total: 293,316 272,802					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)			Plumbing						
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Average Fixture(s)			Average Fixture(s)						
	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle		Chimney:			1 Average Fixture(s)			Average Fixture(s)					
	Chimney:		Asphalt Shingle		Chimney:			1 Average Fixture(s)			Average Fixture(s)					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS CHARLES LEROY & KA	THOMAS KAREN M & CHARLES	0	09/03/2020	QC	09-FAMILY	2020-02532	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6755 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
THOMAS KAREN M & CHARLES L & SILVERS JACK S JR	MAP #:					
6755 W NORTSHORE DR	2024 Est TCV 418,857 TCV/TFA: 303.52					
LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. LOT 21 NORTH LAWN BEACH.	X	Dirt Road		B 67' @ 3000/FF	66.00	153.00	1.0038	1.0477	3000	100	208,219
Comments/Influences		Gravel Road		66 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		208,219	
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size % Good		Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete			6.16	84 0		0	
	X	Water		D/W/P: Asphalt Paving			2.89	675 0		0	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description			Rate	Size % Good		Cash Value	
	X	Gas		LAND IMPROVE 1000			1,000.00	2 95		1,900	
		Curb		Total Estimated Land Improvements True Cash Value = 1,900							
		Street Lights									
		Standard Utilities									
		Underground Utils.									



Topography of Site	X	Level	Rolling	Low	High	X	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	Private Road
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value										
Who	When	What	2024	104,100	105,300	209,400											87,432C
TPC	12/27/2017	INSPECTED	2023	52,600	100,500	153,100											83,269C
TPC	10/10/2011	INSPECTED	2022	44,900	90,700	135,600											79,304C
TPC	06/18/2011	INSPECTED	2021	38,500	81,800	120,300											76,771C

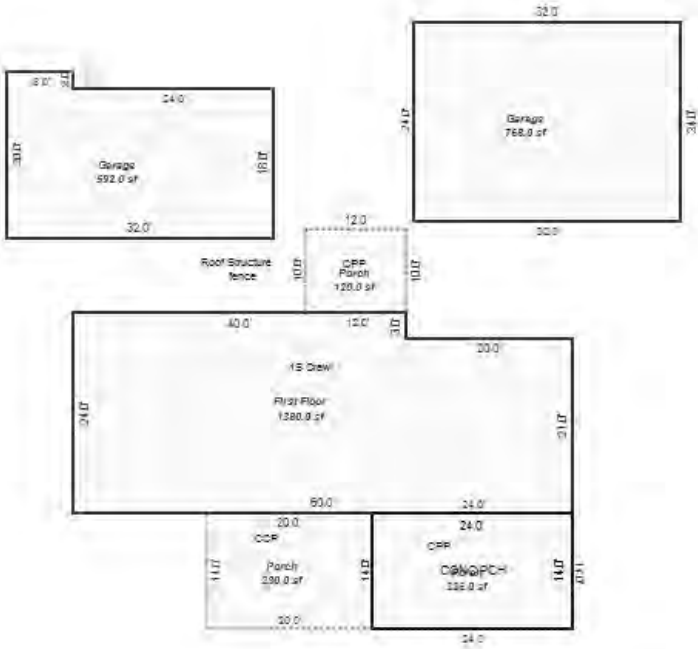
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 280 336 120	Type CCP (1 Story) CPP Treated Wood	Year Built: 1963 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 596 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 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: 1,380 Total Base New : 238,287 Total Depr Cost: 142,971 Estimated T.C.V: 208,738		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,380 Total Base New : 238,287 Total Depr Cost: 142,971 Estimated T.C.V: 208,738		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1963	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1963				
Condition: Average		Lg	X	Ord	Small	0 Amps Service			(11) Heating System: Forced Air w/ Ducts			Total Area = 1380 SF		Floor Area = 1380 SF.				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Crawl Space			1,380		Total: 155,754 93,451			
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			Plumbing			Average Fixture(s)		1 2,230 738			
Wood/Shingle	Aluminum/Vinyl	X Plaster		No. of Elec. Outlets			1 2 Fixture Bath			Porches			Average Fixture(s)		1 2,596 1,558			
Brick	Insulation	X Plaster		No. of Elec. Outlets			Softener, Auto			CCP (1 Story)			Average Fixture(s)		1 6,339 3,803			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Softener, Manual			CPP			Average Fixture(s)		1 4,741 2,845			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat			Deck			Average Fixture(s)		1 2,880 1,728			
X	Wood Sash	(8) Basement		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Treated Wood			Average Fixture(s)		1 20,276 12,166			
X	Metal Sash	Conc. Block		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Garages			Average Fixture(s)		1 27,249 16,349			
X	Vinyl Sash	Poured Conc.		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Sink			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Average Fixture(s)		1 970 582			
X	Double Hung	Stone		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Separate Shower			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Average Fixture(s)		1 1,326 796			
X	Horiz. Slide Casement	Treated Wood		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ceramic Tile Floor			Base Cost			Average Fixture(s)		1 2,585 1,551			
X	Double Glass	Concrete Floor		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ceramic Tile Wains			Door Opener			Average Fixture(s)		1 1,934 1,160			
X	Patio Doors	(9) Basement Finish		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ceramic Tub Alcove			Water/Sewer			Average Fixture(s)		1 4,700 2,820			
X	Storms & Screens	Recreation SF		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Public Water			Average Fixture(s)		1 2,585 1,551			
(3) Roof		Living SF		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Public Sewer			Average Fixture(s)		1 2,585 1,551			
X	Gable	Walkout Doors (B)		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Water Well			Average Fixture(s)		1 2,585 1,551			
X	Hip	No Floor SF		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			1000 Gal Septic			Average Fixture(s)		1 2,585 1,551			
X	Flat	Walkout Doors (A)		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			2000 Gal Septic			Average Fixture(s)		1 2,585 1,551			
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Lump Sum Items:			Average Fixture(s)		1 2,585 1,551			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Lump Sum Items:			Average Fixture(s)		1 2,585 1,551			

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





Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HALE JOSEPH S & SALLY J T	HALE JOSEPH S & SALLY J	0	11/21/2020	QC	09-FAMILY	2021-00932	DEED	0.0							
HALE JOSEPH S & SALLY J	HALE JOSEPH S & SALLY J T	0	11/21/2020	QC	09-FAMILY	2021-00934	DEED	0.0							
HALE JOSEPH S & SALLY J	HALE JOSEPH S & SALLY J T	0	07/01/2016	WD	09-FAMILY	2016-02305	DEED	0.0							
HALE JOSEPH S & SALLY J T	HALE JOSEPH S & SALLY J	1	09/26/2013	QC	21-NOT USED/OTHER	2013-02306 QD	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6741 W NORTHSHORE DR		School: LAKE CITY AREA SCHOOL DIST		Addition		07/01/2010		2010-0324	100%						
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:		2024 Est TCV 368,127 TCV/TFA: 301.00									
HALE JOSEPH S & SALLY J TRUST 6741 W NORTHSHORE DR LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 22 NORTH LAWN BEACH.		X		Dirt Road		B 67' @ 3000/FF		60.00	112.00	1.0280	0.9691	3000	100		179,311
Comments/Influences		X		Gravel Road		60 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =						179,311	
		X		Paved Road		Land Improvement Cost Estimates									
		X		Storm Sewer		Description		Rate	Size	% Good	Cash Value				
		X		Sidewalk		D/W/P: 4in Ren. Conc.		7.35	468	0	0				
		X		Water		D/W/P: Patio Blocks		14.27	144	0	0				
		X		Sewer		Wood Frame		25.63	100	50	1,281				
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good	Cash Value				
		X		Curb		LAND IMPROVE 2500		2,500.00	1	94	2,350				
		X		Street Lights		Total Estimated Land Improvements True Cash Value =					3,631				
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X		PRIVATE RD		2024	89,700	94,400	184,100			64,222C			
		X		TPC 12/27/2017 INSPECTED		2023	44,800	90,200	135,000			61,164C			
		X		TPC 12/20/2014 INSPECTED		2022	42,000	81,300	123,300			58,252C			
		X		TPC 10/04/2011 INSPECTED		2021	36,000	73,400	109,400			56,392C			



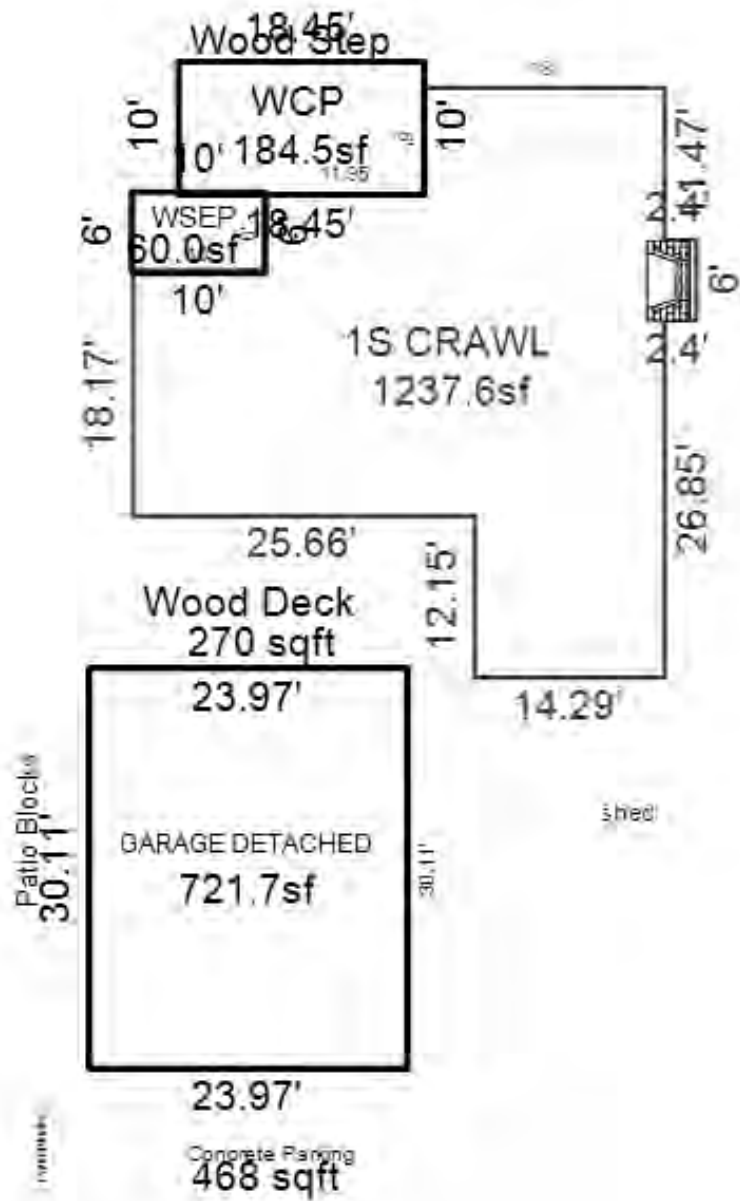
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 184 60 270	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1986 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: 721 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,223 Total Base New : 195,139 Total Depr Cost: 126,839 Estimated T.C.V: 185,185			E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		X	Drywall		Plaster	Trim & Decoration			No./Qual. of Fixtures			Total Base New : 195,139		Storage Area: 0			
Yr Built 1968		Remodeled 2011	Ex	X	Ord		Min	Size of Closets			Total Depr Cost: 126,839			Roof:			
Condition: Average		X	Lg		Ord		Small	No. of Elec. Outlets			Estimated T.C.V: 185,185			Carport Area:			
Room List		Doors			Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1968			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(6) Ceilings			0 Amps Service			Ground Area = 1223 SF Floor Area = 1223 SF.							
(1) Exterior		Kitchen: Other: Other:		X Drywall			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
(2) Windows		Basement: 0 S.F. Crawl: 1223 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Drywall			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,223			Total: 140,351 91,228						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 799							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Porches			WCP (1 Story) 184 6,830 4,439 WSEP (1 Story) 60 3,672 2,387						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 270 4,933 3,206							
Chimney:							Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 721 26,086 16,956 Door Opener 1 485 315 Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680							
							Built-Ins			Appliance Allow. 1 1,934 1,257							
							Fireplaces			Exterior 1 Story 1 5,707 3,710							
							Local Cost Items			SANITARY SEWER 1 0 0 *							
							Totals:			195,139 126,839							

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMSEN ALLEN CHARLES	THOMSEN ALLEN CHARLES	0	07/31/2023	QC	15-LADY BIRD	2023-02137	PROPERTY TRANSFER	0.0
THOMSEN ALLEN C & BETTY J	THOMSEN ALLEN CHARLES	0	01/05/2021	QC	09-FAMILY	2021-00036	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6731 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/10/2000					
Owner's Name/Address	MAP #:					
THOMSEN ALLEN CHARLES 6731 W NORTHSHORE DR LAKE CITY MI 49651	2024 Est TCV 356,621 TCV/TFA: 321.28					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. LOT 23 NORTH LAWN BEACH.	X		Dirt Road	62.00	102.00	1.0196	0.9467	3000	100		179,528
Comments/Influences			Gravel Road	62 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	179,528

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
OWNS 001-002-00 ACROSS STREET				D/W/P: 3.5 Concrete	6.58	100 71	467	
				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 =				1,407

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



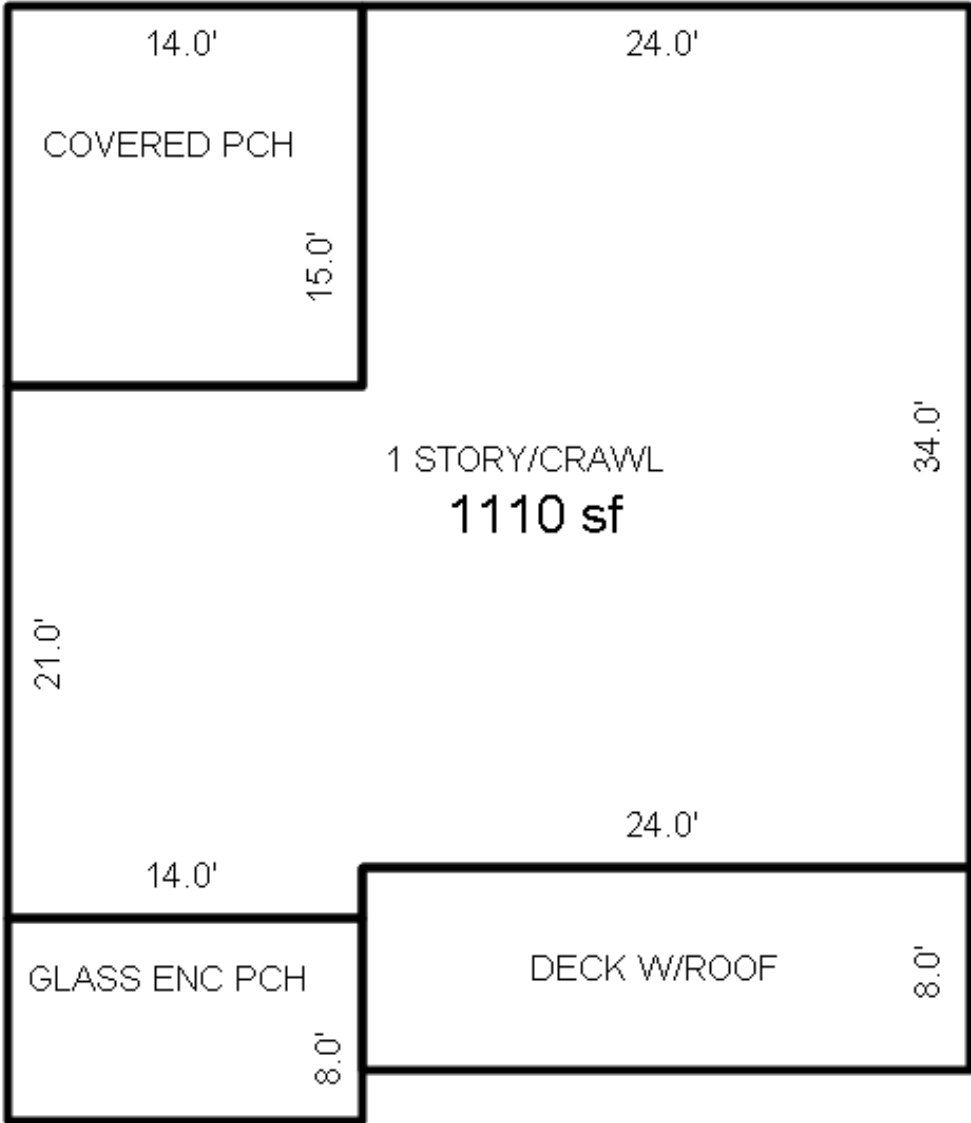
Who	When	What	2024	2023	2022	2021
			89,800	44,600	43,000	36,800
			88,500	84,500	73,500	66,300
			178,300	129,100	116,500	103,100
				0M	0M	0J
				0	0	0
				0	0	0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210 112 192	Type CCP (1 Story) WGEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X										
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1969		Remodeled 1988		Ex	X	Ord	Min							
Condition: Average		Trim & Decoration		Size of Closets										
Room List		Lg	X	Ord	Small									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Doors		Solid	X	H.C.								
(1) Exterior		(5) Floors		(12) Electric										
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:		200 Amps Service										
(2) Windows		(6) Ceilings		No./Qual. of Fixtures										
Many Avg. Few		Large Avg. Small		Ex.	X	Ord.	Min							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1110 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets										
(3) Roof		(7) Excavation		Many		X	Ave.							
X	Gable Hip Flat	Gambrel Mansard Shed		(13) Plumbing										
Asphalt Shingle		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Chimney: Brick		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(10) Floor Support		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:										
				ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:										
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1110 SF Floor Area = 1110 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 1,110 Total: 145,825 94,787 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches CCP (1 Story) 210 5,487 3,567 WGEP (1 Story) 112 10,470 6,805 Deck Pine w/Roof (Deck Portion) 192 3,222 2,094 Pine w/Roof (Roof portion) 192 3,256 2,116 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: 185,128 120,333		Cls C Blt 1969								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
T J'S TRUCKING INC	JENEMA SALLY T LE &	0	10/23/2023	QC	21-NOT USED/OTHER	2023-02908	PROPERTY TRANSFER	100.0				
CROUCH THOMAS & DEBROAH T	TJ'S TRUCKING INC	200,000	06/10/2016	WD	03-ARM'S LENGTH	2016-02103	PROPERTY TRANSFER	100.0				
CROUCH THOMAS & DEBORAH	CROUCH THOMAS & DEBROAH T	0	02/14/2013	QC	21-NOT USED/OTHER	2013-00482	PROPERTY TRANSFER	0.0				
DRUMM WILLARD & ROBINETTE	CROUCH THOMAS & DEBORAH	210,000	09/10/2010	WD	03-ARM'S LENGTH	2010-4226WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6721 W NORTSHORE DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 10/27/2023										
Owner's Name/Address		MAP #:										
JENEMA SALLY T LE & JENEMA DALE & JENEMA CURT & SMITH D 6721 W NORTSHORE DR LAKE CITY MI 49651		2024 Est TCV 343,518 TCV/TFA: 305.62										
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. LOT 24 NORTH LAWN BEACH.		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X		B 67' @ 3000/FF 61.50 87.80 1.0216 0.9118 3000 100				62 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		171,877
OWNS 001-003-00 ACROSS STREET		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 4in Concrete	6.97	196	0	0				
		X		D/W/P: Asphalt Paving	3.10	690	0	0				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 2500	2,500.00	1	100	2,500				
				Total Estimated Land Improvements True Cash Value = 2,500								
Topography of Site		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	85,900	85,900	171,800			171,800S	
		TPC 12/27/2017	INSPECTED		2023	42,400	81,900	124,300		124,300A	95,141C	
		TPC 08/15/2016	INSPECTED		2022	42,700	74,000	116,700			90,611C	
		TPC 10/10/2011	INSPECTED		2021	36,600	66,800	103,400			87,717C	



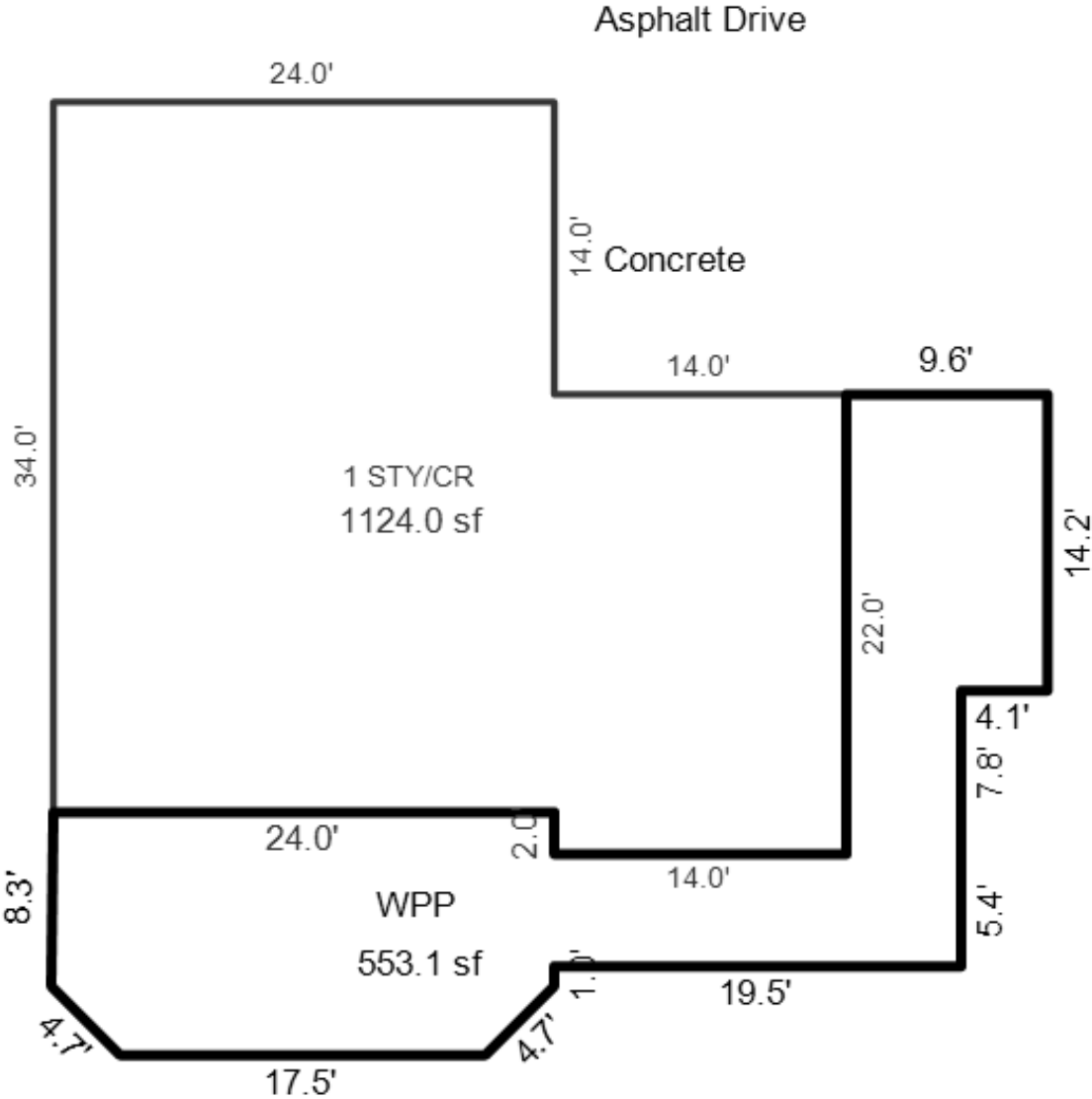
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 553	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																	
X	Wood Frame	(4) Interior		X																																																																											
Building Style: 1S		X	Drywall	Plaster		Wood T&G																																																																									
Yr Built 1968		Remodeled 2005		Ex	X	Ord	Min																																																																								
Condition: Average		Trim & Decoration		Size of Closets																																																																											
Room List		Doors		Solid	X	H.C.																																																																									
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric																																																																											
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																																																											
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																											
(2) Windows		X	Tile	No. of Elec. Outlets																																																																											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few																																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing																																																																											
(3) Roof		Basement: 0 S.F. Crawl: 1124 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer																																																																										
X	Asphalt Shingle	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																											
Chimney: Brick		(10) Floor Support		Lump Sum Items:																																																																											
		Joists: Unsupported Len: Cntr.Sup:																																																																													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,124</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>147,445</td> <td>95,840</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,476</td> <td>959</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,646</td> <td>3,020</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WPP</td> <td>9,257</td> <td>6,017</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1,494</td> <td>971</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,808</td> <td>3,775</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>2,766</td> <td>1,798</td> </tr> <tr> <td colspan="3">Fireplaces</td> </tr> <tr> <td>Interior 1 Story</td> <td>5,338</td> <td>3,470</td> </tr> <tr> <td colspan="3">Local Cost Items</td> </tr> <tr> <td>SANITARY SEWER</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>178,230</td> <td>115,850</td> </tr> </tbody> </table> Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 169,141										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,124			Total:				147,445	95,840	Average Fixture(s)	Cost	Depr.	1	1,476	959	3 Fixture Bath	4,646	3,020	Porches			WPP	9,257	6,017	Water/Sewer			Public Sewer	1,494	971	Water Well, 100 Feet	5,808	3,775	Built-Ins			Appliance Allow.	2,766	1,798	Fireplaces			Interior 1 Story	5,338	3,470	Local Cost Items			SANITARY SEWER	0	0	Totals:				178,230	115,850	Cls C		Blt 1968	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROUCH THOMAS & DEBROAH T	TJ'S TRUCKING INC	200,000	06/10/2016	WD	03-ARM'S LENGTH	2016-02102	PROPERTY TRANSFER	100.0
CROUCH THOMAS & DEBORAH	CROUCH THOMAS & DEBROAH T	0	02/14/2013	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
DRUMM WILLARD & ROBINETTE	CROUCH THOMAS & DEBORAH	210,000	10/31/2010	WD	03-ARM'S LENGTH	2010-4226WD	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: T J'S TRUCKING INC  
 PO BOX 98  
 CADILLAC MI 49601  
 2024 Est TCV 160,197

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 D 67' @ 2800/FF 60.00 105.00 1.0000 0.9536 2800 100 160,197  
 60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 160,197

Tax Description: . LOT 25 NORTH LAWN BEACH.  
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,100	0	80,100			27,104C
2023	33,700	0	33,700			25,814C
2022	26,400	0	26,400			24,585C
2021	23,800	0	23,800			23,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEWA ANTHONY & DEBRA	FEDEWA ANTHONY & DEBRA	1	05/10/2022	WD	09-FAMILY	2022-01644	PROPERTY TRANSFER	0.0
PURDY ROBERTA B	FEDEWA ANTHONY & DEBRA	5,000	01/15/2013	WD	03-ARM'S LENGTH	2013-00119	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/13/2013	2013-0607	100%

Owner's Name/Address	MAP #:
FEDEWA ANTHONY & DEBRA 6677 W NORTSHORE DR LAKE CITY MI 49651	2024 Est TCV 69,662 TCV/TFA: 0.00

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 26 NORTH LAWN BEACH.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road									
X	Gravel Road	100.00	221.00	0.9047	1.1485	170	100		17,665	
	Paved Road	100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	17,665

Comments/Influences	Land Improvement Cost Estimates
	Description

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	190	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 1000	1,000.00	1 95	950
X Curb	Total Estimated Land Improvements True Cash Value =			950

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



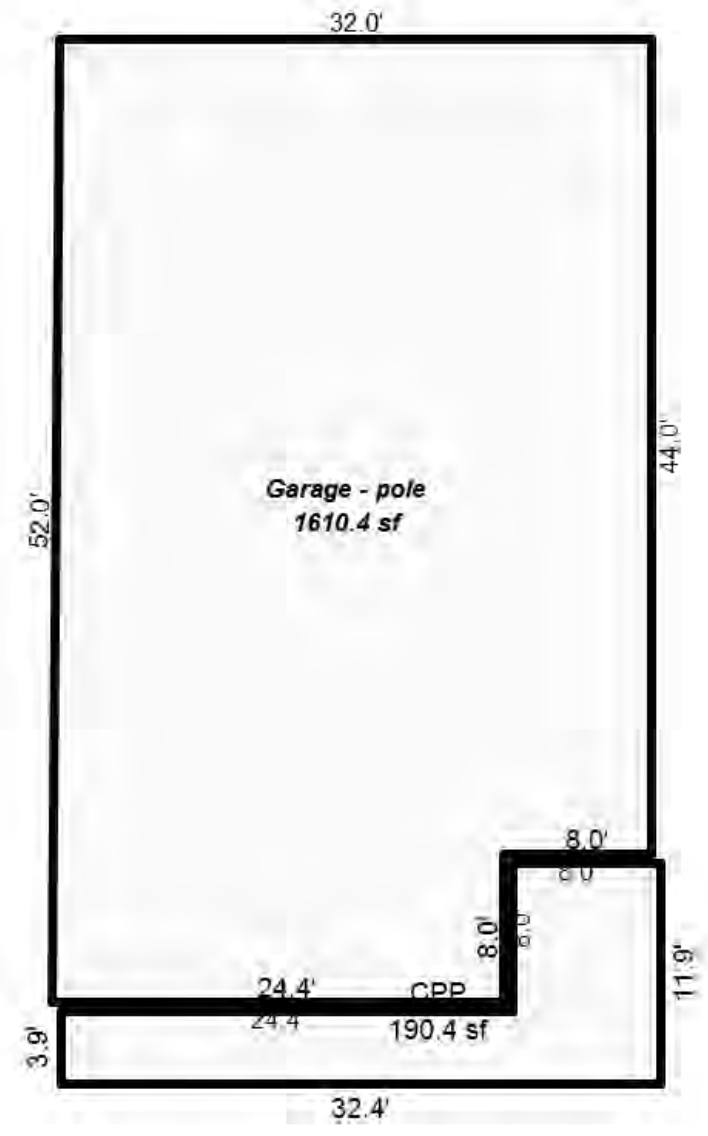
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,800	26,000	34,800			21,354C
2023	8,800	26,200	35,000			20,338C
2022	7,500	23,600	31,100			19,370C
2021	5,000	21,300	26,300			18,752C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1 Area: 1610 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 38,849 Total Depr Cost: 34,964 Estimated T.C.V: 51,047		
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2014		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Size of Closets		Lg Ord Small			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes: NO PLUMBING		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Yr Built Remodeled 2014 GAR 0		Kitchen: Other: Other:		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Condition: Average		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		
Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Many Avg. Few Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		Totals: 38,849 34,964	

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FECHTER CHRISTINE ANNE	BEIG M SALEEM & IRENE L	20,000	08/31/2015	WD	32-SPLIT VACANT	PTA	DEED	100.0
FECHTER KURT THOMAS	FECHTER CHRISTINE ANNE	1	04/17/2013	QC	09-FAMILY	2013-01764 QD	DEED	0.0
FECHTER CHRISTINE ANN (SP	FECHTER KURT THOMAS	0	08/11/2008	QC	09-FAMILY	2008/2755	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6616 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST		WELL	08/08/2014	2014-02745	100%
Owner's Name/Address	P.R.E. 0%		Garage	02/26/2009	2008-0491	100%
FECHTER CHRISTINE ANNE 6616 W NORTSHORE DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 153,273 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
LOT 29 NORTH LAWN BEACH. SPLIT ON 08/31/2015 INTO 009-520-030-00; Comments/Influences	X		* Factors *			
Split/Comb. on 08/31/2015 completed 09/01/2015 TIM ;			Description	Frontage	Depth	Value
Parent Parcel(s): 009-520-029-00;	X		E 67' @ 170/	128.67	166.00	19,868
Child Parcel(s): 009-520-030-00;	X		97 Actual Front Feet, 0.55 Total Acres		Total Est. Land Value =	19,868

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEPARATE ASSESSMENT OF LOTS 29 FROM 30 &	X	Dirt Road	D/W/P: 4in Concrete	8.15	748 0	0
	X	Gravel Road	Wood Frame	43.12	72 50	1,552
	X	Paved Road	Wood Frame	37.79	96 50	1,814
	X	Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 1000	1,000.00	1 95	950
		Sewer	Total Estimated Land Improvements True Cash Value = 4,316			
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2024	9,900	66,700	76,600			40,933C
Low	X		2023	9,900	63,700	73,600			38,984C
High			2022	7,500	57,400	64,900			37,128C
Landscaped			2021	5,000	51,800	56,800			35,942C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland	X								
Flood Plain	X								
Private Road	X								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	9,900	63,700	73,600			38,984C
TPC	12/27/2017	INSPECTED	2022	7,500	57,400	64,900			37,128C
TPC	09/29/2016	INSPECTED	2021	5,000	51,800	56,800			35,942C

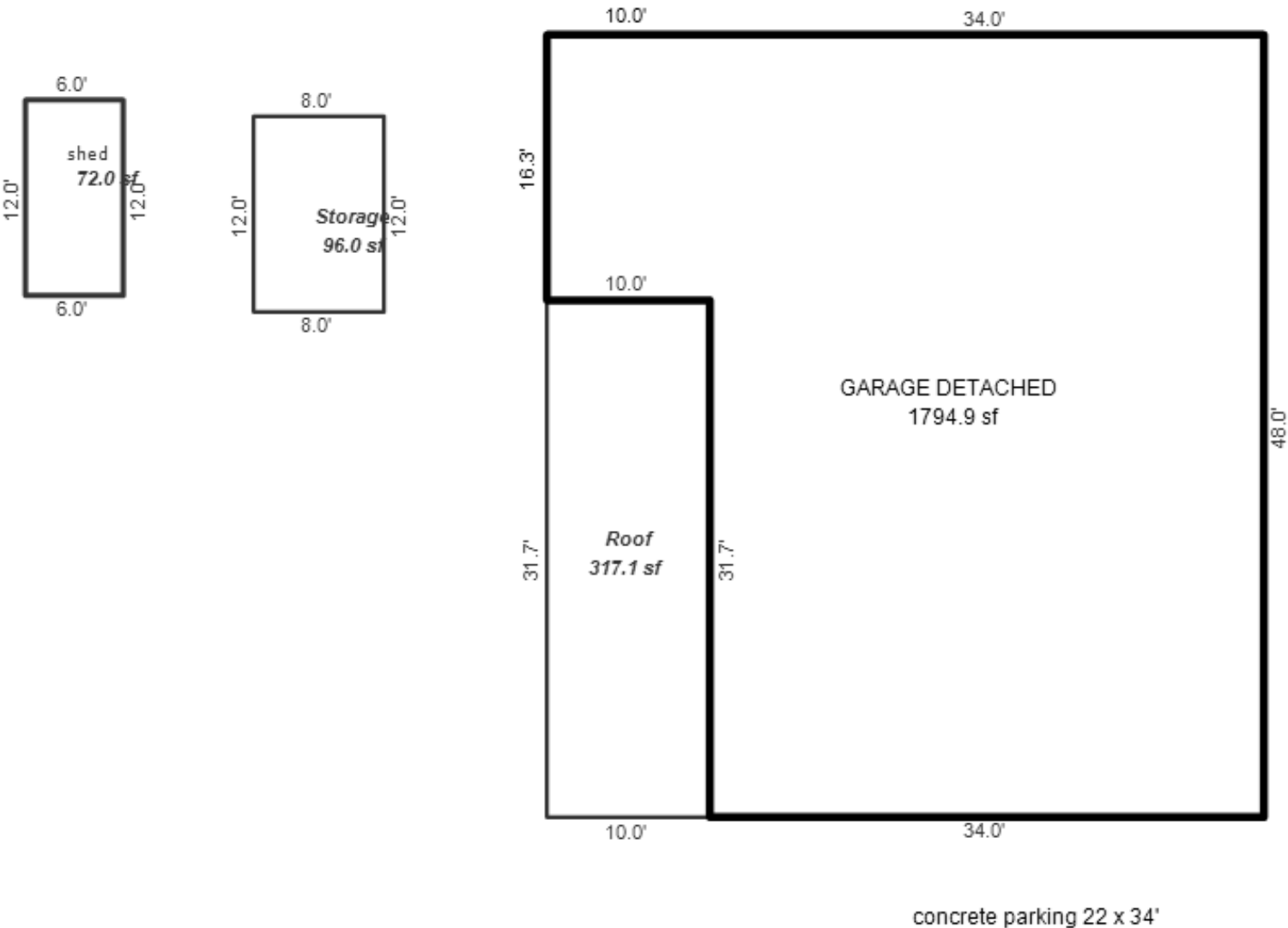
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 317	Type CCP (1 Story)	Year Built: 2009 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1794 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:											
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 10 Floor Area: 0 Total Base New : 98,241 Total Depr Cost: 88,417 Estimated T.C.V: 129,089								
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls BC		Blt 2009												
Duplex		Drywall Paneled		(12) Electric			No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
A-Frame		Plaster Wood T&G		0 Amps Service			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		1		5,636		5,072	
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Many Ave. Few			Building Areas			Porches		Solar Water Heat		CCP (1 Story)		317		10,204		9,184	
Building Style: GRG		Ex Ord Min		(13) Plumbing			Average Fixture(s)			Garages			Class: BC Exterior: Pole (Finished)		Door Opener		1		683		615			
Yr Built 2009		Remodeled 0		0			3 Fixture Bath			Built-Ins			Base Cost		1794		72,908		65,617					
Condition: Average		Lg Ord Small		No. of Elec. Outlets			2 Fixture Bath			Appliance Allow.			Totals:		98,241		88,417							
Room List		Doors Solid H.C.		(14) Water/Sewer			Softener, Auto			Notes: OCCUPIED AS DWELLING CHANGE IN USE PERMIT NOT ON FILE			Interior WITH RECREATION FINISH IN PART OF GARAGE		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		129,089							
Basement		(5) Floors		1			Softener, Manual																	
1st Floor		Kitchen:		Average Fixture(s)			Ceramic Tile Floor																	
2nd Floor		Other:		3 Fixture Bath			Ceramic Tile Wains																	
Bedrooms		Other:		2 Fixture Bath			Ceramic Tub Alcove																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Vent Fan																	
Wood/Shingle		No./Qual. of Fixtures		Many Ave. Few																				
Aluminum/Vinyl		Ex. Ord. Min		(15) Plumbing																				
Brick		No. of Elec. Outlets		Average Fixture(s)																				
Insulation		Many Ave. Few		3 Fixture Bath																				
(2) Windows		(7) Excavation		2 Fixture Bath																				
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto																				
Large Avg. Small		(8) Basement		Softener, Manual																				
Wood Sash		Conc. Block		No Plumbing																				
Metal Sash		Poured Conc.		Extra Toilet																				
Vinyl Sash		Stone		Extra Sink																				
Double Hung		Treated Wood		Separate Shower																				
Horiz. Slide		Concrete Floor		Ceramic Tile Floor																				
Casement		(9) Basement Finish		Ceramic Tile Wains																				
Double Glass		Recreation SF		Ceramic Tub Alcove																				
Patio Doors		Living SF		Vent Fan																				
Storms & Screens		Walkout Doors (B)		Lump Sum Items:																				
(3) Roof		No Floor SF		1																				
Gable		Walkout Doors (A)		1																				
Hip		1000 Gal Septic		1																				
Flat		2000 Gal Septic		1																				
Asphalt Shingle		(10) Floor Support		Lump Sum Items:																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLER GEOFFREY R TRUST	WELLER GEOFFREY R & TERRI	0	11/25/2022	WD	09-FAMILY	2023-00597	PROPERTY TRANSFER	0.0
BEIG M SALEEM & IRENE L	WELLER GEOFFREY R & TERRI	25,000	03/06/2017	WD	03-ARM'S LENGTH	2017-00650	PROPERTY TRANSFER	100.0
FECHTER CHRISTINE ANNE	BEIG M SALEEM & IRENE L	20,000	08/31/2015	WD	32-SPLIT VACANT	2015-02938	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6578 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/11/2017	2017-0307	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
WELLER GEOFFREY R & TERRI L 6659 W NORTHSHORE DR LAKE CITY MI 49651	2024 Est TCV 67,664 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
	Public Improvements		* Factors *									
	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Gravel Road		E 67' @ 170/	100.00	166.80	0.9047	1.0705	170	100		16,465	
	Paved Road		100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =		16,465

Tax Description  
 LOT 30 NORTH LAWN BEACH  
 SPLIT ON 6/23/2022  
 FORMERLY LOTS 30 & 31 NORTH LAWN BEACH.  
 SPLIT ON 08/31/2015 FROM 009-520-029-00;  
 Comments/Influences

Split/Comb. on 06/23/2022 completed  
 06/23/2022 TIM ;  
 Parent Parcel(s): 009-520-030-00;  
 Child Parcel(s): 009-520-031-00;

Split/Comb. on 08/31/2015 completed  
 08/31/2015 TIM ;  
 0-029-00;  
 -030-00;



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

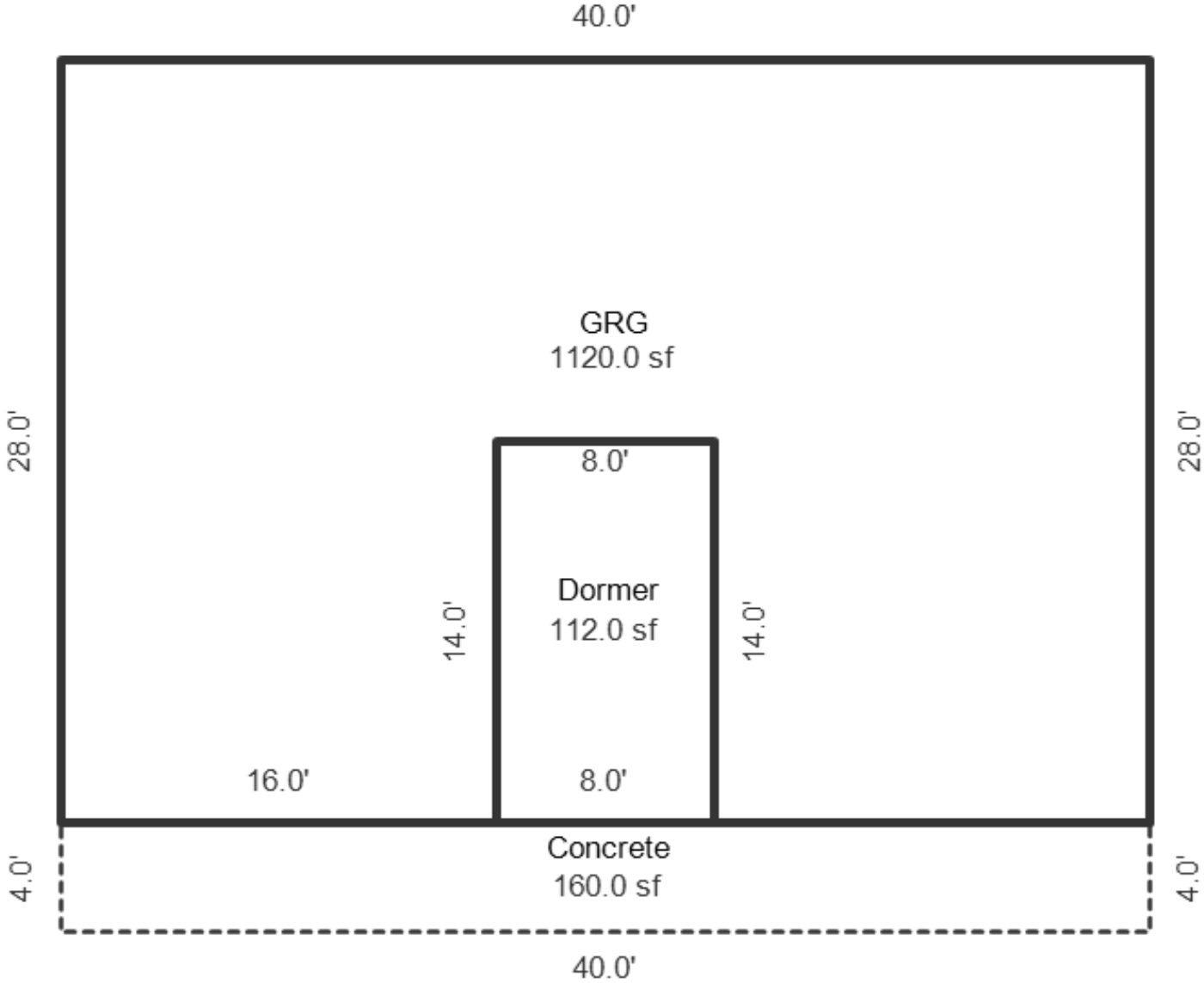
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,200	25,600	33,800			14,879C
2023	8,200	24,500	32,700			14,171C
2022	15,000	22,500	37,500			26,994C
2021	10,000	20,400	30,400			26,132C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 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: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement	1st Floor	2nd Floor	Bedrooms	
	Mobile Home														0 Front Overhang
	Town Home	0													
	Duplex	0													
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled		Plaster Wood T&G											
	Building Style: GRG	Trim & Decoration													
	Yr Built 2017	Remodeled 0	Ex	Ord	Min										
	Condition: Average	Size of Closets													
		Lg	Ord	Small											
	Room List	Doors	Solid	H.C.											
		(5) Floors													
		Kitchen: Other: Other:													
	(1) Exterior	(6) Ceilings													
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows	(7) Excavation													
	Many	Large	Basement: 0 S.F.												
	Avg.	Avg.	Crawl: 0 S.F.												
	Few	Small	Slab: 0 S.F.												
	Wood Sash		Height to Joists: 0.0												
	Metal Sash		(8) Basement												
	Vinyl Sash		Conc. Block	Extra Toilet											
	Double Hung		Poured Conc.	Extra Sink											
	Horiz. Slide		Stone	Separate Shower											
	Casement		Treated Wood	Ceramic Tile Floor											
	Double Glass		Concrete Floor	Ceramic Tile Wains											
	Patio Doors			Ceramic Tub Alcove											
	Storms & Screens			Vent Fan											
	(3) Roof	(9) Basement Finish													
	Gable	Recreation SF	(14) Water/Sewer												
	Hip	Living SF	Public Water	Public Sewer											
	Flat	Walkout Doors (B)	Water Well	Water Well											
	Asphalt Shingle	No Floor SF	1000 Gal Septic	1000 Gal Septic											
		Walkout Doors (A)	2000 Gal Septic	2000 Gal Septic											
	Chimney:	(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HIRSCHMAN JIM	HIRSCHMAN JIM & LAURA TRU	0	11/01/2022	QC	09-FAMILY	2022-03528	PROPERTY TRANSFER	0.0									
WELLER GEOFFREY R TRUST	HIRSCHMAN JIM	1	07/25/2022	WD	32-SPLIT VACANT	2022-02411	DEED	100.0									
WELLER TERRI L TRUST	HIRSCHMAN JIM	15,000	07/15/2022	WD	32-SPLIT VACANT	2022-02305	DEED	100.0									
WELLER GEOFFREY R & TERRI	HIRSCHMAN JIM	15,000	06/23/2022	WD	32-SPLIT VACANT	2022-02067	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
6558 W NORTSHORE DR		School: LAKE CITY AREA SCHOOL DIST															
Owner's Name/Address		P.R.E. 0%		MAP #:													
HIRSCHMAN JIM & LAURA TRUST 234 FLEMING DR ALMA MI 48801		2024 Est TCV 14,988															
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE												
LOTS 31 NORTH LAWN BEACH. SPLIT ON 08/31/2015 FROM 009-520-029-00; SPLIT ON 06/23/2022 FROM 009-520-030-00; Comments/Influences		Public Improvements		* Factors *													
Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ; Parent Parcel(s): 009-520-030-00; Child Parcel(s): 009-520-031-00;		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
-----		X		Gravel Road		E 67' @ 170/		86.00	180.05	0.9395	1.0912	170	100		14,988		
		X		Paved Road		86 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =						14,988			
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
				Gas													
				Curb													
				Street Lights													
				Standard Utilities													
				Underground Utils.													
				Topography of Site													
		X		Level													
		X		Rolling													
				Low													
				High													
		X		Landscaped													
				Swamp													
				Wooded													
				Pond													
				Waterfront													
				Ravine													
		X		Wetland													
				Flood Plain													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		7,500		0		7,500		7,500S	
		TPC 04/30/2021 INSPECTED		2023		7,500		0		7,500						7,500S	
				2022		0		0		0						0	
				2021		0		0		0						0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KREISER ROBERT F & ROSEMA	ROBERTS GEROG D SR & CAT	390,000	08/06/2020	WD	03-ARM'S LENGTH	2020-02328	PROPERTY TRANSFER	100.0
KREISER ROBERT F & ROSEMA	KREISER ROBERT F & ROSEMA	0	05/13/2009	WD	21-NOT USED/OTHER	2009/2076	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8020 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	09/21/2004	20040370	Complete

Owner's Name/Address	MAP #:
ROBERTS GEROG D SR & CATHERINE J 2557 LENOX ST TRENTON MI 48183	2024 Est TCV 489,179 TCV/TFA: 433.67

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 10 T22N R8W LOT 1 OAKRIDGE VIEW. LIBER 202 PAGE 898 EASEMENT	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 80'@ 2500/	77.86	336.00	1.0000	1.1585	2500	100		225,492	
Gravel Road	68 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value =	225,492

Comments/Influences	X	Underground Utils.	Land Improvement Cost Estimates
	X		

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	63	0	0
Wood Frame	39.24	32	46	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 =				1,528

Topography of Site
X Level

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

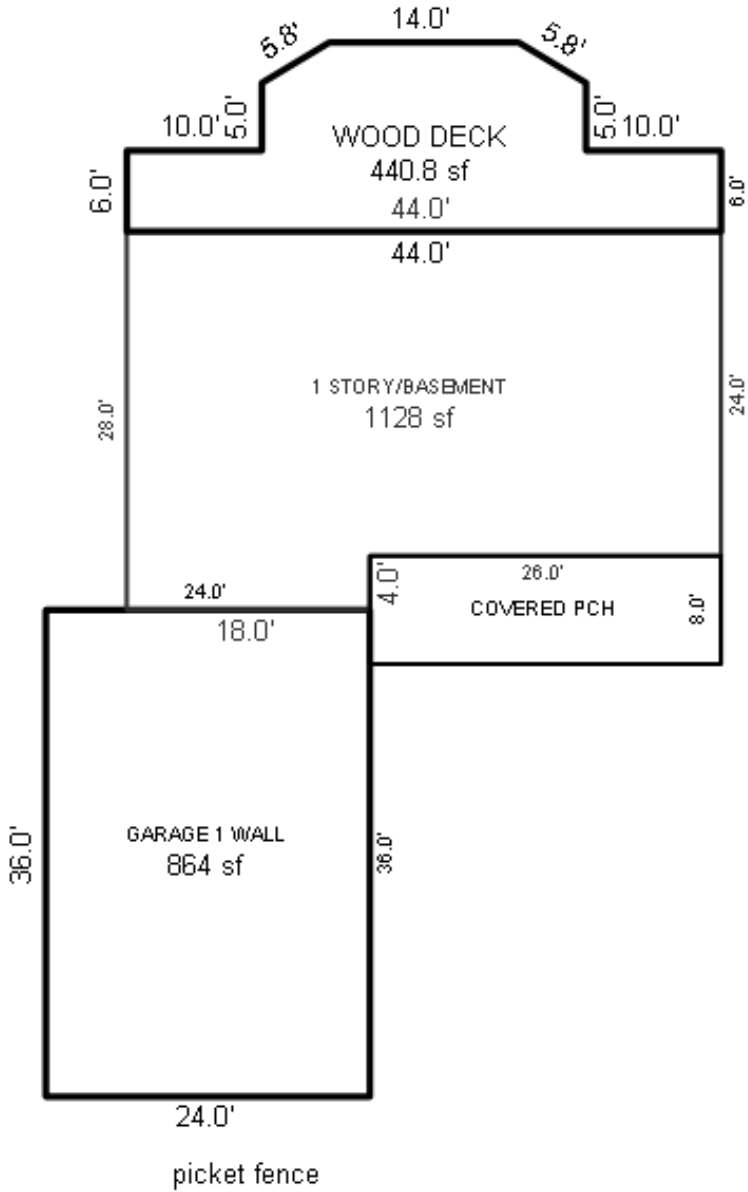
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	112,700	131,900	244,600			211,459C
2023	90,200	125,900	216,100			201,390C
2022	78,400	113,400	191,800			191,800S
2021	78,400	117,000	195,400			195,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208 440 176	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,128 Total Base New : 276,277 Total Depr Cost: 179,561 Estimated T.C.V: 262,159			E.C.F. X 1.460		Bsmnt Garage:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1987		Carpport Area:				
Yr Built 1987	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			200 Amps Service			Building Areas			Roof:					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,128 Total: 177,352 115,261								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Recreation Room 1100 21,263 13,821 Basement, Outside Entrance, Below Grade 1 2,560 1,664									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
	Insulation	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		(9) Basement Finish		(10) Floor Support			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER JOHN R & KATHLEEN	CLORE OPAL M	75,000	04/13/2023	QC	09-FAMILY	2023-01047	PROPERTY TRANSFER	0.0
OPAL M CLORE	OPAL M CLORE	0	04/13/2023	QC	09-FAMILY	2023-01048	PROPERTY TRANSFER	0.0
PORTER JOHN R & KATHLEEN	PORTER JOHN R & KATHLEEN	0	12/15/2016	WD	09-FAMILY	2016-04076	PROPERTY TRANSFER	0.0
PORTAC ENTERPRISES LLC	PORTER JOHN R & KATHLEEN	1	04/21/2016	QC	09-FAMILY	2016-01488	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8040 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 05/17/2016
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Owner's Name/Address	MAP #:
PORTER JOHN R & KATHLEEN C & CLORE OPAL M 8040 WEST RIDGEVIEW DR LAKE CITY MI 49651	2024 Est TCV 592,604 TCV/TFA: 338.05

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	80.00	278.00	1.0000	1.1260	2500	100		225,207
80 Actual Front Feet, 0.51 Total Acres						Total Est. Land Value =		225,207

Tax Description	. SEC 10 T22N R8W LOT 2 OAKRIDGE VIEW.
-----------------	--

Comments/Influences	21001021 \$349,000
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Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value
X	Dirt Road	D/W/P: 4in Concrete		6.97	2532	0	0
X	Gravel Road	Residential Local Cost Land Improvements					
X	Paved Road	Description		Rate	Size	% Good	Cash Value
X	Storm Sewer	LAND IMPROVE 5000		5,000.00	1	97	4,850
X	Sidewalk	Total Estimated Land Improvements True Cash Value = 4,850					
X	Water						
X	Sewer						
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utils.						

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

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

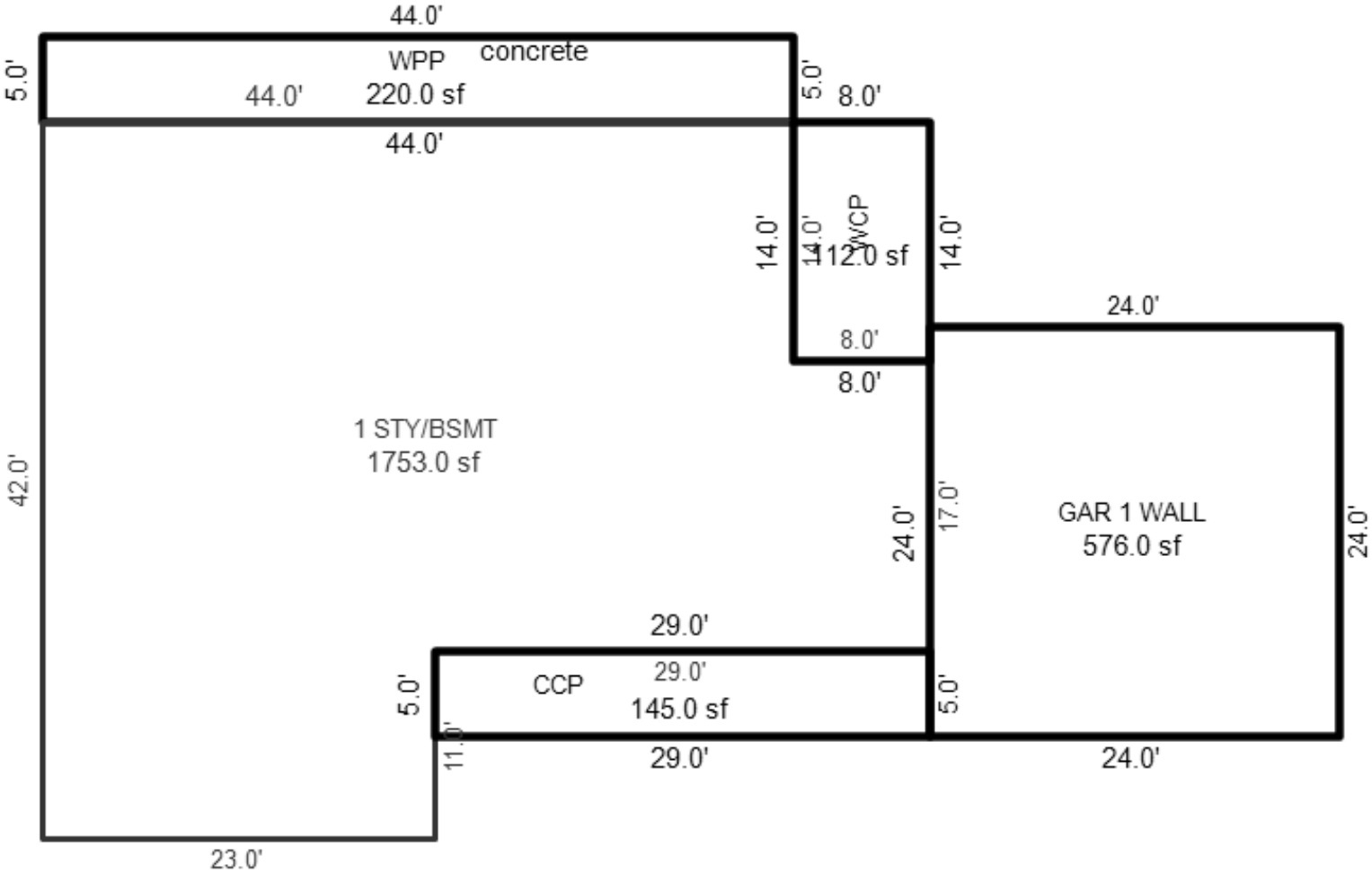
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	112,600	183,700	296,300			203,197C
2023	90,100	175,400	265,500			193,521C
2022	80,100	158,300	238,400			184,306C
2021	80,100	163,200	243,300			178,419C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 1976	Remodeled 0	X	Ex	Ord	Min											
Condition: Average		Size of Closets														
Room List		X	Lg	Ord	Small											
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
Insulation		X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1753 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash		(8) Basement														
X	Double Hung Horiz. Slide Casement		Conc. Block 8 Poured Conc. Stone													
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		1364 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
			1	Public Water												
			1	Public Sewer												
			1	Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
		Lump Sum Items:														
		(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												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
				Base Cost												
				Common Wall: 1 Wall												
				Door Opener												
				Water/Sewer												
				Public Sewer												
				Water Well, 50 Feet												
		Built-Ins														
				Appliance Allow.												
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HENING JOHN G	HENNING JOHN G TRUST	0	11/22/2022	WD	09-FAMILY	2022-03745	DEED	0.0													
REISNER ELIZABETH A TRUST	HENING JOHN G	330,000	03/31/2015	WD	03-ARM'S LENGTH	2015-01023	PROPERTY TRANSFER	100.0													
REISNER ELIZABETH A	REISNER ELIZABETH A TR	0	05/14/2011	QC	21-NOT USED/OTHER	2011-01689	PROPERTY TRANSFER	0.0													
REISNER JOHN A & ELIZABET	REISNER ELIZABETH A	0	05/13/2011	QC	21-NOT USED/OTHER	2011-01686	DEED	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
8060 W RIDGEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		10/27/2017		2017-0542	100%												
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 550,187 TCV/TFA: 400.14															
HENNING JOHN G TRUST 11169 8 MILE RD BATTLE CREEK MI 49014		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE															
Tax Description		Public Improvements		* Factors *																	
. SEC 10 T22N R8W LOT 3 OAKRIDGE VIEW.		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj.		Reason		Value					
Comments/Influences		Gravel Road		B 80'@ 2500/		77.00		263.00		1.0000		1.1167		2500		100		214,965			
		X Paved Road		77 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =										214,965					
		Storm Sewer		Land Improvement Cost Estimates																	
		Sidewalk		Description		Rate		Size % Good		Cash Value											
		Water		D/W/P: 4in Ren. Conc.		8.18		1331 0		0						0					
		X Sewer		D/W/P: 4in Ren. Conc.		8.18		353 0		0						0					
		X Electric		D/W/P: Patio Blocks		15.61		161 0		0						0					
		X Gas		D/W/P: 4in Ren. Conc.		8.18		3600 0		0						0					
		Curb		Residential Local Cost Land Improvements																	
		Street Lights		Description		Rate		Size % Good		Cash Value											
		Standard Utilities		LAND IMPROVE 5000		5,000.00		2 95		9,500											
		X Underground Utils.		Total Estimated Land Improvements True Cash Value = 9,500																	
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		X High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		X Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		JWV		11/29/2017		INSPECTED		2024		107,500		167,600		275,100						200,481C	
		TPC		05/01/2016		INSPECTED		2023		86,000		160,200		246,200						190,935C	
		TPC		04/08/2013		INSPECTED		2022		77,700		144,800		222,500						181,843C	
								2021		77,700		149,200		226,900						176,034C	

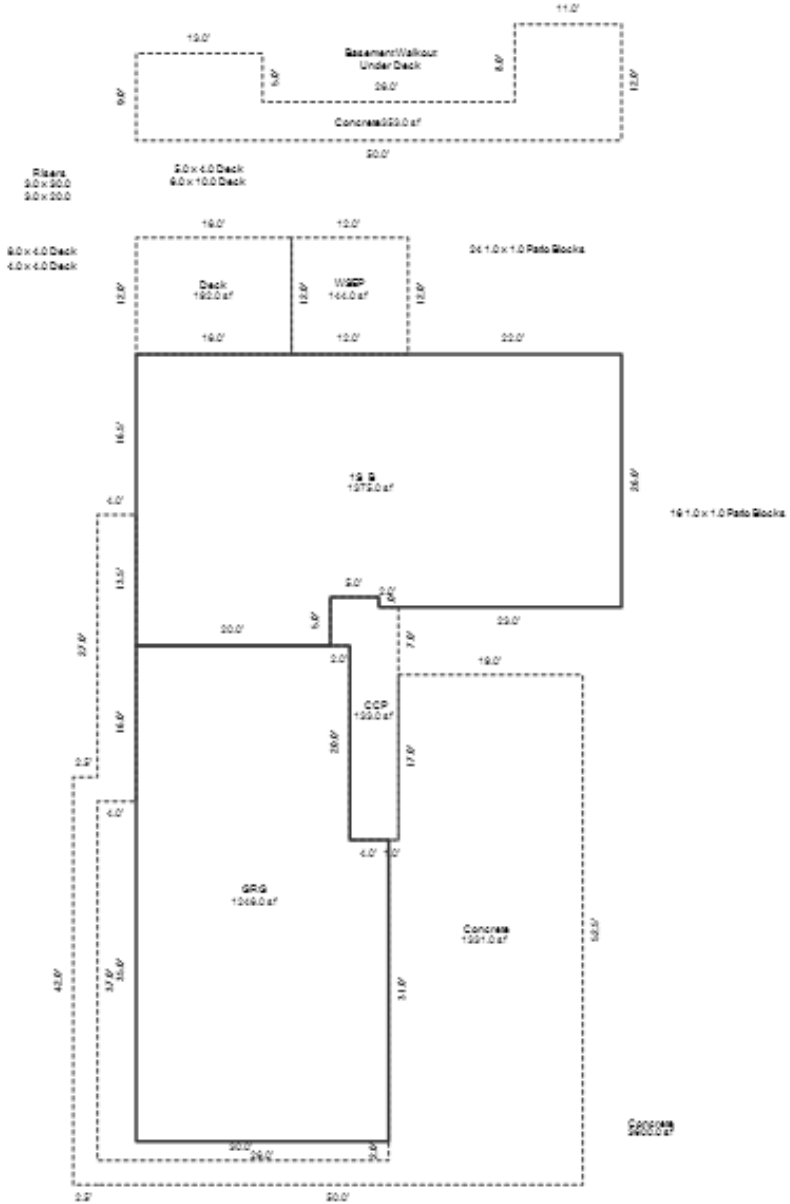


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1245 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior													
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G									
Yr Built 1974		Remodeled 2004		X	Ex	Ord	Min								
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors		Solid	X	H.C.									
	Basement 7 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	200	Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation	(6) Ceilings		No./Qual. of Fixtures											
X		X	Drywall		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1375 SF Floor Area = 1375 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas					
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1375 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing											
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	Average Fixture(s)		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,375 Total: 225,973 146,878					
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water		Other Additions/Adjustments Recreation Room 1200 23,196 15,077 Exterior Brick Veneer 192 3,300 2,145 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 2 6,217 4,041 Porches CCP (1 Story) 133 3,654 2,375 WSEP (1 Story) 144 7,932 5,156 Deck Treated Wood 192 4,028 2,618 Treated Wood 278 5,143 3,343 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 3 1,640 1,066 Base Cost 1245 44,222 28,744 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775					
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,375 Total: 225,973 146,878					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINGERTER JAMES H & CAROL	MEIJER MARK D & SHEHAN MA	290,000	12/12/2014	WD	03-ARM'S LENGTH	2015-00521	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8080 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MEIJER MARK D & SHEHAN MARY E GREENFIELD PARTNERS PO BOX 230345 GRAND RAPIDS MI 49523	2024 Est TCV 484,539 TCV/TFA: 373.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 4 OAKRIDGE VIEW.			B 80'@ 2500/	86.00	251.00	234,992
Comments/Influences			86 Actual Front Feet, 0.50 Total Acres			
ADD SEWER FOR 05						

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Public Improvements</th> <th colspan="4">* Factors *</th>	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
		Dirt Road	D/W/P: 3.5 Concrete	6.58	224 0	0
		Gravel Road	D/W/P: 4in Ren. Conc.	8.18	400 0	0
		Paved Road	Residential Local Cost Land Improvements			
		Storm Sewer	Description	Rate	Size % Good	Cash Value
		Sidewalk	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Water	Total Estimated Land Improvements True Cash Value = 2,375			
		X Sewer				
		X Electric				
		X Gas				
		X Curb				
		Street Lights				
		Standard Utilities				
		X Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	117,500	124,800	242,300			163,611C
		Low	2023	94,000	119,100	213,100			155,820C
		High	2022	84,900	107,400	192,300			148,400C
		Landscaped	2021	84,900	110,800	195,700			143,660C
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



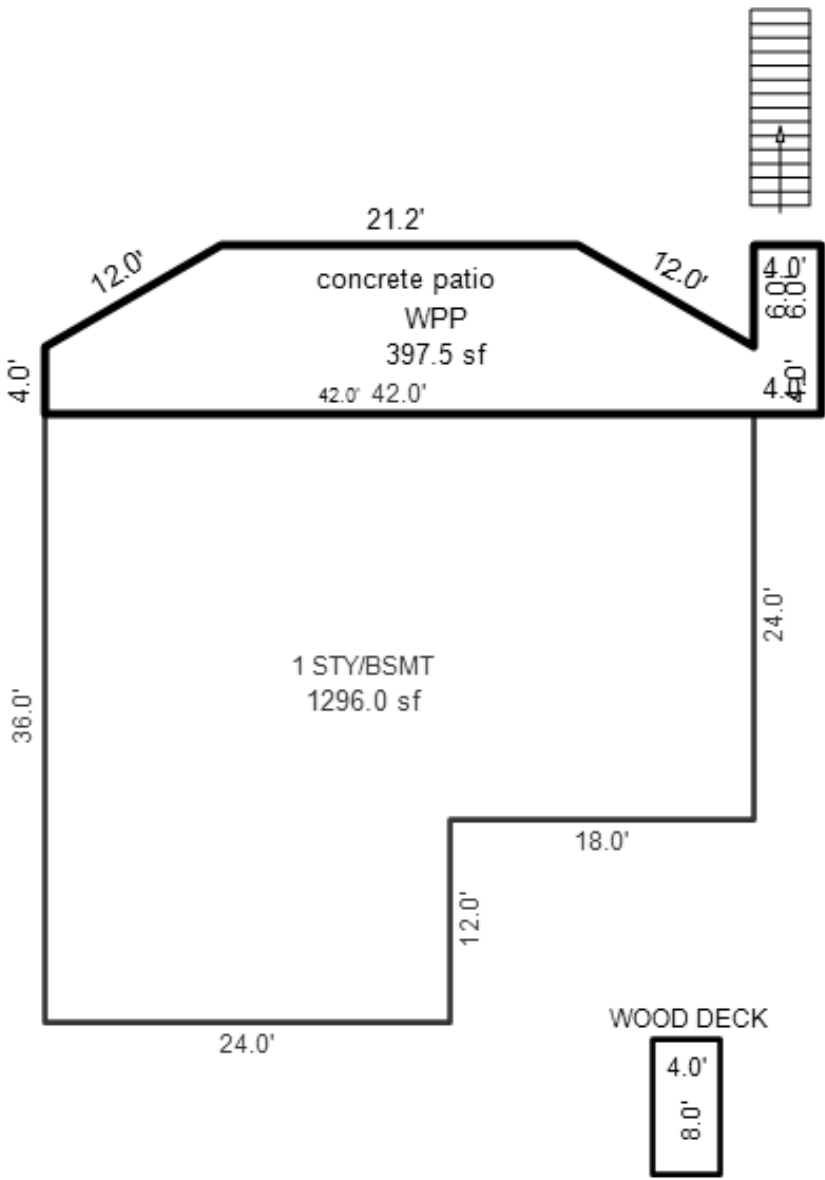
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 12/27/2017 INSPECTED	2024	117,500	124,800	242,300				163,611C
	TPC 05/01/2016 INSPECTED	2023	94,000	119,100	213,100				155,820C
	TPC 04/08/2013 INSPECTED	2022	84,900	107,400	192,300				148,400C
		2021	84,900	110,800	195,700				143,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			397 WPP 32 Treated Wood 67 Treated Wood			E.C.F. X 1.460		
Building Style: 1S		Yr Built 1975		Remodeled 0		Condition: Average		Size of Closets Ex X Ord Min			Lg X Ord Small			Room List Doors Solid X H.C.		
Room List		Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric 200 Amps Service			Class: C +10 Effec. Age: 30 Floor Area: 1,296 Total Base New : 241,851 Total Depr Cost: 169,296 Estimated T.C.V: 247,172			Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick X Stone Insulation		(6) Ceilings X Drywall		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1975		
(2) Windows		Many Avg. X Large Avg. Small		Basement: 1296 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,296 Total: 209,300 146,510			Other Additions/Adjustments Exterior Brick Veneer 96 1,650 1,155 Basement, Outside Entrance, Below Grade 1 2,560 1,792 Plumbing Average Fixture(s) 1 1,476 1,033 Porches WPP 397 6,674 4,672 Deck Treated Wood 32 1,404 983 Treated Wood 67 2,072 1,450 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066		
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Interior 2 Story 1 6,647 4,653 Local Cost Items SANITARY SEWER 1 0 0			Totals: 241,851 169,296		
X Asphalt Shingle		Chimney: Brick		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 247,172			*		

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





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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8100 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Remodel	01/08/2008	20080008	Complete
Owner's Name/Address	P.R.E. 0%		Remodel	06/15/2006	20060157	Complete
MEIJER MARK D & SHEHAN MARY E C/O GREENVILLE PARTNERS PO BOX 230345 GRAND RAPIDS MI 49523	MAP #:					
	2024 Est TCV 647,846 TCV/TFA: 481.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 10 T22N R8W LOT 5 OAKRIDGE VIEW.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Value
			B 80'@ 2500/	100.00	232.00	262,015
			70 Actual Front Feet, 0.61 Total Acres			262,015

Public Improvements		Land Improvement Cost Estimates			
X	Dirt Road	Description	Rate	Size % Good	Cash Value
X	Gravel Road	D/W/P: 3.5 Concrete	6.58	709 0	0
X	Paved Road	D/W/P: Asphalt Paving	3.10	3600 0	0
X	Storm Sewer	Residential Local Cost Land Improvements			
X	Sidewalk	Description	Rate	Size % Good	Cash Value
X	Water	GENERATOR	1.00	1 95	1
X	Sewer	LAND IMPROVE 10000	10,000.00	1 95	9,500
X	Electric	Total Estimated Land Improvements True Cash Value = 9,501			
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	131,000	192,900	323,900			205,713C
X	Rolling	2023	104,800	184,400	289,200			195,918C
X	Low	2022	95,800	167,400	263,200			186,589C
X	High	2021	95,800	172,500	268,300			180,629C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

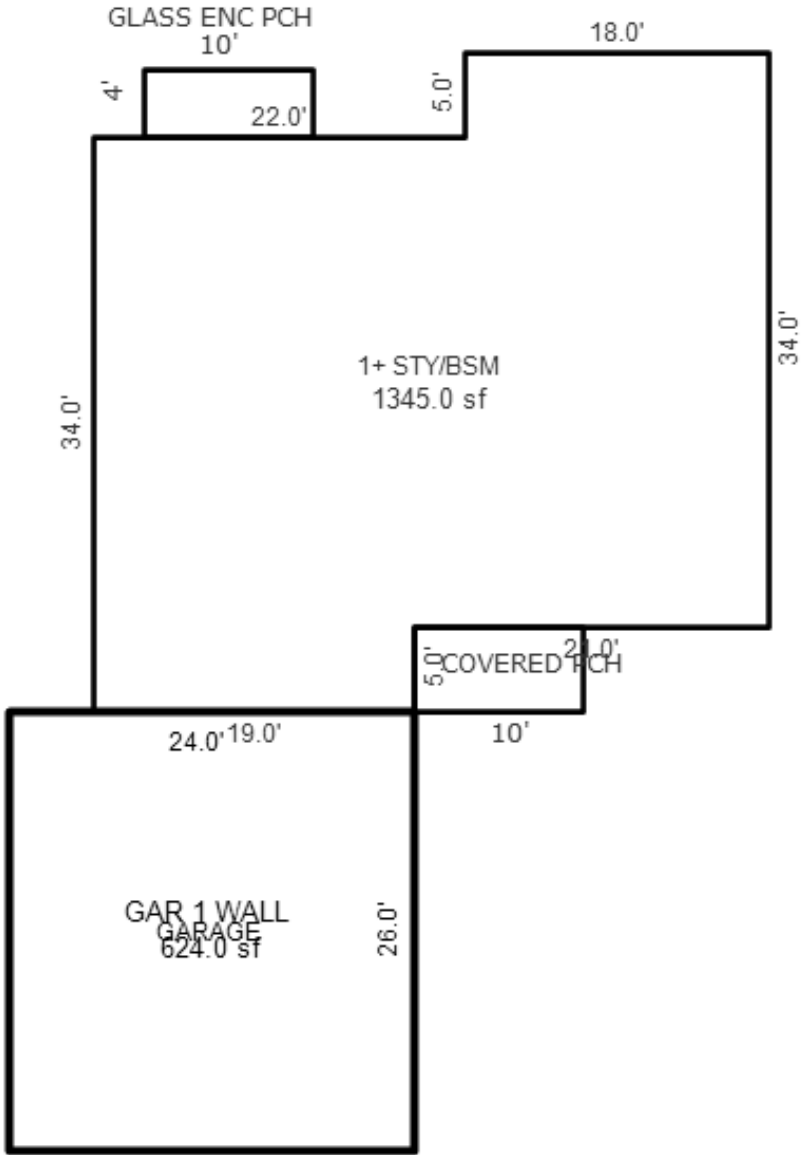
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	131,000	192,900	323,900			205,713C
TPC	05/01/2016	INSPECTED	2023	104,800	184,400	289,200			195,918C
TPC	04/08/2013	INSPECTED	2022	95,800	167,400	263,200			186,589C
			2021	95,800	172,500	268,300			180,629C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 50 40	Type CCP (1 Story) WGEP (1 Story)	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,345 Total Base New : 320,708 Total Depr Cost: 257,760 Estimated T.C.V: 376,330		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 320,708 Total Depr Cost: 257,760 Estimated T.C.V: 376,330		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures						
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 10 Blt 1983	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1345 SF Floor Area = 1345 SF.					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall	Many	X	Ave.		Few	Building Areas						
(2) Windows		(7) Excavation		Average Fixture(s)			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1345 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,345		Total: 221,721 177,377			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Living Area 1000 35,860 28,688 Basement, Outside Entrance, Below Grade 1 2,560 2,048			14) Water/Sewer			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath					
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches					
X	Gable Hip Flat	Gambrel Mansard Shed	1000	Joists: Unsupported Len: Cntr.Sup:						CCP (1 Story) 50 1,501 1,456 * WGEP (1 Story) 40 5,520 5,354 *					
X	Asphalt Shingle									Garages					
Chimney: Brick										Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
										Base Cost 624 31,606 25,285 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					
										Interior 1 Story 1 5,338 4,270 Wood Stove 1 2,551 2,041					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASHBAUGH KENNETH H	MEIJER MARK D & SHEHAN MA	130,000	10/17/2013	WD	03-ARM'S LENGTH	2013-03785	PROPERTY TRANSFER	100.0
ASHBAUGH KENNETH H & BEVE	ASHBAUGH KENNETH H & BEVE	0	12/01/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8108 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	10/15/2020	2020-0603	100%

Owner's Name/Address	MAP #:
MEIJER MARK D & SHEHAN MARY E C/O GREENVILLE PARTNERS PO BOX 230345 GRAND RAPIDS MI 49523	2024 Est TCV 48,197

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
. SEC 10 T22N R8W LOT 6 OAKRIDGE VIEW.				

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Dirt Road	89.28	276.66	0.8404	1.2848	500	100		48,197	
		Gravel Road	89 Actual Front Feet, 0.57 Total Acres								
		Paved Road	Total Est. Land Value =								48,197

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.58	240	0	0
		D/W/P: Asphalt Paving	3.10	1500	0	0
		Total Estimated Land Improvements True Cash Value =				0

Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	X High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	X Underground Utils.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,100	0	24,100			13,304C
2023	19,000	0	19,000			12,671C
2022	15,000	0	15,000			12,068C
2021	12,500	0	12,500			11,683C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOSLEY DAVID C & KRISTINE	VENNEMA WILLIMA J & PAMEL	120,000	05/27/2016	WD	03-ARM'S LENGTH	2016-01913	PROPERTY TRANSFER	100.0
LITTLE JOSEPH E & DIANE	BOSLEY DAVID C & KRISTINE	111,000	02/26/2015	WD	03-ARM'S LENGTH	2015-00730	PROPERTY TRANSFER	100.0
LITTLE JOSEPH E & DIAN M	LITTLE JOSEPH E & DIAN (L	0	12/17/2008	WD	21-NOT USED/OTHER	2009/096	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8105 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/20/2016					

Owner's Name/Address	MAP #:
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VENNEMA WILLIMA J & PAMELA J 8105 W RIDGEVIEW DR LAKE CITY MI 49651	2024 Est TCV 215,841 TCV/TFA: 181.38
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X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
Public Improvements			* Factors *				IRR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	

			C 50' @ 500/FF 91.00 252.75 0.8356 1.2504 500 100						47,538
			91 Actual Front Feet, 0.53 Total Acres						Total Est. Land Value = 47,538

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good				Cash Value	
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water	D/W/P: 3.5 Concrete	6.58	216	0			0	
X Sewer	D/W/P: 4in Ren. Conc.	8.18	800	0			0	
X Electric	Metal Prefab	21.54	72	50			775	
X Gas	Wood Frame	28.33	112	50			1,586	
X Curb	Residential Local Cost Land Improvements							
X Street Lights	Description	Rate	Size	% Good			Cash Value	
X Standard Utilities	LAND IMPROVE 1000	1,000.00	2	95			1,900	
X Underground Utils.	Total Estimated Land Improvements True Cash Value =						4,261	

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

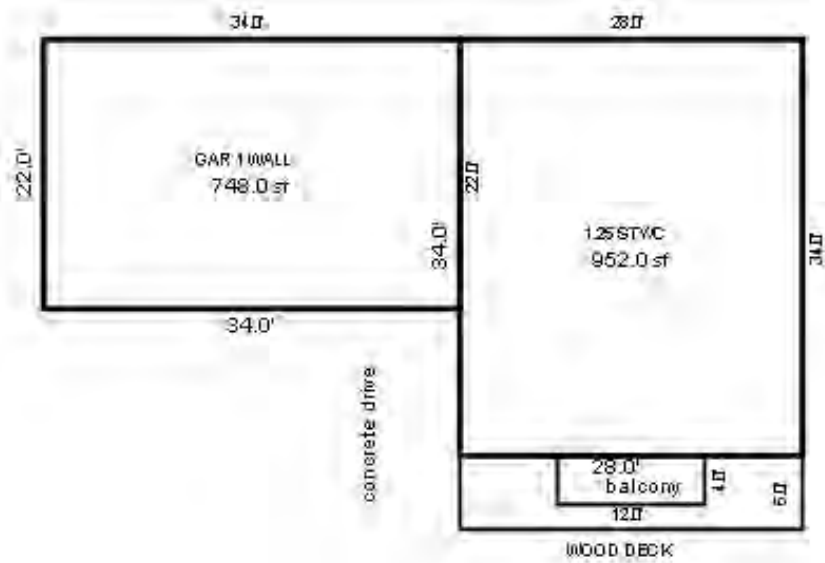
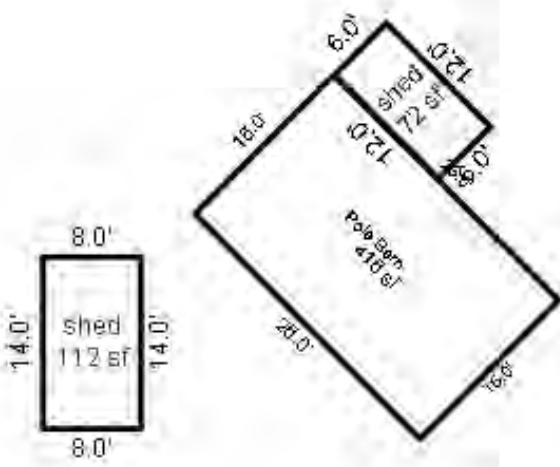
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	23,800	84,100	107,900			72,584C
2023	11,800	73,400	85,200			69,128C
2022	15,000	66,200	81,200			65,837C
2021	12,500	61,200	73,700			63,734C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 168 48	Type Treated Wood Wood Balcony	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,190 Total Base New : 213,041 Total Depr Cost: 149,129 Estimated T.C.V: 164,042		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Total Base New : 213,041 Total Depr Cost: 149,129 Estimated T.C.V: 164,042		Storage Area: 0 No Conc. Floor: 0		
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C		Blt 1984		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Plumbing		Total: 148,228		103,760		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing		Total: 148,228		103,760	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing		Total: 148,228		103,760	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
(2) Windows		(8) Basement		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total: 148,228		103,760			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
(3) Roof		(10) Floor Support		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
X	Asphalt Shingle	(14) Water/Sewer		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
Chimney: Brick		(15) Fireplaces		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
		(16) Porches/Decks		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			
		(17) Garage		No. of Elec. Outlets			Plumbing			Total: 148,228		103,760			

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHEATLEY JOHN F & DONNA J	GAINES RICHARD & REBECCA	180,000	07/20/2018	WD	03-ARM'S LENGTH	2018-02323	PROPERTY TRANSFER	100.0
KIBBE JOHN C (DEC) & ALME	WHEATLEY JOHN F & DONNA J	140,000	08/12/2011	WD	03-ARM'S LENGTH	2011-02710	PROPERTY TRANSFER	100.0
		169,900	11/01/1997	WD	33-TO BE DETERMINED	315:133	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8081 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/30/2018					
Owner's Name/Address	MAP #:					
GAINES RICHARD & REBECCA 8081 W RIDGEVIEW DR LAKE CITY MI 49651	2024 Est TCV 270,716 TCV/TFA: 165.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 8 OAKRIDGE VIEW.			C 50' @ 500/FF	135.00	233.61	0.7423	1.2212	500	100		61,191
Comments/Influences			135 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 61,191								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
		Dirt Road							
		Gravel Road							
	X	Paved Road							
		Storm Sewer							
		Sidewalk							
		Water	D/W/P: 3.5 Concrete	6.58	400	50		1,316	
	X	Sewer	D/W/P: 4in Ren. Conc.	8.18	1400	50		5,726	
	X	Electric	Wood Frame	27.00	144	50		1,944	
	X	Gas	Wood Frame	23.83	280	50		3,336	
		Curb	Total Estimated Land Improvements True Cash Value =						12,322

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



Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	30,600	15,600	15,000	12,500
TPC	12/27/2017	INSPECTED	104,800	88,400	85,800	79,200
TPC	04/08/2013	INSPECTED	135,400	104,000	100,800	91,700
			106,035C	99,462C	94,726C	91,700S

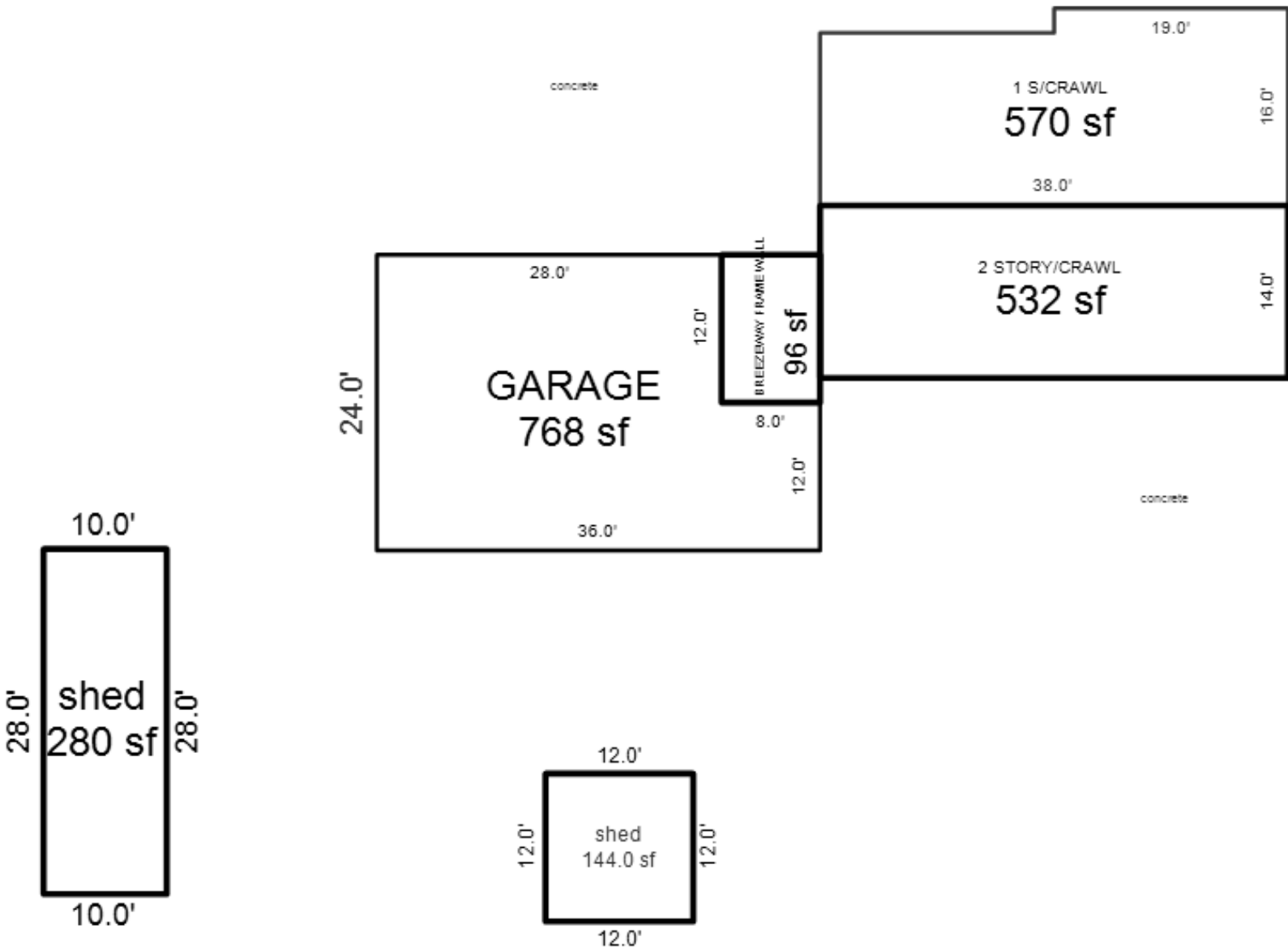
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 96	Type Brzwy, FW	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.5S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,634 Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1992	Remodeled 1993	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1102 SF Floor Area = 1634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1992						
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.		Min	Building Areas			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		Many			X	Ave.		Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1102 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 570 2 Story Siding Crawl Space 532 Total: 221,839 144,185			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 19,698 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Breezeways Frame Wall 96 6,607 4,295 Local Cost Items SANITARY SEWER 1 0 0 *			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 30,305 19,698 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Breezeways Frame Wall 96 6,607 4,295 Local Cost Items SANITARY SEWER 1 0 0 *			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 275,823 Total Depr Cost: 179,275 Estimated T.C.V: 197,203			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Chimney: Metal										Totals: 275,823 179,275			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUPPEL BRYAN E & DEANNA J	GAINES JEFFREY A & BLAIR	36,000	07/08/2022	WD	03-ARM'S LENGTH	2022-02297	PROPERTY TRANSFER	100.0
ONEIL KEITH & BRENDA	RUPPEL BRYAN E & DEANNA J	32,900	05/07/2021	WD	03-ARM'S LENGTH	2021-01727	PROPERTY TRANSFER	100.0
PIPP HELEN L	ONEIL KEITH & BRENDA	28,500	06/12/2019	WD	03-ARM'S LENGTH	2019-01862	PROPERTY TRANSFER	100.0
PIPP DOUGLAS J	PIPP HELEN L	0	05/14/2018	AFF	07-DEATH CERTIFICATE	2019-00196	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status		
W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
GAINES JEFFREY A & BLAIR RODNEY R 815 S SPRUCE ST ANNVILLE PA 17003	2024 Est TCV 66,740							
	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		C 50' @ 500/FF	135.00	312.00	0.7423 1.3320	500 100 66,740		
		135 Actual Front Feet,	0.97 Total Acres	Total Est. Land Value =		66,740		
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.							
. SEC 10 T22N R8W LOT 9 OAKRIDGE VIEW.	Topography of Site							
Comments/Influences	X Level Rolling Low X High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain							
DEEDED EASEMENT ACCESS		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	33,400	0	33,400	17,535C
	TPC	05/09/2022	INSPECTED	2023	16,700	0	16,700	16,700S
	TPC	02/24/2021	INSPECTED	2022	15,000	0	15,000	15,000S
	TPC	05/06/2018	INSPECTED	2021	12,500	0	12,500	12,500S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SESSIONS BETTE A	FRANCISCO DOUG	127,100	10/15/2018	WD	03-ARM'S LENGTH	2018-03341	PROPERTY TRANSFER	100.0
SESSIONS THOMAS RICHARD	SESSIONS BETTE A	0	06/17/2005	AFF	07-DEATH CERTIFICATE	2015-02045	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8041 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/30/2018					
Owner's Name/Address	MAP #:					
FRANCISCO DOUG 8041 W RIDGEVIEW DR LAKE CITY MI 49651	2024 Est TCV 196,243 TCV/TFA: 128.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 10 OAKRIDGE VIEW.			C 50' @ 500/FF	135.00	215.00	0.7423	1.1912	500	100	59,686
Comments/Influences			135 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 59,686							

ADD RF TO LINE 3 FOR 00	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
	X	Paved Road	D/W/P: 3.5 Concrete	6.58	500 0	0
	X	Storm Sewer	D/W/P: Asphalt Paving	3.10	1620 0	0
	X	Sidewalk	Residential Local Cost Land Improvements			
	X	Water	Description	Rate	Size % Good	Cash Value
	X	Sewer	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Electric	Total Estimated Land Improvements True Cash Value = 2,375			
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	29,800	68,300	98,100			65,190C
Rolling							
Low							
X High	2023	15,200	59,400	74,600			62,086C
Landscaped							
Swamp							
X Wooded	2022	15,000	52,100	67,100			59,130C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain	2021	12,500	50,000	62,500			57,242C

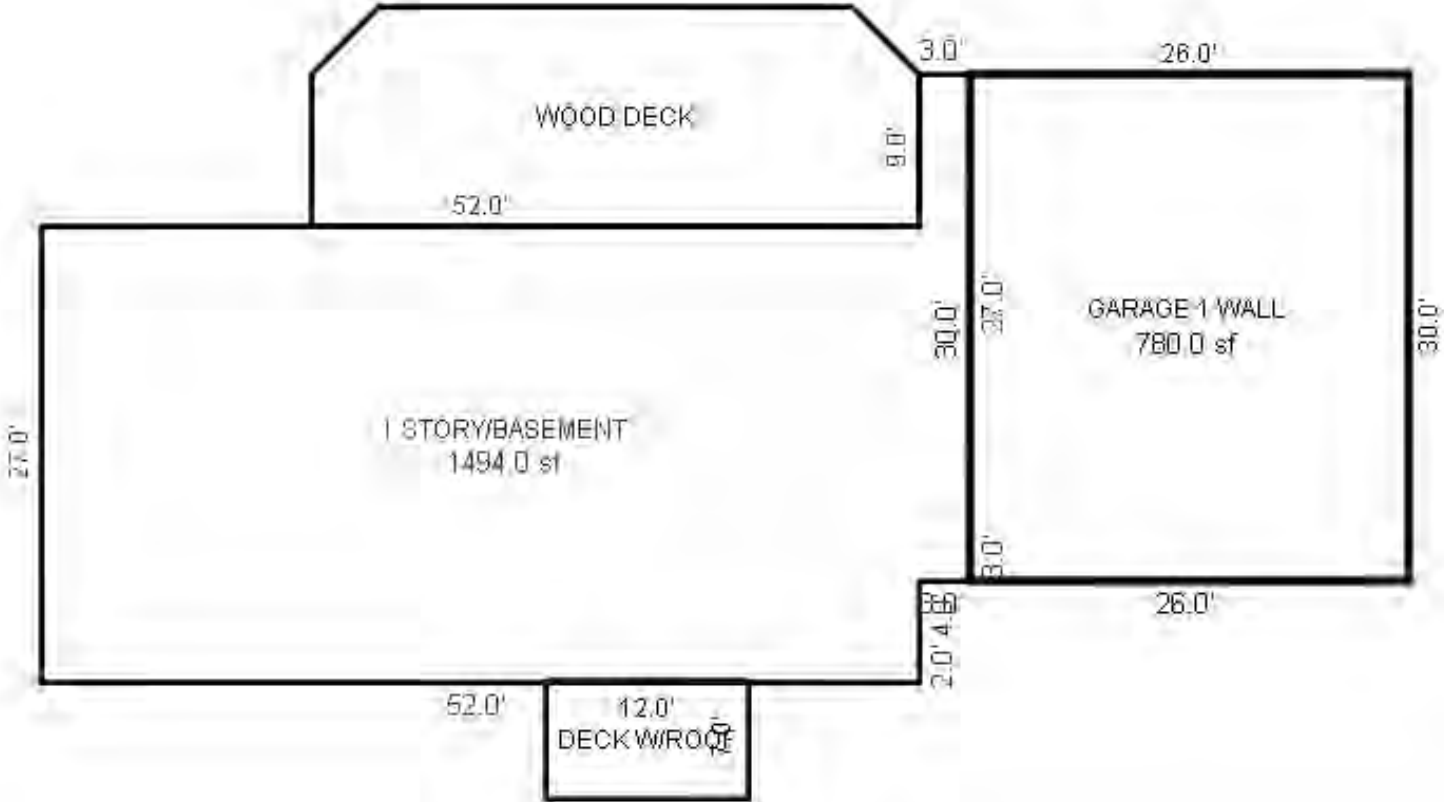
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	15,200	59,400	74,600			62,086C
TPC	08/08/2018	INSPECTED	2022	15,000	52,100	67,100			59,130C
TPC	12/27/2017	INSPECTED	2021	12,500	50,000	62,500			57,242C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 390	Type Pine Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,524 Total Base New : 275,245 Total Depr Cost: 178,909 Estimated T.C.V: 134,182			E.C.F. X 0.750		Bsmnt Garage:		
Building Style: HUD		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration					Roof:		
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min		Size of Closets								
Condition: Average		Lg	X	Ord	Small		Central Air Wood Furnace								
Room List		Doors	Solid		X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service								
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave. Few			(13) Plumbing							
(2) Windows		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Hot Water Ground Area = 1524 SF Floor Area = 1524 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 1,524 Total: 224,397 145,858							
X	Many Avg. X Few	Large Avg. Small		Basement: 1524 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 30,615 19,900 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							
(3) Roof		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Built-Ins Appliance Allow. 1 2,766 1,798 Local Cost Items SANITARY SEWER 1 0 0					*		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(14) Water/Sewer								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCY: 134,182							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 275,245 178,909							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAESCHKE GERALD G & SHEIL	ORIZABA HEATHER H	197,400	02/27/2024	WD	03-ARM'S LENGTH	2024-00409	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8021 W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/19/2018	2018-0576	100%
P.R.E. 100% 07/27/1994						

Owner's Name/Address	MAP #:
ORIZABA HEATHER H 21 W 230 CARARY RD LOMBARD IL 60148	2024 Est TCV 186,803 TCV/TFA: 130.63

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Public Improvements		* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		C 50' @ 500/FF	196.00	83.00	0.6638	0.8953	500	100	58,238	
		196 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	58,238

Tax Description		Land Improvement Cost Estimates						
. SEC 10 T22N R8W LOT 11 OAKRIDGE VIEW.	X	Dirt Road	Description		Rate	Size	% Good	Cash Value
Comments/Influences		Gravel Road	D/W/P: 4in Concrete		6.97	54	0	0
10' ACCESS SHARED OAKRIDGE VIEW SUB	X	Paved Road	D/W/P: Asphalt Paving		3.10	1636	0	0
	X	Storm Sewer	D/W/P: Brick on Sand		18.02	63	0	0
	X	Sidewalk	Residential Local Cost Land Improvements					
	X	Water	Description	Rate	Size	% Good	Cash Value	
	X	Sewer	LAND IMPROVE 2500	2,500.00	1	100	2,500	
	X	Electric	Total Estimated Land Improvements True Cash Value =					2,500
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	29,100	64,300	93,400			38,843C
Rolling		2023	15,900	79,100	95,000			36,994C
Low		2022	15,000	68,300	83,300			35,233C
X High		2021	12,500	70,300	82,800			34,108C
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/20/2023	INSPECTED	2023	15,900	79,100	95,000			36,994C
TPC	04/30/2021	INSPECTED	2022	15,000	68,300	83,300			35,233C
JWV	10/05/2018	INSPECTED	2021	12,500	70,300	82,800			34,108C

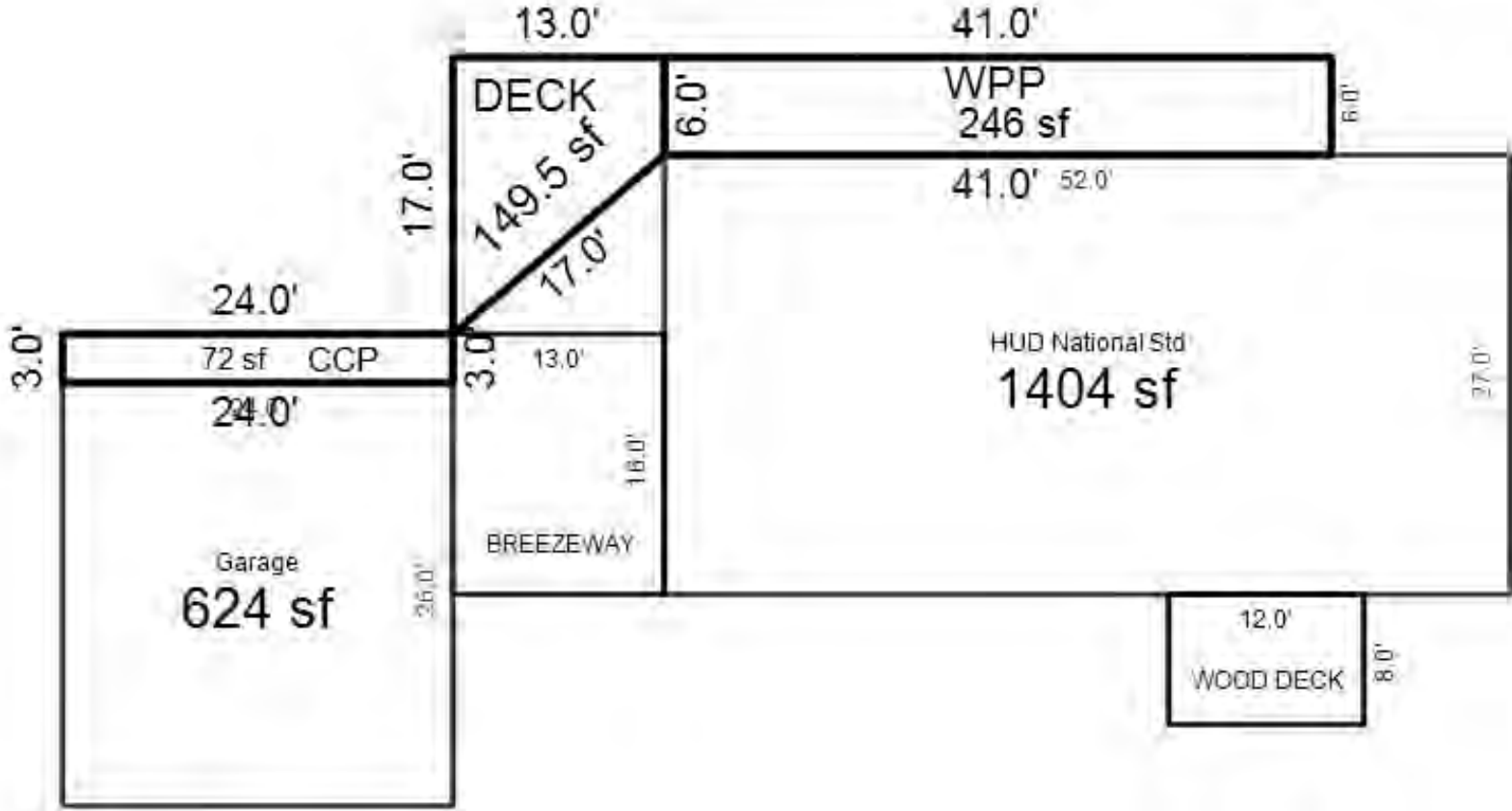
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 246 72 149 216 198	Type WPP CPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,430 Total Base New : 258,612 Total Depr Cost: 168,086 Estimated T.C.V: 126,065			E.C.F. X 0.750		Bsmnt Garage:	
Building Style: HUD		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets			Condition: Average		Roof:
Yr Built 1988	Remodeled 0	Ex	X	Ord	Min		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 5 Blt 1988			
Room List		Doors		Solid	H.C.		(12) Electric			Ground Area = 1430 SF Floor Area = 1430 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1430 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,430 Total: 192,341 125,011						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Lump Sum Items:			Water/Sewer			Porches WPP 246 4,930 3,204 Foundation: Shallow 246 -1,501 -976 CPP 72 1,611 1,047						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck Treated Wood 149 3,411 2,217 Treated Wood 216 4,359 2,833			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,220 17,043 Door Opener 1 547 356						
(3) Roof		Chimney: Metal		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,798 Breezeways Frame Wall 198 13,626 8,857			Depr. Cost						
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Water Well, 50 Feet 1 2,686 1,746			Garages						
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Lump Sum Items:			Garages						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL JACK L	BELEN JASON & ERIN	480,000	08/25/2023	WD	03-ARM'S LENGTH	2023-02409	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6110 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	09/20/2023	2023-0631	100%	

Owner's Name/Address	MAP #:	2024 Est TCV 478,675 TCV/TFA: 419.89
BELEN JASON & ERIN 7189 EAGLE TERRACE MATTAWAN MI 49071		

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
X		<p style="text-align: center;">* Factors *</p> <p style="text-align: center;">LAKE VIEW OVER PRIVATE PK</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>43.00</td> <td>146.00</td> <td>1.0384</td> <td>1.0992</td> <td>4200</td> <td>100</td> <td></td> <td>206,149</td> </tr> <tr> <td colspan="8">43 Actual Front Feet, 0.14 Total Acres</td> <td>Total Est. Land Value = 206,149</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	43.00	146.00	1.0384	1.0992	4200	100		206,149	43 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 206,149
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
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43 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 206,149																					

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
. SEC 12 T22N R8W LOT 1 EXC W 10 FT THEREOF PALMER'S PINE OAK PLAT.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	845	50	3,456	
Comments/Influences	X	Gravel Road	D/W/P: 4in Concrete	6.97	330	50	1,150	
	X	Paved Road	D/W/P: 3.5 Concrete	6.58	144	50	474	
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =					5,080
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

LAKE VIEW OVER PRIVATE SUBDIVISION PARK	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2024	103,100	136,200	239,300			239,300S
	X Rolling	2023	61,400	132,100	193,500			116,639C
	X High	2022	55,400	119,000	174,400			111,085C
	Landscaped	2021	48,700	122,800	171,500			107,537C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



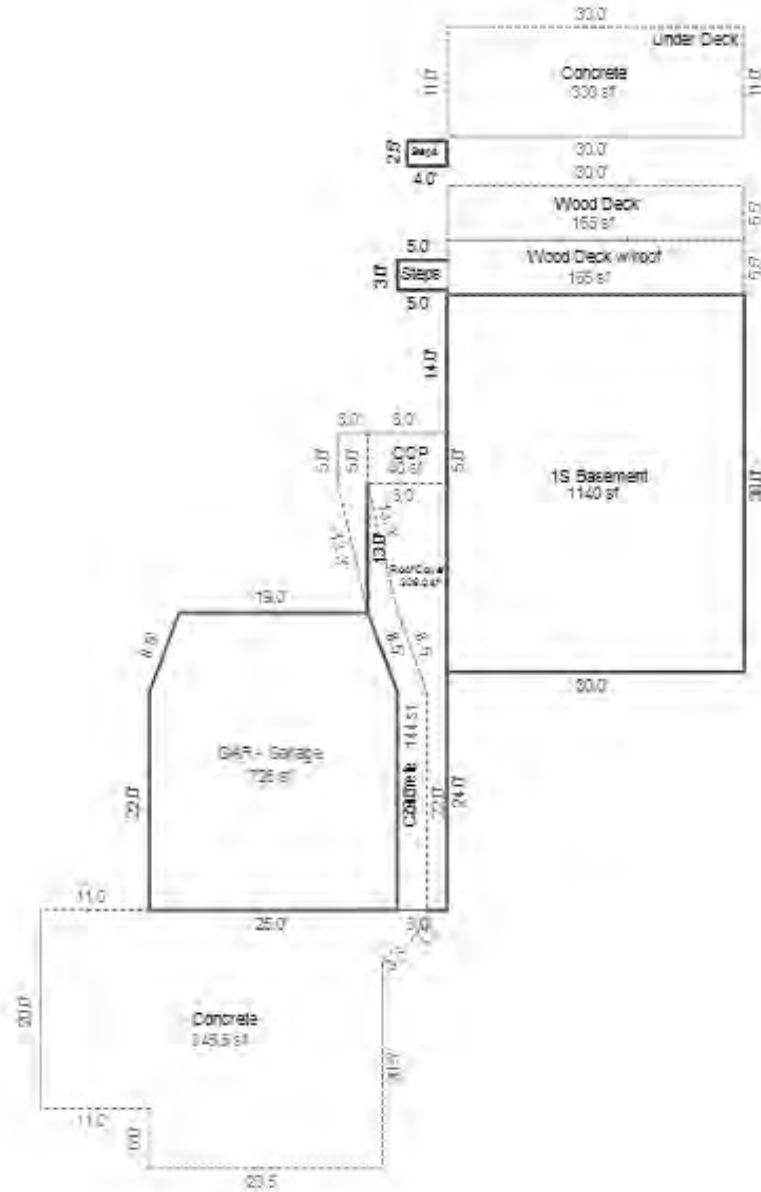
Who	When	What	2024	2023	2022	2021
JWV	11/01/2023	INSPECTED	2024	2023	2022	2021
JWV	11/01/2023	INSPECTED				
TPC	04/30/2021	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 165 165 40 306	Type WCP (1 Story) WPP CCP (1 Story) Roof Cover Onl	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 726 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets			No./Qual. of Fixtures																																																																																																										
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	Basement 6	1st Floor	(5) Floors			Kitchen: Other: Other:			(12) Electric																																																																																																																
	2nd Floor	3 Bedrooms	200			Amps Service																																																																																																																			
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	Wood/Shingle Aluminum/Vinyl Brick	X			Drywall																																																																																																																				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

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

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

Owner's Name/Address: MISSAUKEE COUNTY ROAD COMMISSION  
 LAKE CITY MI 49651  
 2024 Est TCV 0

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	B 80'@ 2500/	10.00	126.00	1.0000	1.0000	2500	100		25,000	
X Gravel Road	10 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value =	25,000

Tax Description: SEC 12 T22N R8W W 10 FT OF LOT 1  
 ACCORDING TO THE RECORDED PLAT THEREOF  
 PALMER'S PINE OAKS PLAT.

Comments/Influences: Comments/Influences

Topography of Site	Level	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	Level				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X Waterfront	Rolling				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X Street Lights	Low				2022	0	0	0			0
X Standard Utilities	High				2021	0	0	0			0
X Underground Utils.	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Wetland										
	Flood Plain										



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY BANK & TRUST CO	CONN DAVID R & EILEEN P	1	03/12/1993	QC	11-FROM LENDING INSTITUT	2017-00264	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6040 W OAKCREST DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CONN DAVID R & EILEEN P 551 S GULLY ROAD DEARBORN MI 48124	2024 Est TCV 371,177 TCV/TFA: 549.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 2 PALMER'S PINE OAK PLAT.	X		A50' @ 4200/FF	61.00	181.00	0.9515	1.1599	4200	100	282,754
			61 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =		282,754

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
LAKE VIEW OVER PRIVATE SUBDIVISION PARK ADD SEWER FOR 05	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	5.78	210 71	862
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
			Total Estimated Land Improvements True Cash Value =			862

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	141,400	44,200	185,600	185,600M		69,508C
2023	84,200	42,100	126,300			66,199C
2022	73,300	38,000	111,300			63,047C
2021	64,500	39,200	103,700			61,033C

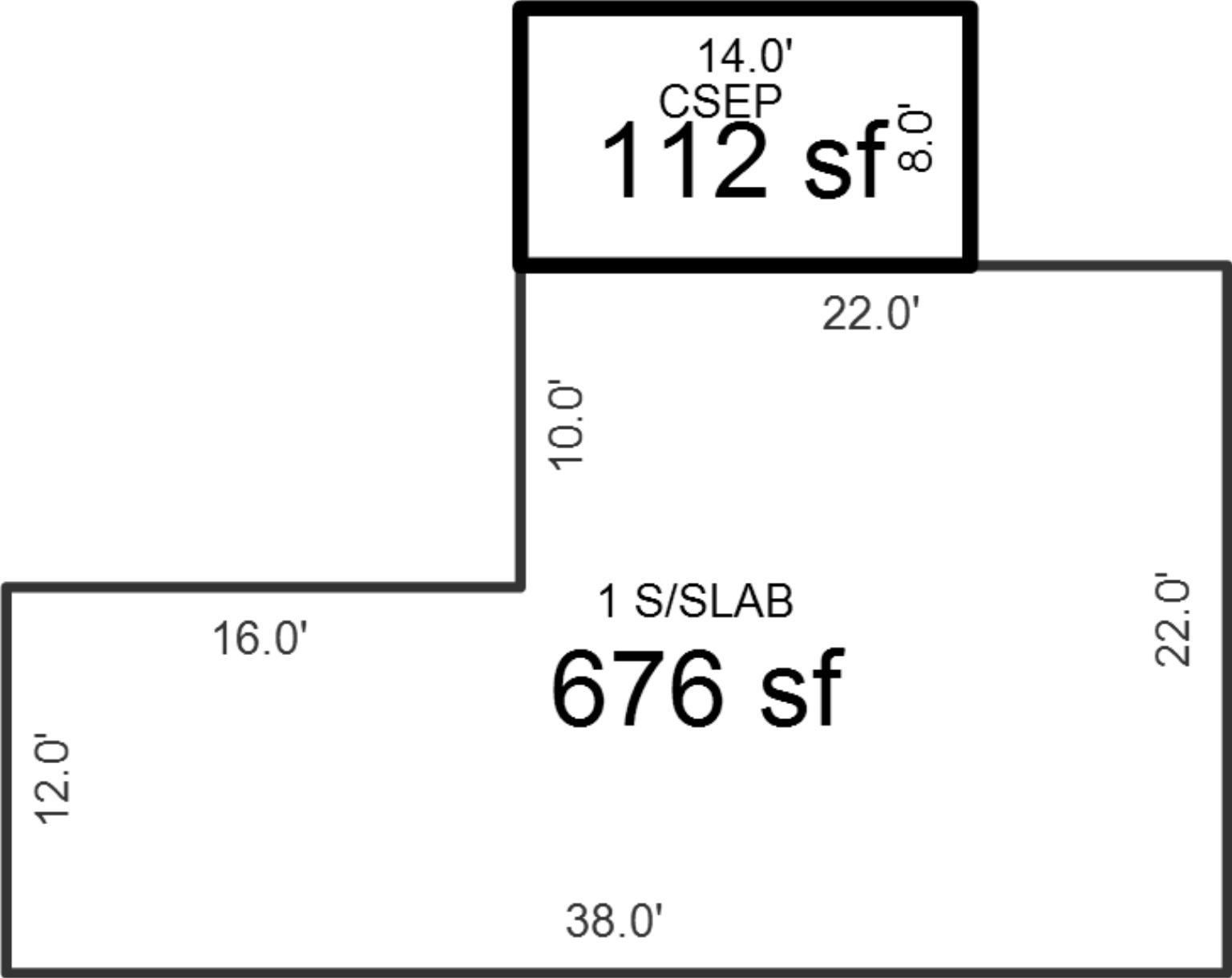
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 676 Total Base New : 92,266 Total Depr Cost: 59,973 Estimated T.C.V: 87,561		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1958		
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 676 SF Floor Area = 676 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 676		Total: 76,640		49,815		
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 676 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1		1,025 666		
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Porches		CSEP (1 Story) 112		4,321 2,809		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Water/Sewer		Public Sewer 1		1,175 764		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1		1,638 1,065		
X	Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Fireplaces		Exterior 1 Story 1		4,969 3,230		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			SANITARY SEWER			Local Cost Items		1 0		0 0		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			Totals: 92,266		59,973		87,561	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						SANITARY SEWER		1 0		0 0		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:								SANITARY SEWER		1 0		0 0		

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		81,500	04/01/1996	WD	33-TO BE DETERMINED	303:49	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6034 W OAKCREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/30/2014					
REID JAMES J & KEVIN J P O BOX 557 LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 387,741 TCV/TFA: 517.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
		Public Improvements		Description	Frontage	Depth	* Factors *	LAKEVIEW OVER PVT SUB PK	
. SEC 12 T22N R8W LOT 3 PALMER'S PINE OAK PLAT.	X	Dirt Road		A50' @ 4200/FF	61.00	183.00	0.9515 1.1631	4200 100	283,532
Comments/Influences		Gravel Road		61 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =	283,532
LAKE VIEW OVER PRIVATE SUBDIVISION PARK FIREPLACE IS NON FUNCTIONAL	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain



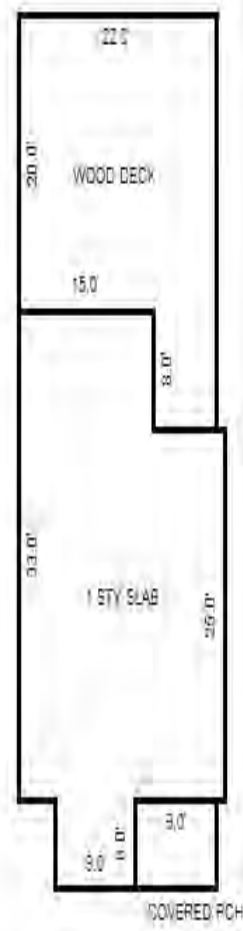
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	141,800	52,100	193,900			76,839C
2023	84,400	49,700	134,100			73,180C
2022	73,300	44,800	118,100			69,696C
2021	64,500	46,200	110,700			67,470C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 54 496	Type CCP (1 Story) Treated Wood	Year Built: 1981 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 749 Total Base New : 109,808 Total Depr Cost: 71,376 Estimated T.C.V: 104,209			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 749 SF Floor Area = 749 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D Blt 1965				
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 749			Total: 83,381 54,198				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,025 666 54 1,359 883 496 7,167 4,659 320 11,565 7,517 1 1,175 764 1 2,498 1,624 1 1,638 1,065		Totals: 109,808 71,376		
(2) Windows		(8) Basement		Lump Sum Items:			Notes:			Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,025 666 54 1,359 883 496 7,167 4,659 320 11,565 7,517 1 1,175 764 1 2,498 1,624 1 1,638 1,065		Totals: 109,808 71,376		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 749 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Notes:			Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,025 666 54 1,359 883 496 7,167 4,659 320 11,565 7,517 1 1,175 764 1 2,498 1,624 1 1,638 1,065		Totals: 109,808 71,376	
X	Asphalt Shingle			Lump Sum Items:			Notes:			Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,025 666 54 1,359 883 496 7,167 4,659 320 11,565 7,517 1 1,175 764 1 2,498 1,624 1 1,638 1,065		Totals: 109,808 71,376		
Chimney: Stone				Lump Sum Items:			Notes:			Average Fixture(s) 1 1,025 666 Porches CCP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,025 666 54 1,359 883 496 7,167 4,659 320 11,565 7,517 1 1,175 764 1 2,498 1,624 1 1,638 1,065		Totals: 109,808 71,376		

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NEES FAMILY TRUST	CREED CHRISTINE M	0	02/15/2022	WD	16-LC PAYOFF	2022-00600	DEED	0.0				
NEES FAMILY TRUST	CREED CHRISTINE M	300,000	08/25/2021	MLC	03-ARM'S LENGTH	2021-03301	PROPERTY TRANSFER	33.3				
RICH GARY TRUST (1/3 INT)	PILKNTON KRISTEN (1/3 INT)	47,000	08/27/2018	WD	03-ARM'S LENGTH	2018-02805	PROPERTY TRANSFER	0.3				
GRIMWOOD JERRY P & HEATHE	PILKENTON KRISTEN (1/9TH)	1	07/19/2018	WD	09-FAMILY	2018-02806	PROPERTY TRANSFER	0.1				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6028 W OAKCREST DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 67% 07/14/2022										
Owner's Name/Address		MAP #:										
GRIMWOOD JERRY P (2/9INT) & CREED C (3/9) PILKENTON K (4/9) PO BOX 707 LAKE CITY MI 49651		2024 Est TCV 673,006 TCV/TFA: 221.75										
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors * LAKE VIEW OVER SUB PARK								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50' @ 4200/FF	46.20	174.00	0.9154	1.1485	4200	100		204,010
				A50' @ 4200/FF	25.00	171.00	0.9154	1.1435	4200	100		109,916
				71 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		313,926		
Tax Description				Land Improvement Cost Estimates								
				Description			Rate	Size % Good		Cash Value		
				D/W/P: Crushed Rock			2.27	576 0		0		
				Wood Frame			25.66	176 94		4,245		
				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 =				5,195				
Comments/Influences				Topography of Site								
				Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	157,000	179,500	336,500			202,935C	
		TPC 09/27/2021 INSPECTED			2023	93,400	171,400	264,800			193,272C	
		TPC 12/27/2017 INSPECTED			2022	82,900	155,700	238,600		238,600A	184,069C	
		TPC 07/19/2016 INSPECTED			2021	73,000	139,900	212,900		212,900A	130,406C	

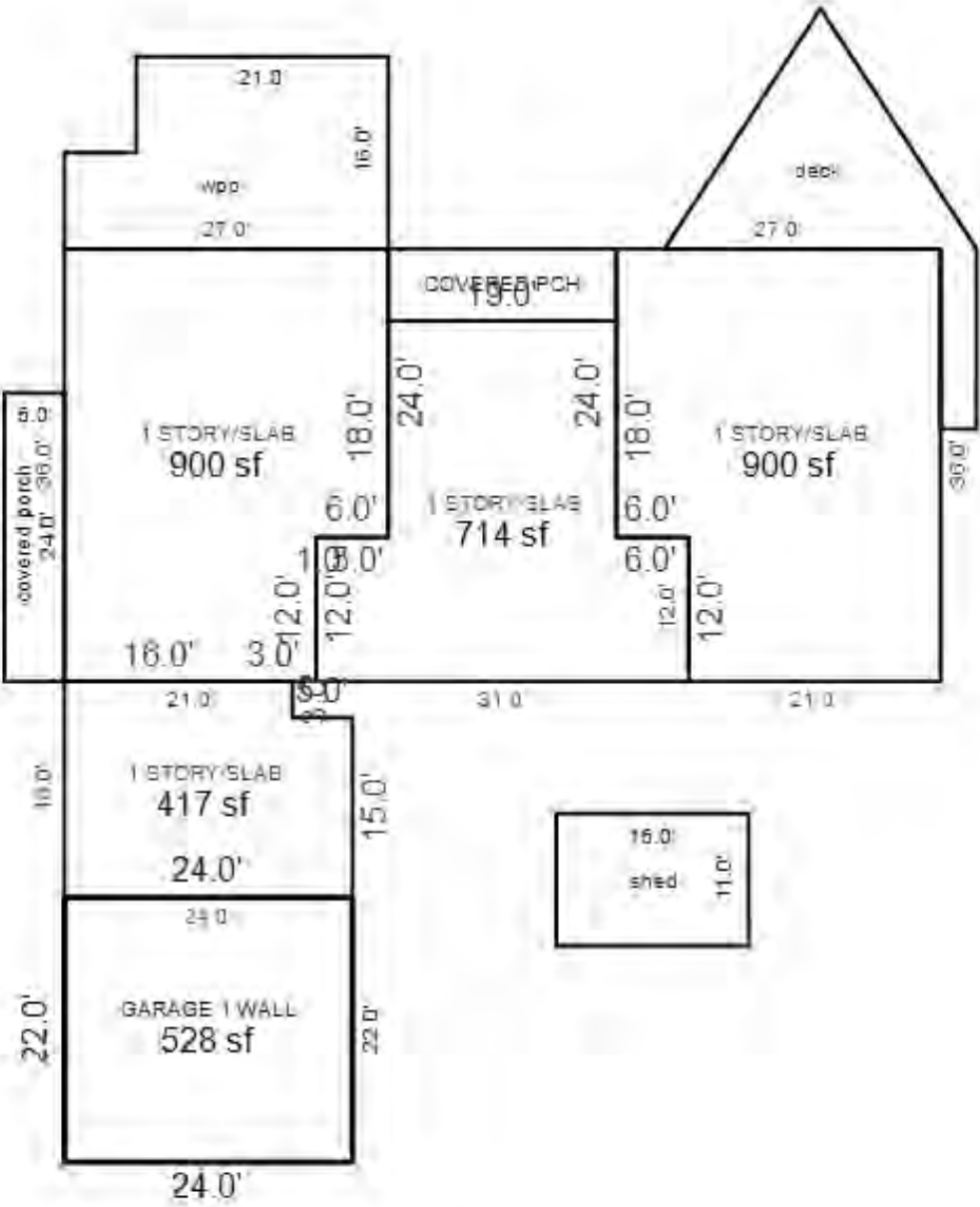


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	3	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
X	Wood Frame Block		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							114 120 384 358	CCP (1 Story) CCP (1 Story) Treated Wood Treated Wood																																				
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																																												
	Yr Built 1968	Remodeled 2002	Ex X Ord Min		(12) Electric																																												
	Condition: Average		Size of Closets		150 Amps Service																																												
	Room List		Lg Ord X Small		No./Qual. of Fixtures																																												
	Basement 1st Floor 2nd Floor Bedrooms		Doors Solid X H.C.		Ex. X Ord. Min																																												
	(1) Exterior		(5) Floors		No. of Elec. Outlets																																												
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		Many X Ave. Few																																												
	Insulation		(6) Ceilings		(13) Plumbing																																												
	(2) Windows		X Tile		3 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																																												
X	Many Avg. X Large Avg. Small		(7) Excavation		(14) Water/Sewer																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 3035 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																												
	(3) Roof		(8) Basement		Lump Sum Items:																																												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																														
X	Asphalt Shingle		(9) Basement Finish																																														
	Chimney: Brick		(10) Floor Support																																														
			Joists: Unsupported Len: Cntr.Sup:																																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 3035 SF Floor Area = 3035 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>900</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>900</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>828</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>407</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>319,966</td> <td>191,984</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 3 4,317 2,590 3 Fixture Bath 2 9,061 5,437 Porches CCP (1 Story) 114 3,092 1,855 CCP (1 Story) 120 3,241 1,945 Deck Treated Wood 384 6,198 3,719 Treated Wood 358 5,918 3,551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 22,815 13,689 Door Opener 1 533 320 Water/Sewer Public Sewer 1 1,494 896 Water Well, 100 Feet 1 5,808 3,485 Built-Ins Appliance Allow. 3 8,299 4,979 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	900			1 Story	Block	Slab	900			1 Story	Block	Slab	828			1 Story	Siding	Slab	407			Total:				319,966	191,984
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																												
1 Story	Block	Slab	900																																														
1 Story	Block	Slab	900																																														
1 Story	Block	Slab	828																																														
1 Story	Siding	Slab	407																																														
Total:				319,966	191,984																																												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		139,000	06/01/2000	WD	33-TO BE DETERMINED	03-0:1089	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6022 W OAKCREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
CONN MARK ETAL 2415 FLETCHER DR NE GRAND RAPIDS MI 49506	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 345,264 TCV/TFA: 403.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
				Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 5 PALMERS PINE OAKS PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-170 DESC AS: LOT 5 EXC BEG AT THE S'LY MOST COR LOT 5, TH NW'LY ALONG LOT LINE 171 FT TO NW'LY COR LOT 5, TH NE'LY ALONG LOT LINE 25 FT, TH SE'LY TO POB. PALMER'S PINE OAK PLAT.	X	Dirt Road		A50' @ 4200/FF	35.00	174.00	184,578
		Gravel Road		35 Actual Front Feet, 0.14 Total Acres			184,578

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	386	73	1,854
Total Estimated Land Improvements True Cash Value =				1,854

Comments/Influences	X	Topography of Site
LAKE VIEW OVER PRIVATE SUB PARK ADD SEWER FOR 05 ADD CFP FOR 07 NOT PREV ON ROLL.	X	Street Lights Standard Utilities Underground Utils.



Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	92,300	80,300	172,600			85,849C
Low		2023	54,900	76,700	131,600			81,761C
High		2022	47,000	69,000	116,000			77,868C
Landsaped		2021	41,300	71,200	112,500			75,381C
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/08/2018	2018	INSPECTED	2023	54,900	76,700	131,600			81,761C
TPC 12/27/2017	2017	INSPECTED	2022	47,000	69,000	116,000			77,868C
TPC 07/19/2016	2016	INSPECTED	2021	41,300	71,200	112,500			75,381C

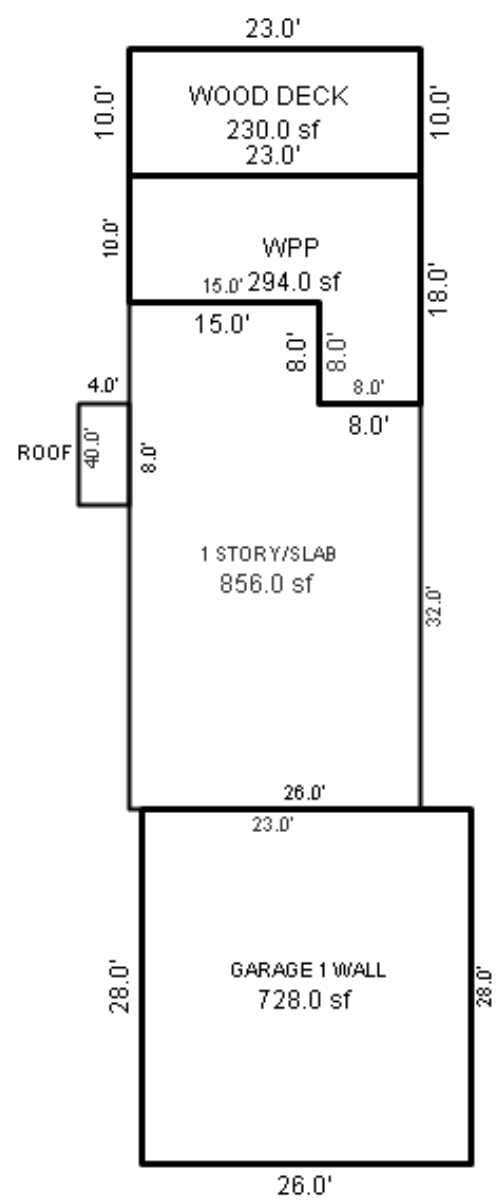
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 326 180	Type WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Size of Closets															
Yr Built 1947	Remodeled 0	Ex	X Ord	Min															
Condition: Average		Lg		X Ord	Small														
Room List		Doors	Solid	X H.C.															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																	
(1) Exterior		Kitchen: Other: Other:																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																	
(2) Windows		(7) Excavation																	
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 856 S.F. Height to Joists: 0.0																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																	
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
X		(9) Basement Finish																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Gambrel Mansard Shed																	
X	Asphalt Shingle	(10) Floor Support																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																	
		(12) Electric																	
		200 Amps Service																	
		No./Qual. of Fixtures																	
		Ex.	X Ord.	Min															
		No. of Elec. Outlets																	
		Many	X Ave.	Few															
		(13) Plumbing																	
		1	Average Fixture(s)																
		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
		(14) Water/Sewer																	
		1	Public Water																
		1	Public Sewer																
			Water Well																
			1000 Gal Septic																
			2000 Gal Septic																
		Lump Sum Items:																	
		Class: C +5 Effec. Age: 35 Floor Area: 856 Total Base New : 167,430 Total Depr Cost: 108,789 Estimated T.C.V: 158,832																	
		E.C.F. X 1.460																	
		Bsmnt Garage:																	
		Carport Area: Roof:																	
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 856 SF Floor Area = 856 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	856	Total:	118,266	76,868											
		Other Additions/Adjustments																	
		Plumbing																	
		Average Fixture(s)																	
		1																	
		Porches																	
		WPP																	
		326																	
		Deck																	
		Treated Wood																	
		180																	
		Garages																	
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
		Base Cost																	
		728																	
		Common Wall: 1 Wall																	
		1																	
		Door Opener																	
		1																	
		547																	
		356																	
		Water/Sewer																	
		Public Sewer																	
		1																	
		1,494																	
		Water Well, 50 Feet																	
		1																	
		2,686																	
		Built-Ins																	
		Appliance Allow.																	
		1																	
		2,766																	
		1,798																	
		Fireplaces																	
		Exterior 1 Story																	
		1																	
		6,513																	
		4,233																	
		Unit-in-Place Cost Items																	
		ROOF STRUCT. (SQ FT)																	
		32																	
		179																	
		81																	
		Local Cost Items																	
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOWNEY MARGARET ESTATE	DOWNEY ROBERT & HUZEL PAT	0	04/09/2004	QC	21-NOT USED/OTHER	04-0/1622	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6016 W OAKCREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DOWNEY ROBERT & HUZEL PATRICIA 22180 CAPE COD WAY FARMINGTON MI 48336	MAP #:	2024 Est TCV 477,468 TCV/TFA: 331.12				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 6 PALMER'S PINE OAK PLAT.	X		A50' @ 4200/FF	60.00	172.00	275,732
LAKE VIEW OVER PRIVATE SUB PARK	X		60 Actual Front Feet, 0.24 Total Acres			275,732

Comments/Influences	X	Public Improvements	* Factors *				LK VIEW OVER PVT PARK
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer	D/W/P: 3.5 Concrete	6.58	504 71	2,354	
	X	Electric					
	X	Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					
			Total Estimated Land Improvements True Cash Value = 2,354				

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



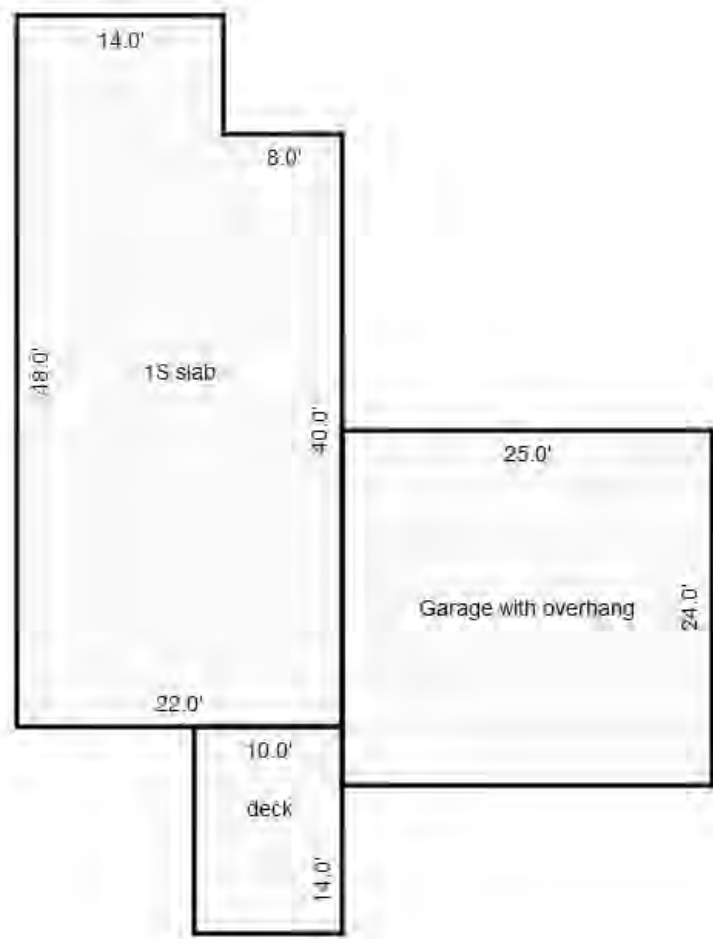
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	137,900	100,800	238,700			126,979C
			2023	82,100	96,200	178,300			120,933C
			2022	72,300	86,700	159,000			115,175C
			2021	63,600	89,400	153,000			111,496C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140	Type Treated Wood	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,442 Total Base New : 210,123 Total Depr Cost: 136,563 Estimated T.C.V: 199,382		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 992 SF Floor Area = 1442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1961													
Yr Built 1961	Remodeled 1993	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			1 Story		Siding		Slab		992		161,210		104,770			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		1 Story		Siding		Overhang		450							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Plumbing		1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 992 S.F. Height to Joists: 0.0			2			Deck		Treated Wood		140		3,279		2,131							
X	Insulation	(7) Excavation		(8) Basement			Average Fixture(s)			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		600		25,506		16,579			
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement Finish			3 Fixture Bath			Water/Sewer		Door Opener		1		547		356							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer		Water Well		50 Feet		1		2,686		1,746					
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			1			Built-Ins		Appliance Allow.		1		2,766		1,798						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well		Fireplaces		Exterior 1 Story		1		6,513		4,233					
Chimney: Metal				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Local Cost Items		SANITARY SEWER		1		0		0		*					
Notes:										Totals: 210,123 136,563															
										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 199,382															

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BANK OF AMERICA	KOEPPLINGER PAT M & MARY	0	03/04/2015	AFF	33-TO BE DETERMINED	2015-00814	DEED	0.0
KOEPPLINGER PAT M	FEDERAL HOME LOAN MORTGAG	68,452	07/18/2014	SD	10-FORECLOSURE	2014-02562	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6010 W OAKCREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KOEPPLINGER PAT M 3350 WINTERGREEN DR E SAGINAW MI 48603	MAP #:					
	2024 Est TCV 252,892 TCV/TFA: 261.25					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50' @ 4200/FF	23.00	174.00	1.2143	1.1485	4200 100	134,718
23 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value = 134,718

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W THAT PART OF LOT 7 SW'LY OF A LINE FROM A PT ON NW'LY LINE 22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE OAKS PLAT.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	28.72	80 71	1,632
Comments/Influences	X	Water Sewer Electric	Total Estimated Land Improvements True Cash Value = 1,632		

LAKE VIEW OVER PRIVATE SUB PARK	X	Gas Curb Street Lights Standard Utilities Underground Utils.
	X	Topography of Site



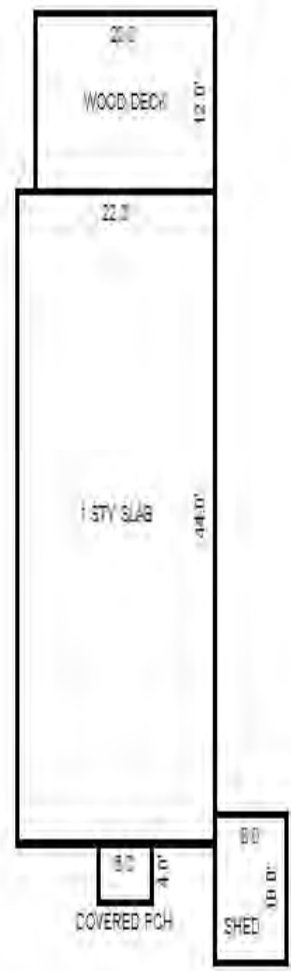
Level	X	Rolling Low High Landscaped Swamp Wooded Pond	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Waterfront Ravine Wetland Flood Plain	2024	67,400	59,000	126,400			53,964C
			2023	40,100	56,400	96,500			51,395C
			2022	33,600	50,800	84,400			48,948C
			2021	29,600	52,300	81,900			47,385C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						24	CCP (1 Story)	240	Treated Wood	Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Building Style: 1S			Drywall Paneled		Plaster Wood T&G											
Yr Built 1960		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min								
Condition: Average			Size of Closets		Lg	X	Ord	Small								
Room List		Doors			Solid	X	H.C.									
	Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:											
(1) Exterior			(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.	Min								
(2) Windows			(7) Excavation		No. of Elec. Outlets											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 968 S.F. Height to Joists: 0.0		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Storms & Screens		(9) Basement Finish	1	(14) Water/Sewer											
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Stone																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1960				
(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)																
Deck																
Treated Wood																
Water/Sewer																
Public Sewer																
Water Well, 100 Feet																
Built-Ins																
Appliance Allow.																
Fireplaces																
Exterior 1 Story																
Porches																
CCP (1 Story)																
Unit-in-Place Cost Items																
ROOF STRUCT. (SQ FT)																
Local Cost Items																
SANITARY SEWER																
Totals: 133,172 79,823																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:																

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



Sketch by Apex IVTV

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN KURT M & SVENJE	BAILEY CHRISTOPHER & BURK	210,000	07/13/2018	WD	03-ARM'S LENGTH	2018-02271	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM B & SUSAN	HEEREN KURT M & SVENJE	194,900	10/19/2004	WD	03-ARM'S LENGTH	04-0/4359	DEED	100.0
		97,000	06/01/1999	WD	33-TO BE DETERMINED	328:1166	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6004 W OAKCREST DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BAILEY CHRISTOPHER & BURKE HEATHER 644 HIGHLANDER DR NORTHEAST ROCKFORD MI 49341	2024 Est TCV 272,958 TCV/TFA: 267.61
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X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
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Public Improvements	* Factors *		LK VIEW OVER PVT PARK		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50' @ 4200/FF	23.00	180.00	1.2143	1.1583	4200	100	PROGRESSION	135,864
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							23 Actual Front Feet, 0.10 Total Acres	Total Est. Land Value =	135,864
--	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
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. SEC 12 T22N R8W THAT PART OF LOT 7 NE'LY OF A LINE FROM A PT ON NW'LY LINE 22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE OAKS PLAT.	X						
---	---	--	--	--	--	--	--

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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LAKE VIEW OVER PRIVATE SUB PARK	X							
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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	X												
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	67,900	68,600	136,500			90,609C
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2023	40,400	65,500	105,900			86,295C
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2022	33,600	58,900	92,500			82,186C
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2021	29,600	60,800	90,400			79,561C
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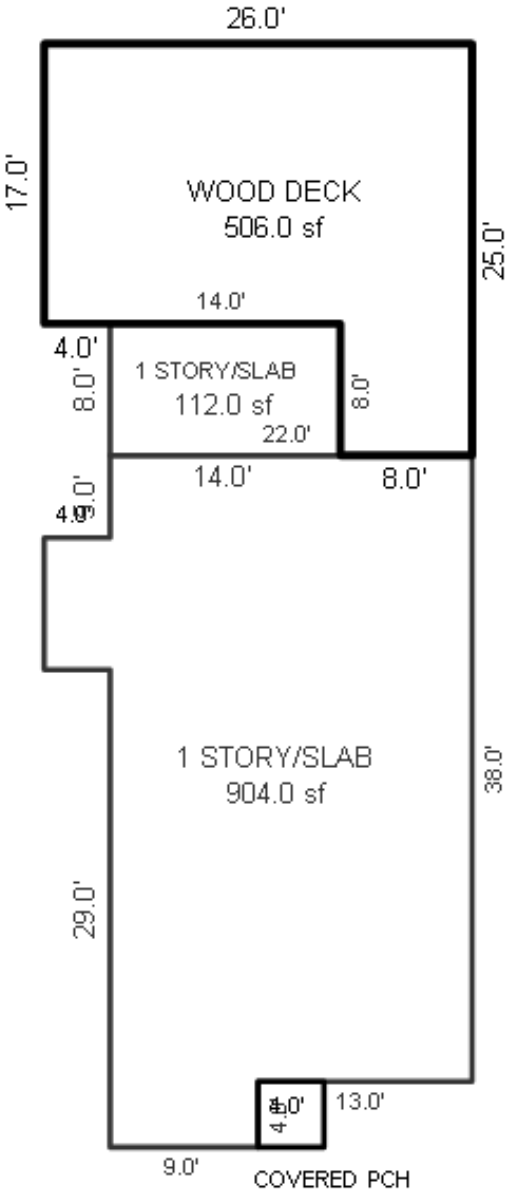


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 506 96	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:							
Building Style: 1S		Yr Built 1960		Remodeled 0		Condition: Average		Room List Basement 6 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		X Wood Sash X Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		137,094							
(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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1020 SF Floor Area = 1020 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 904 1 Story Siding Slab 116 Total: 116,234 75,552		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Deck Treated Wood 506 7,433 4,831 w/Roof (Roof portion) 96 1,609 1,046 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 Porches CCP (1 Story) 16 754 490 Local Cost Items SANITARY SEWER 1 0 0		Totals: 144,463 93,900		* 137,094	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MINER SUSAN	THELEN NATHAN & AMY	80,000	03/15/2013	WD	03-ARM'S LENGTH	2013-00807 WD	PROPERTY TRANSFER	100.0
SHERMAN PAUL W ESTATE	MINER SUSAN (M/W)	1	10/30/2008	OTH	21-NOT USED/OTHER	2008/3953	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6017 W OAKCREST DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/03/2013	2013-0416	100%

Owner's Name/Address	MAP #:
THELEN NATHAN & AMY 5365 ANDERSON RD SAINT JOHNS MI 48879-9765	2024 Est TCV 182,402 TCV/TFA: 190.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
SEC 12 T22N R8W LOT 9 PALMER'S PINE OAKS PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	BACK 50' @ 600	75.00	145.20	0.9410	1.0290	600	100		43,573
X Gravel Road	75 Actual Front Feet, 0.25 Total Acres								
X Paved Road	Total Est. Land Value =								43,573

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	X Sewer	Wood Frame	32.30	80	94	2,429
	X Electric	Total Estimated Land Improvements True Cash Value =				2,429
	X Gas					
	X Curb					
	X Street Lights					
	Standard Utilities					
	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	21,800	69,400	91,200			55,029C
Rolling	2023	14,500	60,500	75,000			52,409C
Low	2022	7,500	54,500	62,000			49,914C
High	2021	6,000	53,700	59,700			48,320C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



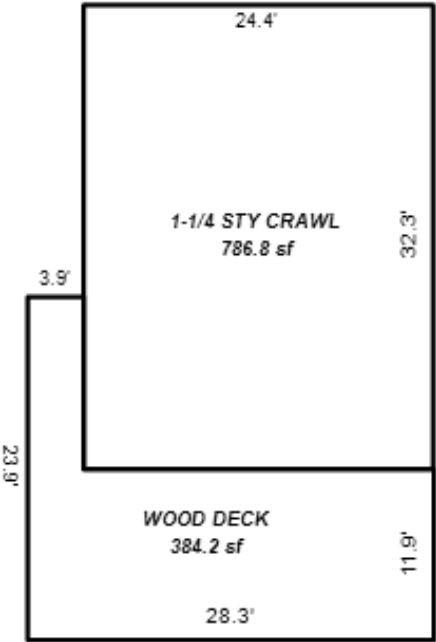
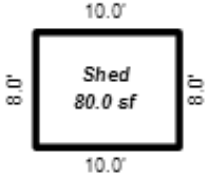
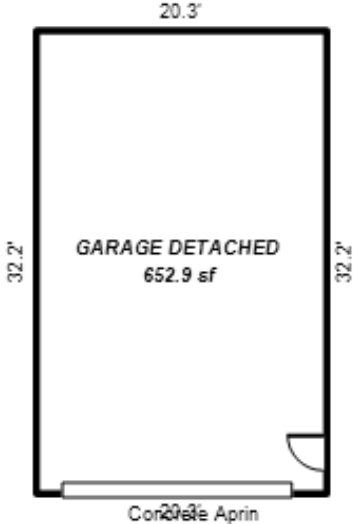
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	21,800	69,400	91,200			55,029C
		TPC 04/30/2021 INSPECTED	2023	14,500	60,500	75,000			52,409C
		TPC 12/27/2017 INSPECTED	2022	7,500	54,500	62,000			49,914C
			2021	6,000	53,700	59,700			48,320C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384	Type Treated Wood	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 652 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 960 Total Base New : 177,154 Total Depr Cost: 124,000 Estimated T.C.V: 136,400			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration							
Yr Built 1978	Remodeled 201 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C -5 Blt 1978		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
(2) Windows		Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Building Areas					
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space 768			Total: 119,734 83,807				
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Deck							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:						Treated Wood 384 6,355 4,448							
								Garages							
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
								Base Cost 652 32,659 22,861							
								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							
								Interior 1 Story 1 5,338 3,737							
								Local Cost Items							
								SANITARY SEWER 1 0 0 *							
								Totals: 177,154 124,000							
								Notes:							
								ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 136,400							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDDINGER WILLIAM & SHARON	EDDINGER WILLIAM & SHARON	0	11/29/2021	QC	09-FAMILY	2021-04051	DEED	0.0
		69,000	04/01/1997	WD	33-TO BE DETERMINED	310:230	DEED	0.0

Property Address: 6023 W OAKCREST DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: EDDINGER WILLIAM & SHARON  
 4222 DILLINGHAM DR  
 TECUMSEH MI 49286  
 2024 Est TCV 172,100 TCV/TFA: 159.35

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

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	87.53	126.32	0.9194	1.0077	600	100		48,662
95 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =		48,662

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	24	73	612
Total Estimated Land Improvements True Cash Value =				612

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,300	61,800	86,100			46,084C
2023	16,200	53,700	69,900			43,890C
2022	7,500	48,400	55,900			41,800C
2021	6,000	46,400	52,400			40,465C

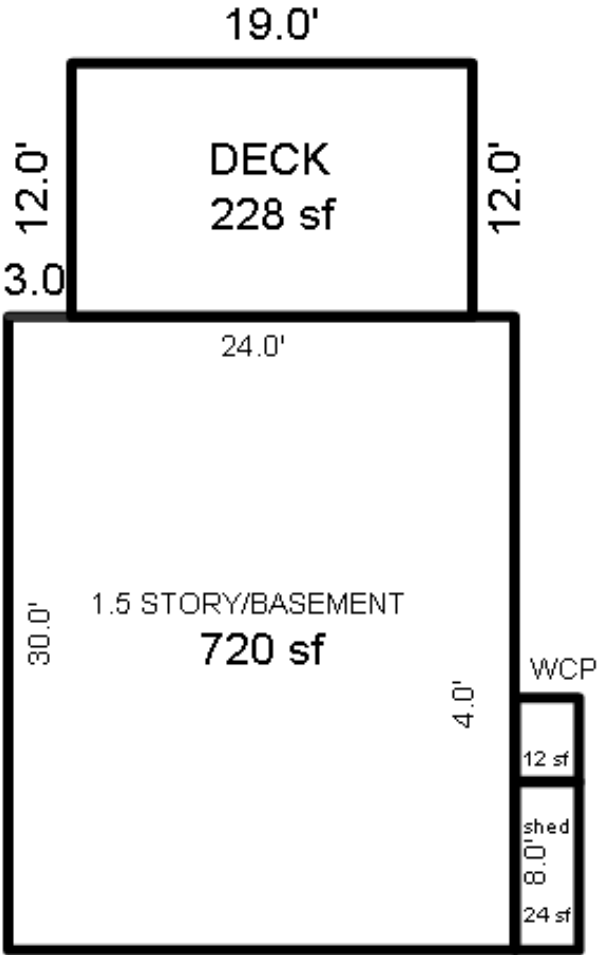
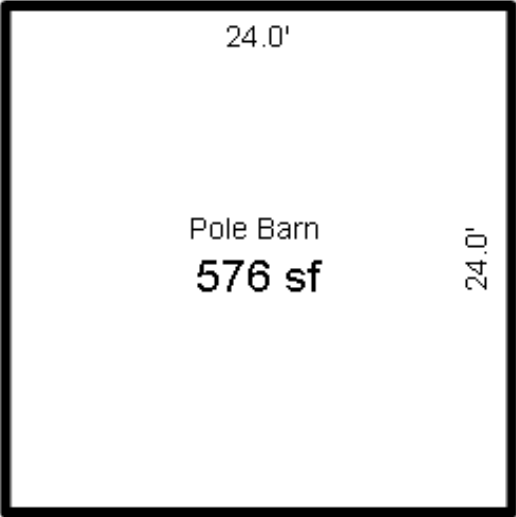
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			12	WCP (1 Story)						
Building Style: 1.5S		Yr Built 1981		Remodeled 0	Ex	X	Ord		Min	Size of Closets			360	WPP					
Condition: Average		Lg	X	Ord		Small	Room List			Doors				Solid	X	H.C.			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service			Class: CD Effec. Age: 30 Floor Area: 1,080 Total Base New : 159,515 Total Depr Cost: 111,660 Estimated T.C.V: 122,826			E.C.F. X 1.100			
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls CD		Blt 1981		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(2) Windows		(7) Excavation			Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas					
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			1.5 Story Siding Basement			Total: 126,981 88,887					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Notes:			Average Fixture(s) 1 1,230 861 Porches			WPP 360 5,346 3,742 WCP (1 Story) 12 848 594 Deck			Treated Wood 228 4,416 3,091 Garages			
X	Asphalt Shingle	Chimney: Metal			Lump Sum Items:			Water/Sewer			Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,849 10,394 Water/Sewer			Public Sewer 1 1,326 928 Water Well, 50 Feet 1 2,585 1,809 Built-Ins			Appliance Allow. 1 1,934 1,354 Local Cost Items		
											SANITARY SEWER 1 0 0 *			Totals: 159,515 111,660					
											ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 122,826								

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWAGLER WILLIAM J & JUDIT	LANE AMY L & LANE KEVIN S	0	06/01/2023	QC	09-FAMILY	2023-01504	DEED	0.0
SWAGLER WILLIAM J & JUDIT	SWAGLER WILLIAM J & JUDIT	1	10/28/2014	QC	21-NOT USED/OTHER	2014-03635	DEED	0.0
		55,000	06/01/1999	WD	33-TO BE DETERMINED	329:375	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6010 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/28/2005	20050204	Complete
	P.R.E. 0%		Addition	04/29/2005	20050093	Complete

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
LANE AMY L & LANE KEVIN S 2344 REED ST LANSING MI 48911		157,378	157,378	157,378	168.14

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 12 T22N R8W LOT 11 PALMER'S PINE OAK PLAT.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
517-694-2228	X		BACK 50' @ 600	72.60	95.50	0.9456 0.9663 600 100 39,803
	X		73 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 39,803			
	X		Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.16	66 50	203
	X		D/W/P: Asphalt Paving	2.89	1200 50	1,734
	X		Wood Frame	21.56	240 50	2,587
	X		Total Estimated Land Improvements True Cash Value = 4,524			



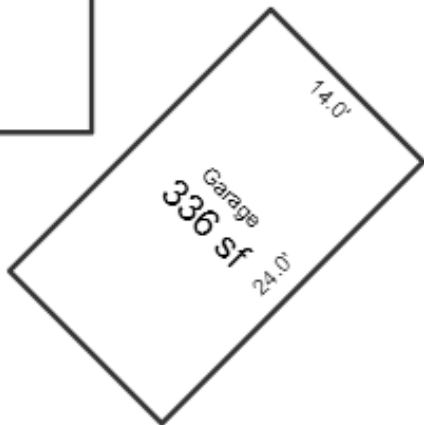
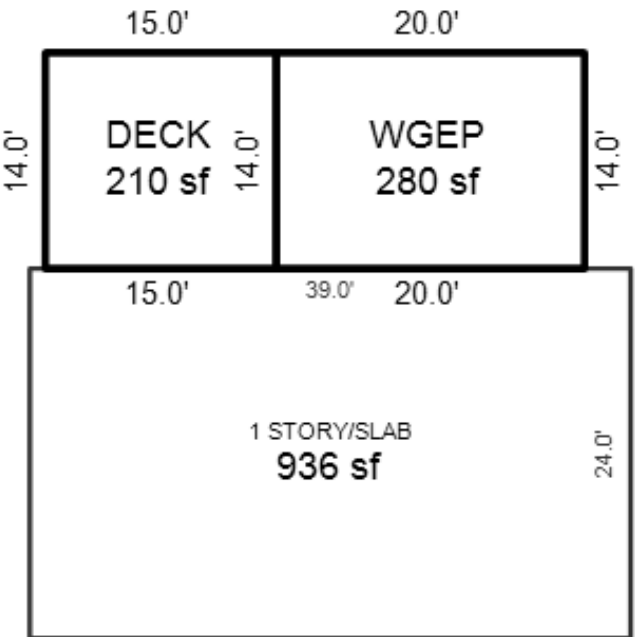
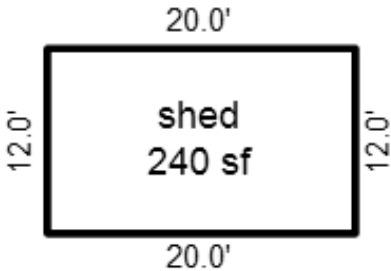
Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2024	19,900	58,800	78,700			49,300C
													2023	13,300	51,200	64,500			46,953C
													2022	7,500	50,700	58,200			44,718C
													2021	6,000	49,900	55,900			43,290C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 280 210	Type WGEP (1 Story) Treated Wood	Year Built: 2000 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 936 Total Base New : 158,115 Total Depr Cost: 102,774 Estimated T.C.V: 113,051		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1946		
Yr Built 1946	Remodeled 1983	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New	Depr. Cost		
Condition: Average		Lg	Ord	X	Small	200 Amps Service			Stories Exterior Foundation		936		107,927	70,153		
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			1 Story Siding Slab		Total:					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			2 3 Fixture Bath			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Average Fixture(s)		1 1,230		799		
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0			3 Fixture Bath			3 Fixture Bath		1 3,860		2,509		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		No Plumbing Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 3 Fixture Bath			Porches		WGEP (1 Story)		280 17,293 11,240	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath			Deck		Treated Wood		210 4,177 2,715		
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 336 15,634 10,162		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Lump Sum Items:			Water/Sewer			Public Sewer		1 1,326 862			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 1,934 1,257				
Chimney: Metal							Fireplaces			Wood Stove		1 2,149 1,397				
							Local Cost Items			SANITARY SEWER		1 0 0		*		
							Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		158,115 102,774		113,051		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMS TRUST	GRAMS MICHAEL & ANN	1	02/28/2020	QC	09-FAMILY	2020-00597	DEED	0.0
MAHER LORAIN M TRUSTEE	GRAMS TRUST	450,000	06/29/2018	WD	19-MULTI PARCEL ARM'S LE	2018-02106	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
105 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		New House	02/10/2020	2020-0046	100%
	P.R.E. 100% 05/27/2022		Demolition/Removal	08/30/2018	2018-04522	100%
Owner's Name/Address	MAP #:		REPAIR	10/04/2013	2013-0498	100%
GRAMS MICHAEL & ANN 7087 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCY 1,165,528 TCY/TFA: 428.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements			* Factors *							
SECS 2 & 1 T22N R8W LOTS 1,2, 3, 37 & 38 REDMAN ISLE. 12/31/2021 COMBINE WITH 560-001-00 . FORMERLY SECS 2 & 1 T22N R8W LOTS 3 & 38 REDMAN ISLE.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Water		A 67' @ 3400/	167.18	96.00	0.7957	0.9324	3400	100		421,693
		Sewer		234 Actual Front Feet, 0.29 Total Acres		Total Est. Land Value =						421,693
Comments/Influences	X	Electric		Land Improvement Cost Estimates								
LOT SIZE ADJUSTED FOR EROSION	X	Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		D/W/P: 4in Ren. Conc.	10.26	1835	50	9,413				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE 5000	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value = 14,413								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	210,800	372,000	582,800			489,951C
Rolling	2023	116,800	363,300	480,100			466,620C
Low	2022	116,800	327,600	444,400			444,400S
High	2021	63,400	237,100	300,500			300,500S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



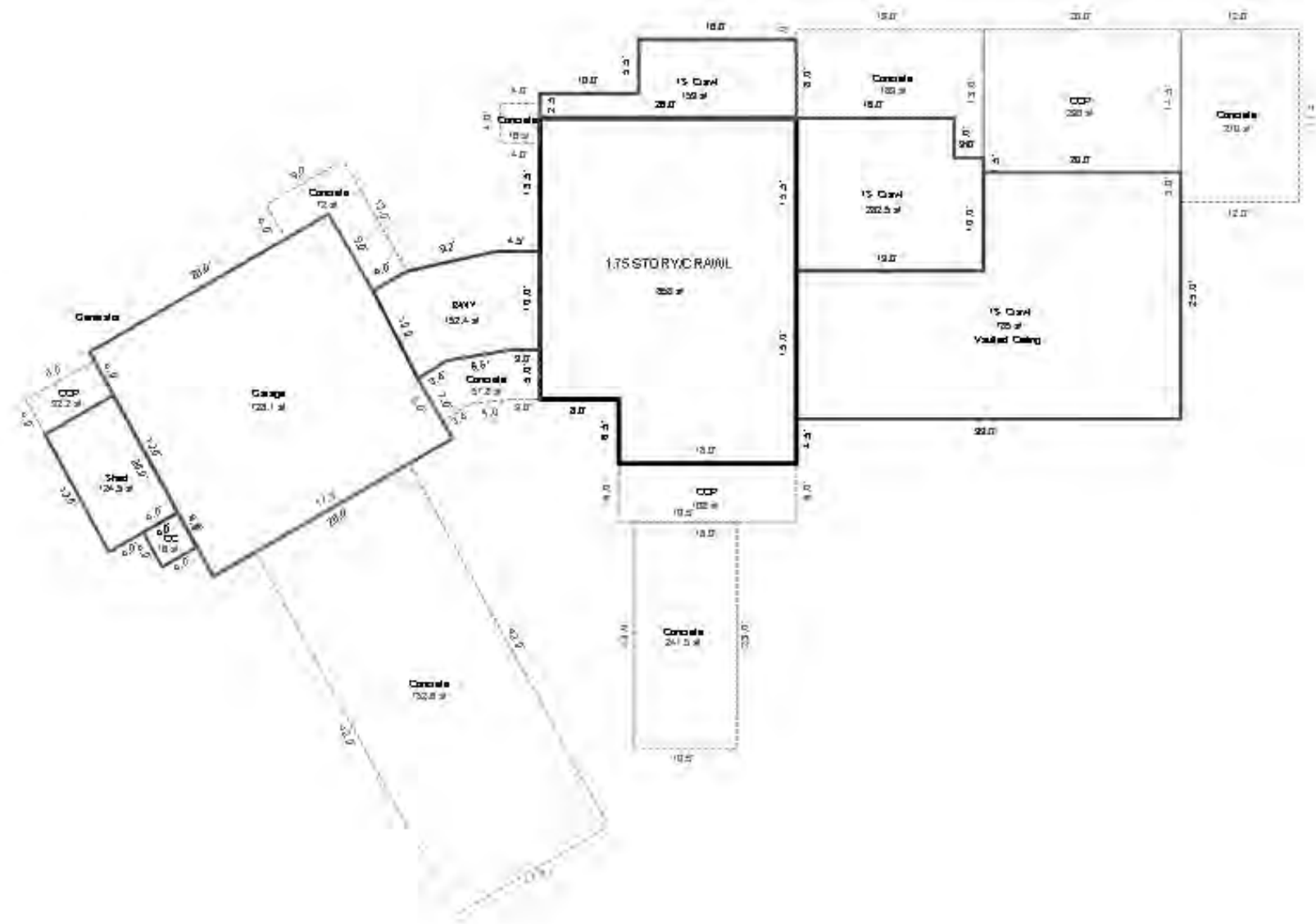
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 108 290 152	Type CCP (1 Story) CCP (1 Story) Brzwy, FW	Year Built: 2021 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 3 Floor Area: 2,722 Total Base New : 515,055 Total Depr Cost: 499,604 Estimated T.C.V: 729,422			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls BC		Blt 2021	
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Ground Area = 2078 SF Floor Area = 2722 SF.					
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Building Areas					
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(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			1.75 Story Siding Crawl Space 858 1 Story Siding Crawl Space 282 1 Story Siding Crawl Space 785 1 Story Siding Crawl Space 153 Total: 405,715 393,543						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 2,172 2,107 3 Fixture Bath 2 13,663 13,253						
(2) Windows		(8) Basement		(14) Water/Sewer			Porches			Garages						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2078 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CCP (1 Story) 108 3,867 3,751 CCP (1 Story) 290 9,393 9,111			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 44,830 43,485 Door Opener 1 683 663						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Water/Sewer			Built-Ins						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Appliance Allow. 1 3,975 3,856						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Interior 2 Story 1 8,494 8,239						

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY RICHARD C	MAURY RICHARD C	0	10/15/2021	QC	09-FAMILY	2021-03602	DEED	0.0
MAHER KEVIN & LORRAIN (H/	MAURY RICHARD & BARBARA (	35,000	07/25/2007	OTH	21-NOT USED/OTHER	2007/2678	DEED	0.0
MAURY BARBARA (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	21-NOT USED/OTHER	2007/3875	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/06/2007					

Owner's Name/Address	MAP #:
MAURY RICHARD C 117 S NORA DR LAKE CITY MI 49651	2024 Est TCV 253,213

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

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

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

. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.	78.19	122.00	0.9621	0.9900	3400	100		253,213	
Comments/Influences	100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	253,213

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	126,600	0	126,600			50,083C
2023	73,800	0	73,800			47,699C
2022	68,600	0	68,600			45,428C
2021	65,000	0	65,000			43,977C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY RICHARD C	MAURY RICHARD C	0	10/15/2021	QC	09-FAMILY	2021-03602	DEED	0.0
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	21-NOT USED/OTHER	2007/3875	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
117 S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/06/2007					
Owner's Name/Address	MAP #:					
MAURY RICHARD C 117 S NORA DR LAKE CITY MI 49651	2024 Est TCV 471,481 TCV/TFA: 312.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements			* Factors *							
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.		Gravel Road		A 67' @ 3400/	68.67	110.00	0.9939	0.9647	3400	100
		Paved Road		79 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			223,849

Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Concrete	6.97	180	0	0	
X Electric	Wood Frame	28.83	100	50	1,441	
X Gas	Residential Local Cost Land Improvements					
Curb	Description	Rate	Size	% Good	Cash Value	
Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950	
Standard Utilities	Total Estimated Land Improvements True Cash Value =					2,391
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	111,900	123,800	235,700			108,976C
2023	65,300	118,200	183,500			103,787C
2022	62,600	106,600	169,200			98,845C
2021	59,300	96,100	155,400			95,688C

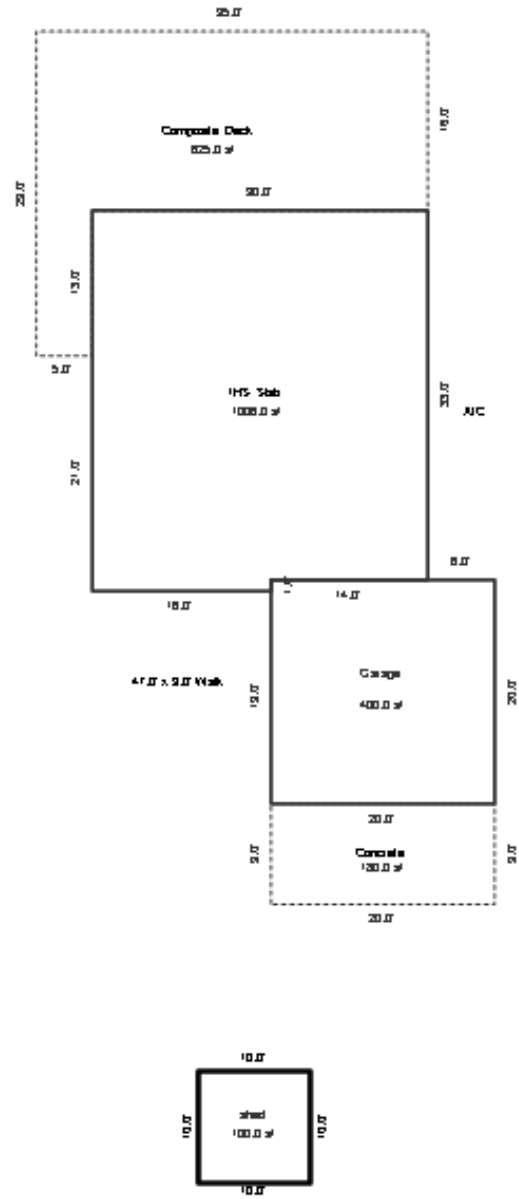
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Who When What 2024 111,900 123,800 235,700 108,976C  
 JWV 06/11/2018 INSPECTED 2023 65,300 118,200 183,500 103,787C  
 TPC 12/27/2017 INSPECTED 2022 62,600 106,600 169,200 98,845C  
 TPC 03/11/2012 INSPECTED 2021 59,300 96,100 155,400 95,688C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 625	Type Composite	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1974		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Tile	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1006 S.F. Height to Joists: 0.0		(13) Plumbing												
		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(10) Floor Support		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:												
Chimney: Metal				ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:												
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1006 SF Floor Area = 1509 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 Slab 1,006 Total: 185,679 139,262												Cls C 5 Blt 1974				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 19,396 14,547 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 Deck Composite 625 9,481 7,111 Local Cost Items SANITARY SEWER 1 0 0 Totals: 223,961 167,973												* 0				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLHAGEN ROGER A & JANET	KOLHAGEN ROGER A & JANET	100	09/11/2018	QC	03-ARM'S LENGTH	2018-03178	PROPERTY TRANSFER	0.0
		235,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2806	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
131 NORA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/03/2005	20050333	Complete
	P.R.E. 100% 04/15/2004					
Owner's Name/Address	MAP #:					
KOLHAGEN ROGER A & JANET K TRUST 131 NORA DR LAKE CITY MI 49651	2024 Est TCV 527,205 TCV/TFA: 321.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.	X		A 67' @ 3400/	63.00	118.00	1.0155	0.9818	3400	100	213,561
			63 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 213,561							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
20801562 \$249,900 2002	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	6.58	480	50	1,579
	X	Sewer	Total Estimated Land Improvements True Cash Value =				1,579
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		Low							
High	X	Landscaped	2024	106,800	156,800	263,600			166,516C
Swamp		Wooded	2023	62,800	149,600	212,400			158,587C
Pond		Pond	2022	59,000	134,800	193,800			151,036C
Waterfront	X	Ravine	2021	55,900	121,500	177,400			146,212C
Wetland		Flood Plain							

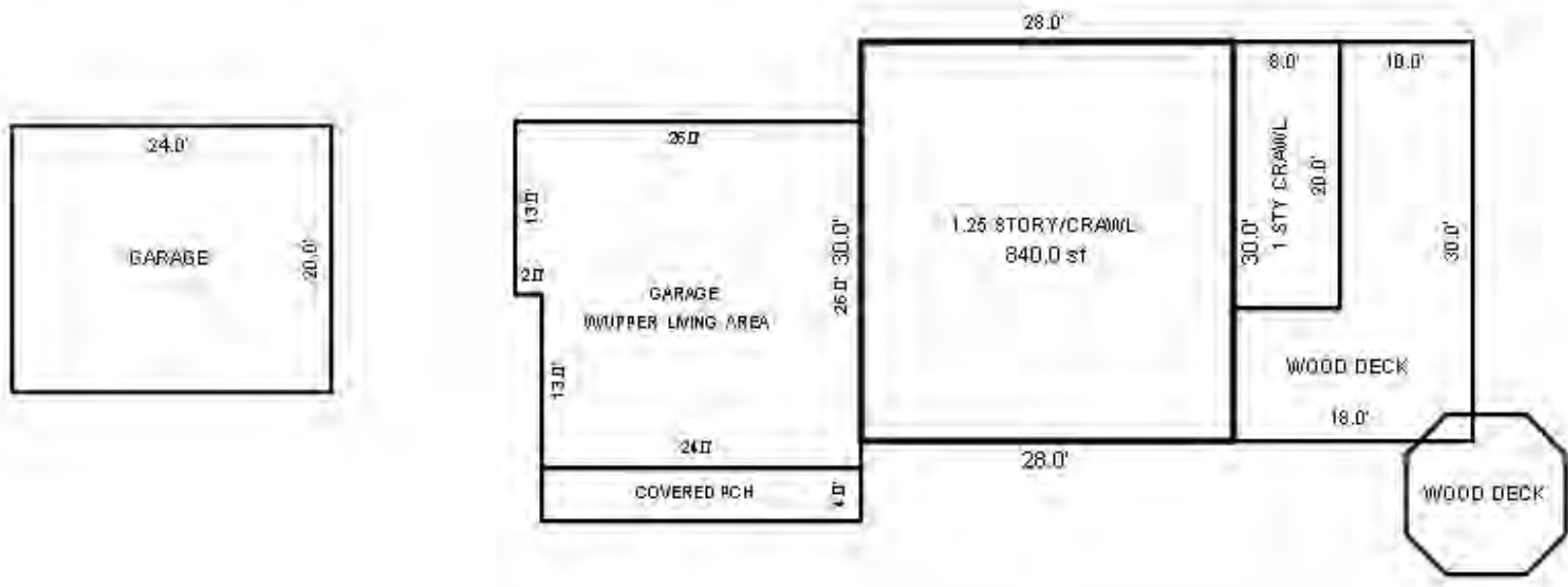


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 380 128 136	Type Treated Wood Treated Wood Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X												
Building Style: 1.25S		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 1974		Remodeled 2006		Ex	X	Ord		Min								
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		X	Tile													
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation														
(3) Roof		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement													
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Chimney: Brick		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath													
			2 Fixture Bath													
			Softener, Auto													
			Softener, Manual													
			Solar Water Heat													
			No Plumbing													
			Extra Toilet													
			Extra Sink													
			Separate Shower													
			Ceramic Tile Floor													
			Ceramic Tile Wains													
			Ceramic Tub Alcove													
			Vent Fan													
		(14) Water/Sewer														
		1	Public Water													
		1	Public Sewer													
			Water Well													
			1000 Gal Septic													
			2000 Gal Septic													
		Lump Sum Items:														
		Class: C +10 Effec. Age: 25 Floor Area: 1,640 Total Base New : 284,984 Total Depr Cost: 213,743 Estimated T.C.V: 312,065														
		E.C.F. X 1.460														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1000 SF Floor Area = 1640 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	840											
		1 Story	Siding	Crawl Space	160											
		1 Story	Siding	Overhang	430											
		Total:				203,132	152,354									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		Deck														
		Treated Wood														
		Treated Wood														
		Treated Wood														
		Garages														
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost														
		Door Opener														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost														
		Common Wall: 1 Wall														
		Door Opener														
		Water/Sewer														
		Public Sewer														
		Water Well, 100 Feet														
		Built-Ins														
		Appliance Allow.														
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK ROBERT A TRUST	RINK CHRISTOPHER & GAIL	140,000	06/11/2018	WD	16-LC PAYOFF	2018-03009	DEED	0.0
RINK JAMES A	RINK JAMES A TRUST	0	11/29/2017	WD	09-FAMILY	2018-03011	PROPERTY TRANSFER	0.0
RINK CHRISTOPHER & GAIL	RINK JAMES A	198,000	01/02/2015	QC	09-FAMILY	2018-03010	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
141 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/02/2019	2019-0091	100%
Owner's Name/Address	P.R.E. 0%					
RINK JAMES A TRUST 1918 PELICAN COURT TROY MI 48084	MAP #:					
	2024 Est TCV 463,229 TCV/TFA: 302.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.	X		A 67' @ 3400/	65.33	127.00	223,537
Comments/Influences			73 Actual Front Feet, 0.18 Total Acres			223,537

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Level				
	X	Rolling				
	X	Low				
	X	High				
	X	Landscaped				
	X	Swamp				
	X	Wooded				
	X	Pond				
	X	Waterfront				
	X	Ravine				
	X	Wetland				
	X	Flood Plain				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	111,800	119,800	231,600			106,174C
2023	65,800	114,400	180,200			101,119C
2022	60,500	103,000	163,500			96,304C
2021	57,300	92,900	150,200			93,228C



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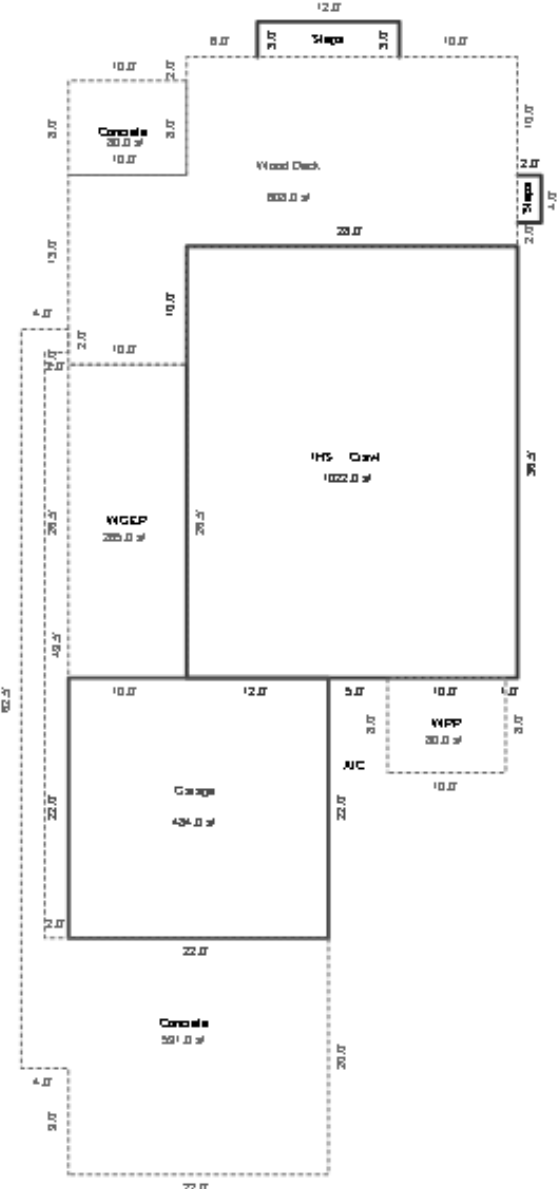
Who	When	What	2024	2023	2022	2021
TPC	09/16/2019	INSPECTED	111,800	65,800	60,500	57,300
TPC	12/27/2017	INSPECTED	119,800	114,400	103,000	92,900
TPC	10/26/2012	INSPECTED	231,600	180,200	163,500	150,200

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 265 80 608 48	Type WGEP (1 Story) WPP Treated Wood Wood Balcony	Year Built: 1971 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: 2 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,533 Total Base New : 250,427 Total Depr Cost: 162,762 Estimated T.C.V: 237,633			E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.5S		X	Drywall		Plaster	Trim & Decoration			No./Qual. of Fixtures			Total Base New : 250,427		Storage Area: 0			
Yr Built 1971	Remodeled 2019	Ex	X	Ord	Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1971		Roof:			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas			Depr. Cost				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1.5 Story Siding Crawl Space 1,022			186,562		121,251		
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Softener, Auto			Plumbing			Average Fixture(s)		1 1,476 959		
(2) Windows		X	Drywall				Softener, Manual			Porches			WGEP (1 Story)		265 18,365 11,937		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1022 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Deck			WPP		80 2,692 1,750		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Balcony			Treated Wood		608 8,585 5,580		
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Balcony			Wood Balcony		48 1,956 1,271		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		484 22,066 14,343		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1/2 Wall		1 -1,343 -873		
		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Water/Sewer				
		Public Water		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Public Sewer		1 1,494 971		
		Public Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Water Well, 100 Feet		1 5,808 3,775		
		Water Well		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Built-Ins				
		1000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Appliance Allow.		1 2,766 1,798		
		2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Local Cost Items				
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			SANITARY SEWER		1 0 0 *		
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Totals:		250,427 162,762		
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	03-ARM'S LENGTH	2012-04140 WD	PROPERTY TRANSFER	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	WD	09-FAMILY	2012-03242 FID	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
151 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/24/2012	2012-0137	100%
Owner's Name/Address	P.R.E. 0%		ALTERATION	12/31/2011	2011-9996	100%
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	MAP #:		Addition	01/10/2005	20050007	100%
	2024 Est TCV 558,588 TCV/TFA: 308.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 2 & 1 T22N R8W LOTS 8 & 43 REDMAN ISLE.	X		A 67' @ 3400/	63.67	140.00	224,653
Comments/Influences			68 Actual Front Feet, 0.20 Total Acres			224,653

ADD 2ND STY TO GRG..PRICE AS OVERHANG	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 3.5 Concrete	6.58	1476 0	0
	X	Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
	X	Gas	2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site	X High	X Landscaped	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2024	112,300	167,000	279,300			172,478C
Rolling				2023	66,600	159,400	226,000			164,265C
Low				2022	59,400	143,700	203,100			156,443C
High	X	X	X	2021	56,300	129,600	185,900			151,446C
Swamp										
Wooded										
Pond										
Wetland										
Flood Plain										

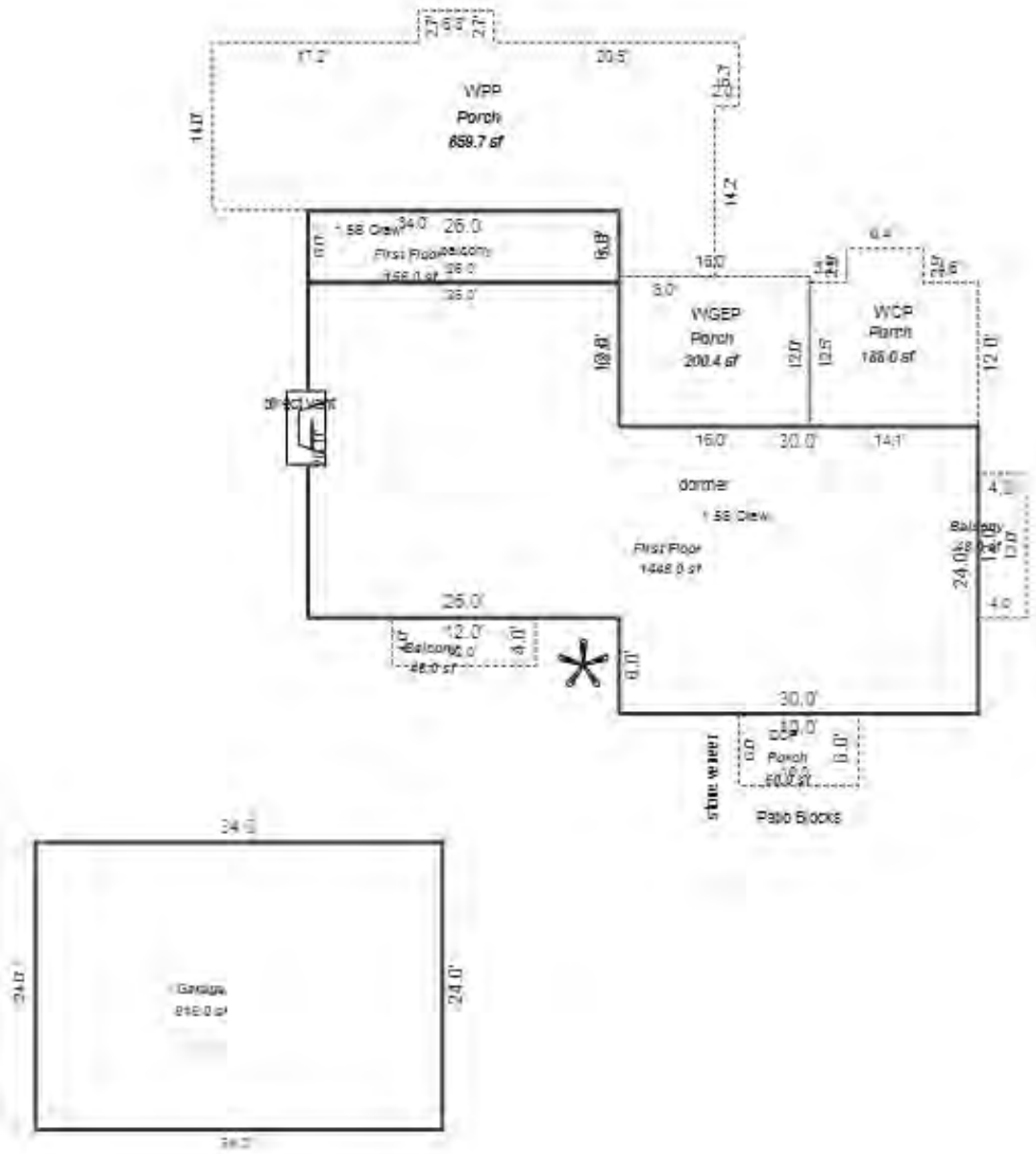


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 200 188 659 96 48	Type CCP (1 Story) WGEP (1 Story) WCP (1 Story) WPP Wood Balcony Wood Balcony	Year Built: 1985 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: 816 % Good: 0 Storage Area: 816 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,810 Total Base New : 349,379 Total Depr Cost: 227,096 Estimated T.C.V: 331,560			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1970 198	Remodeled 2012	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1448 SF Floor Area = 1810 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1970				
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid		H.C.	(12) Electric			1.25 Story Siding Crawl Space			1,448		Total: 243,400 158,211		
	Basement 7 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Other Additions/Adjustments			Exterior		Stone Veneer 64 2,429 1,579		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Plumbing			Average Fixture(s)		3 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	X	Drywall				Ex.	X	Ord.		Min	Many X Ave. Few			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1448 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 60 1,777 1,155 WGEP (1 Story) 200 15,096 9,812 WCP (1 Story) 188 7,712 5,013 WPP 659 10,992 7,145				
X	Many Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony			Wood Balcony 96 3,911 2,542 Wood Balcony 48 1,956 1,271				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Lump Sum Items:			1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 31,596 20,537 Storage Over Garage 816 11,212 7,288				
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Sewer Water Well, 100 Feet			1 1,494 971 1 5,808 3,775			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775				
(3) Roof		Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			1 1,494 971 1 5,808 3,775			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775			
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	03-ARM'S LENGTH	2012-04140 WD	PROPERTY TRANSFER	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2024 Est TCV 213,765

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *				ENCROCH FROM #8		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 3400/	59.00	135.00	1.0076	1.0154	3400	100		205,236	
D 67' @ 2800/FF	6.00	135.00	1.0000	1.0154	2800	50	ENCROCH FROM #8	8,529	
66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								213,765	

Tax Description  
. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.

Comments/Influences  
SEWER TANK & GAZEBO FROM LOT 8 ENCROCH

- 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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	106,900	0	106,900			60,473C
2023	62,500	0	62,500			57,594C
2022	56,100	0	56,100			54,852C
2021	53,100	0	53,100			53,100S

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	03-ARM'S LENGTH	2012-04140 WD	PROPERTY TRANSFER	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2024 Est TCV 213,198
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 67' @ 3400/	62.33	121.00	1.0182	0.9880	3400	100		213,198
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66 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	213,198
--	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Value
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. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	106,600	0	106,600			63,206C
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2023	62,800	0	62,800			60,197C
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2022	58,500	0	58,500			57,331C
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2021	55,500	0	55,500			55,500S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MULDER JOHN & ELINORE	MULDER JOHN & ELINORE	0	11/08/2022	QC	09-FAMILY	2022-03615	DEED	0.0
LANGTRY JAMES J	MULDER JOHN & ELINORE	310,000	10/15/2019	WD	03-ARM'S LENGTH	2019-03212	PROPERTY TRANSFER	100.0
LANGTRY RAYMOND & HELENE	LANGTRY JAMES J	1	04/05/1993	QC	09-FAMILY	2019-03211	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
181 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	02/13/2020	2020-0051	100%
Owner's Name/Address	P.R.E. 0%					
MULDER JOHN & ELINORE 301 ST LAWRENCE BLVD NORTHVILLE MI 48168	MAP #:					
	2024 Est TCV 263,099 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
. SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.	X		Dirt Road										
Comments/Influences			Gravel Road										
DEMO 2/2020 - HOUSE ONLY, GARAGE STAYS	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	114,800	16,700	131,500			84,277C
	Rolling		2023	66,800	16,100	82,900			80,264C
	Low		2022	64,100	14,600	78,700			76,442C
	High		2021	60,800	13,200	74,000			74,000S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

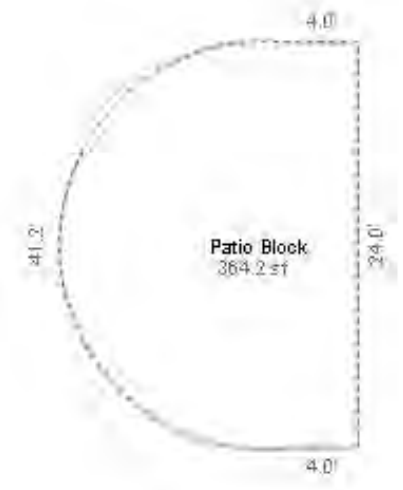
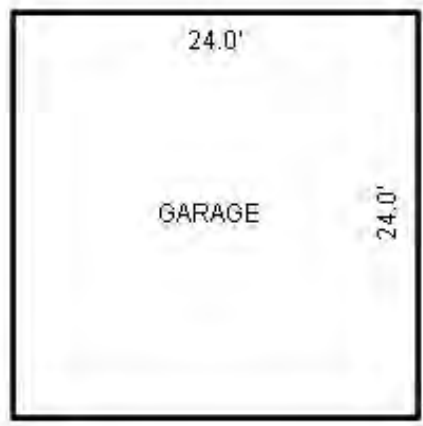
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 35 Floor Area: 0 Total Base New : 24,342 Total Depr Cost: 21,280 Estimated T.C.V: 31,069				Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		E.C.F. X 1.460							
Yr Built 1967 HOU	Remodeled 0	Ex	X		Ord	Min								
Condition: Average		Size of Closets			Lg	X	Ord	Small						
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		150 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C -5 Blt 1967						
				Ex. X Ord. Min		(11) Heating System: Electric Baseboard Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
				No. of Elec. Outlets		Building Areas								
				Many X Ave. Few		(13) Plumbing								
(2) Windows		(7) Excavation		Average Fixture(s)		Plumbing								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath		1 -4,646		-3,020				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		1 1,494		971				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Water Well		1 2,686		1,746				
Chimney:		Joists: Unsupported Len: Cntr.Sup:				Local Cost Items SANITARY SEWER		1 0		0		*		
						Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		Totals: 24,342		21,280		31,069		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MULDER JOHN & ELINORE	MULDER JOHN & ELINORE	0	11/08/2022	QC	09-FAMILY	2022-03615	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
191 S NORA DR	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	05/02/2004	20040102	Complete	

Owner's Name/Address	MAP #:
MULDER JOHN & ELINORE 301 ST LAWRENCE BLVD NORTHVILLE MI 48168	2024 Est TCV 799,891 TCV/TFA: 220.36

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Dirt Road	A 67' @ 3400/	69.00	105.00	0.9927	0.9536	3400	100		222,065	
Gravel Road	69 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	222,065

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SECS 2 & 1 T22N R8W LOTS 12 & 47 REDMAN ISLE.	X	D/W/P: 3.5 Concrete	6.58	432	0	0	
Comments/Influences	X	D/W/P: Patio Blocks	15.61	132	0	0	

NEW 26X36 2 STY GRG FOR 93	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
NEW HOUSE 50% FOR 03 COMP FOR 96	X <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>2</td> <td>95</td> <td>1,900</td>	LAND IMPROVE 1000	1,000.00	2	95	1,900	
Total Estimated Land Improvements True Cash Value =							1,900

Topography of Site

X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
												2024	111,000	288,900	399,900			214,560C
												2023	64,600	275,700	340,300			204,343C
												2022	62,900	248,500	311,400			194,613C
												2021	59,600	224,000	283,600			188,396C

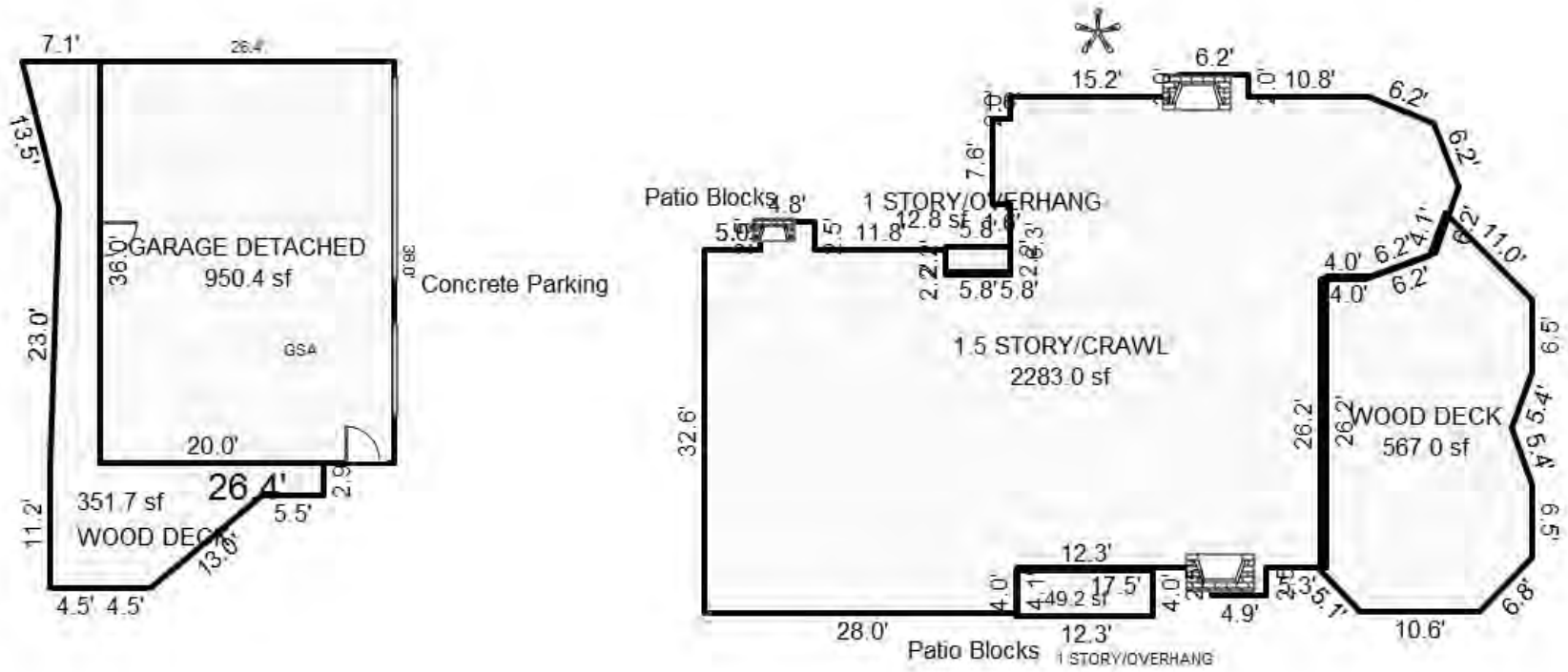


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 12 567 351	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga							
	Building Style: 2S	X	Drywall		Central Air Wood Furnace													
	Yr Built 1970		Plaster		(12) Electric													
	Remodeled 1994	X	Paneled		200 Amps Service													
	Condition: Average		Wood T&G		No./Qual. of Fixtures													
		Ex	Trim & Decoration		Ex. X Ord. Min													
		X	Size of Closets		No. of Elec. Outlets													
	Room List	Lg	Doors		Many X Ave. Few													
	Basement 1st Floor 2nd Floor 5 Bedrooms	X	Solid		(13) Plumbing													
	(1) Exterior		X H.C.		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(5) Floors		14) Water/Sewer													
	(2) Windows		Kitchen: Other: Other:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Many Avg. X Avg. Few		(6) Ceilings		Lump Sum Items:													
X	Large Avg. X Avg. Small		X Drywall															
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(7) Excavation															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 2283 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	(3) Roof		(9) Basement Finish															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gambrel Mansard Shed		(10) Floor Support															
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:															
	Chimney: Brick																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	21-NOT USED/OTHER	04-0/4670	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
201 S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KEEGAN ESTHER V TRUST 41120 FOX RUN RD NOVI MI 48377	2024 Est TCV 608,274 TCV/TFA: 319.47					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			A 67' @ 3400/	60.00	108.00	1.0280	0.9603	3400 100	201,380
			60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	201,380

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
. SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.	X	Dirt Road	7.59	939 73	5,203
Comments/Influences	X	Gravel Road	41.35	80 72	2,382
EXTENSIVE REMODELING FOR 95 (100,000 +)	X	Paved Road	Total Estimated Land Improvements True Cash Value = 7,585		
ADD AC FOR 07.	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	100,700	203,400	304,100			144,263C
Rolling							
Low							
High							
X Landscaped	2023	59,100	194,100	253,200			137,394C
Swamp							
Wooded							
Pond							
X Waterfront	2022	57,000	174,900	231,900			130,852C
Ravine							
Wetland							
Flood Plain	2021	54,000	157,700	211,700			126,672C

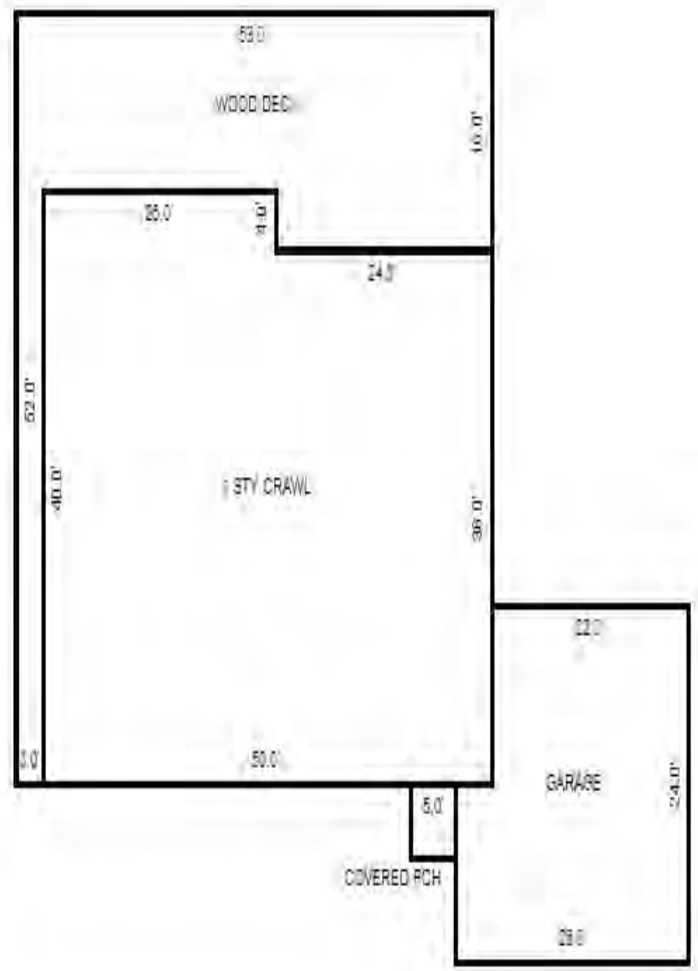


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 25 852	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior		X																																																																																																																							
Building Style: 1S		X	Drywall Paneled					Plaster Wood T&G																																																																																																																			
Yr Built 1973		Remodeled 1994		Trim & Decoration		Ex		X	Ord		Min																																																																																																																
Condition: Average		Size of Closets		Lg		X	Ord		Small																																																																																																																		
Room List		Doors		Solid	X	H.C.	X																																																																																																																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																																																																																							
(1) Exterior		Kitchen: Other: Other:		0				Amps Service																																																																																																																			
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures																																																																																																																			
Insulation		X	Drywall	Ex.				X	Ord.		Min																																																																																																																
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many				X	Ave.		Few																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		(13) Plumbing																																																																																																																							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																			
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish				(14) Water/Sewer																																																																																																																			
X	Asphalt Shingle	(10) Floor Support		1				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1973                  (11) Heating System: Electric Baseboard, Air Conditioning                  Ground Area = 1904 SF Floor Area = 1904 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,904</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>313,990</td> <td>219,793</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,172</td> <td>2,172</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>6,831.5</td> <td>13,663</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>25</td> <td>42,200</td> <td>1,055</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>54,000</td> <td>32,124</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td>1</td> <td>-4,675</td> <td>-3,272</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,914</td> <td>1,340</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,244</td> <td>4,371</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>3,975</td> <td>2,782</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>8,527</td> <td>5,969</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>852</td> <td>13,200</td> <td>8,207</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>390,713</td> <td>273,499</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,904			Total:				313,990	219,793	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	2,172	2,172	3 Fixture Bath	2	6,831.5	13,663	Porches				CCP (1 Story)	25	42,200	1,055	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	576	54,000	32,124	Common Wall: 1.5 Wall	1	-4,675	-3,272	Water/Sewer				Public Sewer	1	1,914	1,340	Water Well, 100 Feet	1	6,244	4,371	Built-Ins				Appliance Allow.	1	3,975	2,782	Fireplaces				Exterior 1 Story	1	8,527	5,969	Deck				Treated Wood	852	13,200	8,207	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				390,713	273,499
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Sketch by Apex IVTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	21-NOT USED/OTHER	04-0/4670	DEED	0.0

Property Address: S NORA DR  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: KEEGAN ESTHER V TRUST  
 41120 FOX RUN RD  
 NOVI MI 48377  
 2024 Est TCV 37,799

Improved  Vacant  Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

D 67' @ 2800/FF 30.00 107.00 1.0000L0.4500 2800 100 37,799  
 0.07 Total Acres Total Est. Land Value = 37,799

Tax Description: . SECS 2 & 1 T22N R8W N'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Comments/Influences: X Dirt Road  
 X Gravel Road  
 X Paved Road  
 X Storm Sewer  
 X Sidewalk  
 X Water  
 X Sewer  
 X Electric  
 X Gas  
 X Curb  
 X Street Lights  
 X Standard Utilities  
 X Underground Utils.



Topography of Site: X Level  
 X Rolling  
 X Low  
 X High  
 X Landscaped  
 X Swamp  
 X Wooded  
 X Pond  
 X Waterfront  
 X Ravine  
 X Wetland  
 X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	18,900	0	18,900			13,665C
2023	17,000	0	17,000			13,015C
2022	13,300	0	13,300			12,396C
2021	12,000	0	12,000			12,000S

Who When What  
 TPC 12/27/2017 INSPECTED  
 TPC 03/11/2012 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	09-FAMILY	2016-00332	DEED	0.0				
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0				
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH J	0	09/09/1996	OTH	21-NOT USED/OTHER	06-0/2774	DEED	0.0				
ROWLAND ROBERT E & SARAH	ROWLAND SARAH JANE TRUST	0	06/11/1996	QC	21-NOT USED/OTHER	06-0/2775	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S NORA DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170		2024 Est TCV 37,799										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		D 67' @ 2800/FF	30.00	107.00	1.0000	0.4500	2800	100		37,799
		Paved Road		0.07 Total Acres				Total Est. Land Value =		37,799		
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	18,900	0	18,900		13,665C		
		TPC 12/27/2017 INSPECTED			2023	17,000	0	17,000		13,015C		
		TPC 03/11/2012 INSPECTED			2022	13,300	0	13,300		12,396C		
					2021	12,000	0	12,000		12,000S		



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ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	09-FAMILY	2016-00332	DEED	0.0
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0
ROWLAND SARAH J & ROBERT	ROWLAND SARA J TRUST	0	01/11/2013	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH JANE	0	09/09/1996	QC	21-NOT USED/OTHER	06-0/2774	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
221 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/12/2005	20050356	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170	2024 Est TCV 541,139 TCV/TFA: 246.87

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A 67' @ 3400/	50.00	108.00	1.0237	0.9603	3400	100		167,125	
			D 67' @ 2800/FF	11.00	108.00	1.0000	0.9603	2800	100	SURPLUS	29,577	
			61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =		196,702

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
. SECS 2 & 1 T22N R8W LOTS 15 & 50 REDMAN ISLE.				Description	Rate	Size	% Good	Cash Value		
	X			D/W/P: 3.5 Concrete	6.58	934	71	4,364		
				Total Estimated Land Improvements True Cash Value =				4,364		

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates						
GRG IS PARTIALLY ON LOT 014-50				Description	Rate	Size	% Good	Cash Value		
	X			D/W/P: 3.5 Concrete	6.58	934	71	4,364		
	X			Total Estimated Land Improvements True Cash Value =				4,364		

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates						
Level				Description	Rate	Size	% Good	Cash Value		
Rolling	X			D/W/P: 3.5 Concrete	6.58	934	71	4,364		
Low				Total Estimated Land Improvements True Cash Value =				4,364		
High				Total Estimated Land Improvements True Cash Value =				4,364		
Landscaped				Total Estimated Land Improvements True Cash Value =				4,364		
Swamp				Total Estimated Land Improvements True Cash Value =				4,364		
Wooded				Total Estimated Land Improvements True Cash Value =				4,364		
Pond				Total Estimated Land Improvements True Cash Value =				4,364		
Waterfront	X			D/W/P: 3.5 Concrete	6.58	934	71	4,364		
Ravine				Total Estimated Land Improvements True Cash Value =				4,364		
Wetland				Total Estimated Land Improvements True Cash Value =				4,364		
Flood Plain				Total Estimated Land Improvements True Cash Value =				4,364		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	98,400	172,200	270,600			166,094C
2023	55,200	164,300	219,500			158,185C
2022	52,100	148,100	200,200			150,653C
2021	49,200	133,400	182,600			145,841C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 304 64	Type WPP WGEP (1 Story)	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: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 29 Floor Area: 2,192 Total Base New : 328,051 Total Depr Cost: 232,927 Estimated T.C.V: 340,073					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 1.460						
Yr Built 1968		Remodeled 1993		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid		X	H.C.		(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1552 SF Floor Area = 2192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls C 10 Blt 1968			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas					
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 912 2 Story Siding Crawl Space 640 Total: 276,447 196,288					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1552 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,048 3 Fixture Bath 1 4,646 3,299								
X	Wood Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches WPP 304 5,125 3,639 WGEP (1 Story) 64 7,169 5,090								
X	Metal Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 15,822 Storage Over Garage 288 3,957 2,809								
X	Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		14) Water/Sewer			Water/Sewer Public Sewer 1 1,494 1,061 Water Well, 50 Feet 1 2,686 1,907								
X	Storms & Screens			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 1,964 Local Cost Items SANITARY SEWER 1 0 0								
(3) Roof				Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 340,073								
X	Gable Hip Flat	Gambrel Mansard Shed					Totals: 328,051 232,927								
X	Asphalt Shingle														
Chimney: Metal															

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Sketch by Apeal 1/17

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMOES LARRY R & SHELLY	SOMES LARY & SHELLY TRUST	1	05/04/2018	WD	09-FAMILY	2018-00883	PROPERTY TRANSFER	0.0				
CUSTER THELMA A (DECEASED)	SMOES LARRY	0	06/26/2007	OTH	21-NOT USED/OTHER	2007/2928	DEED	100.0				
CUSTER THELMA A	CUSTER THELMA A ETAL (J/T	1	09/02/2005	QC	21-NOT USED/OTHER	05-0/3778	DEED	0.0				
CUSTER THELMA A TRUST	CUSTER THEMLA A	1	09/01/2005	QC	21-NOT USED/OTHER	05-0/3777	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
231 S NORA DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		11/09/2021		2021-0787	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 670,742 TCV/TFA: 222.99						
SOMES LARY & SHELLY TRUST 7268 WESTWOOD DR Jenison MI 49428		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *								
. SECS 2 & 1 T22N R8W LOTS 16 & 51 REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 3400/ 61.00 117.00 1.0237 0.9797 3400 100 208,013								
Larry Smoes 616-457-4546		Paved Road		61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 208,013								
GRG AND WD ON LOT 51		Storm Sewer		Land Improvement Cost Estimates								
4-20-06..TT Mrs Custer. She's in nursing home and house is vacant. Jenison is son's address.		Sidewalk		Description Rate Size % Good Cash Value								
PRE ok.		Water		D/W/P: 3.5 Concrete 6.58 227 0 0								
		Sewer		D/W/P: 4in Concrete 6.97 228 0 0								
		Electric		D/W/P: 4in Concrete 6.97 308 0 0								
		Gas		Residential Local Cost Land Improvements								
		Curb		Description Rate Size % Good Cash Value								
		Street Lights		LAND IMPROVE 2500 2,500.00 1 95 2,375								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,375								
		Underground Utils.										
Topography of Site												
X Level												
Rolling												
Low												
High												
X Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	104,000	231,400	335,400			195,575C		
JWV 08/04/2022 INSPECTED		2023	61,200	220,900	282,100					186,262C		
JWV 06/11/2018 INSPECTED		2022	57,700	193,200	250,900					177,393C		
TPC 12/27/2017 INSPECTED		2021	54,600	174,300	228,900					171,727C		

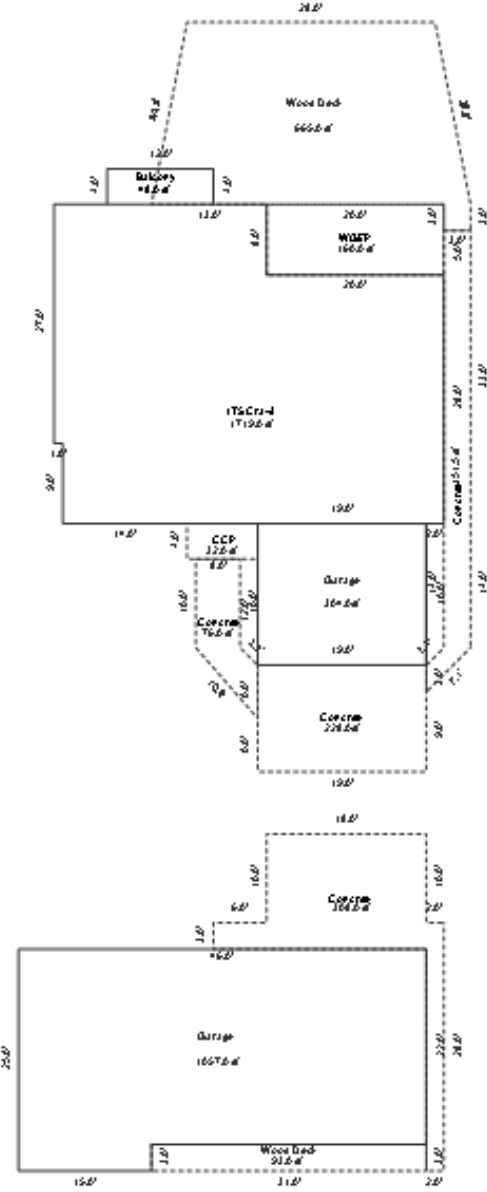


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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1987 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: 304 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0	Front Overhang										160 32 665 93 300 48	WGEP (1 Story) CCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony		
X	Wood Frame	(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1.75S		X	Drywall Paneled													
Yr Built 1986		Remodeled 0	Trim & Decoration			X			Central Air Wood Furnace							
Condition: Average		Ex	X	Ord						Class: C +5 Effec. Age: 32 Floor Area: 3,008 Total Base New : 463,705 Total Depr Cost: 315,311 Estimated T.C.V: 460,354				E.C.F. X 1.460		
Room List		Doors		Solid	X	H.C.	(5) Floors									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric			200 Amps Service								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets					Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1719 SF Floor Area = 3008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas				Cls C 5 Blt 1986		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			X			Many		X		Ave.		Few		
(2) Windows		(7) Excavation			1			Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1719 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			1			Public Water								
X	Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Public Sewer									
X	Storms & Screens	(9) Basement Finish			1			Water Well								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Public Water								
Chimney: Brick					1			Water Well								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD ANN LOUISE TR		0	01/06/2011	AFF	07-DEATH CERTIFICATE	2011-0050DC	PROPERTY TRANSFER	0.0
WOOD NORMAN A	WOOD ANN LOUISE TR	0	08/08/2007	WD	09-FAMILY	2011-00051WD	PROPERTY TRANSFER	0.0
WOOD ANN LOUISE TR		0	08/08/2007	WD	09-FAMILY	2011-0051WD TR	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
241 S NORA DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 583,436 TCV/TFA: 300.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.	X		* Factors *			
			A 67' @ 3400/	61.00	125.00	211,481
			61 Actual Front Feet, 0.17 Total Acres			211,481

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	6.58	500 86	2,829
	X	Electric	Total Estimated Land Improvements True Cash Value = 2,829		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	105,700	186,000	291,700			156,111C
Rolling	2023	62,400	177,500	239,900			148,678C
Low	2022	57,700	159,800	217,500			141,599C
High	2021	54,600	144,100	198,700			137,076C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

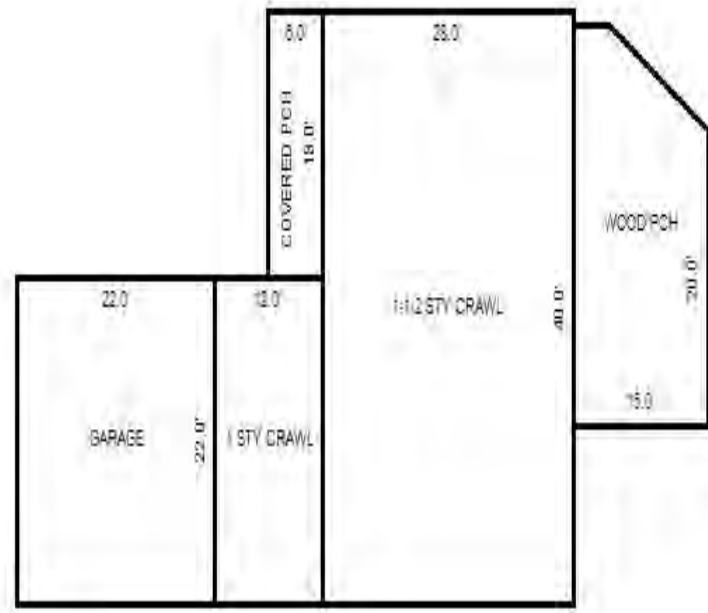
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 108 384	Type CCP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: C +10 Effec. Age: 15 Floor Area: 1,944 Total Base New : 297,415 Total Depr Cost: 252,826 Estimated T.C.V: 369,126			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1995					
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1384 SF Floor Area = 1944 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Building Areas								
Room List		Doors		Solid	X	H.C.	1	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			2	3 Fixture Bath			1.5 Story Siding Crawl Space 1,120							
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Other Additions/Adjustments			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)			1 1,476 1,255					
		X	Drywall				Many	X	Ave.		Few	3 Fixture Bath			1 4,646 3,949			
(2) Windows		(7) Excavation		(14) Water/Sewer			Porches			Average Fixture(s)			1 1,494 1,270					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1384 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			3 Fixture Bath			1 5,808 4,937					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Ceramic Tile Floor			Garages			Average Fixture(s)			1 2,766 2,351					
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			3 Fixture Bath			1 4,646 3,949					
X	Double Glass Patio Doors Storms & Screens		Treated Wood Concrete Floor	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			Porches			1 3,014 2,562					
(3) Roof		(9) Basement Finish		Ceramic Tub Alcove Vent Fan			Common Wall: 1 Wall			WPP			1 6,459 5,490					
X	Gable Hip Flat		Gambrel Mansard Shed	Water/Sewer			Water/Sewer			Garages			1 1,494 1,270					
X	Asphalt Shingle	(10) Floor Support		Public Water			Public Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			1 22,066 18,756					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Water Well			Water Well			Base Cost			1 -2,686 -2,283					
				1000 Gal Septic			Water Well			Common Wall: 1 Wall			1 -2,686 -2,283					
				2000 Gal Septic			1000 Gal Septic			Water/Sewer			1 1,494 1,270					
				Lump Sum Items:			2000 Gal Septic			Public Sewer			1 1,494 1,270					
										Water Well, 100 Feet			1 5,808 4,937					
										Built-Ins			1 2,766 2,351					
										Appliance Allow.			1 2,766 2,351					
										Fireplaces			1 8,024 6,820					
										Exterior 2 Story			1 8,024 6,820					
										Local Cost Items			1 0 0 *					
										SANITARY SEWER			1 0 0 *					
										Totals:			297,415 252,826					
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex IV™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOING JOYCE & ROBERT TRUS	TRAUSCH THOMAS C & JULIA	200,000	08/04/2014	WD	09-FAMILY	2014-02708	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
251 S NORA DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	06/04/2018	2018-0207	100%	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
TRAUSCH THOMAS C & JULIA E 405 HARRISON COURT VERNON HILLS IL 60061	2024 Est TCV 465,467 TCV/TFA: 307.85

X Improved    Vacant    Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *				Value	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 67' @ 3400/	61.00	135.00	1.0237	1.0154	3400	100	215,589
61 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	215,589

Land Improvement Cost Estimates		Cash Value	
Description	Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	30 0	0
D/W/P: 4in Concrete	6.97	628 0	0
D/W/P: 4in Concrete	6.97	1478 0	0

Residential Local Cost Land Improvements		Cash Value	
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	107,800	124,900	232,700			122,318C
2023	63,900	119,300	183,200			116,494C
2022	57,700	107,600	165,300			110,947C
2021	54,600	97,100	151,700			107,403C

Who	When	What
JWV	10/04/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	03/11/2012	INSPECTED

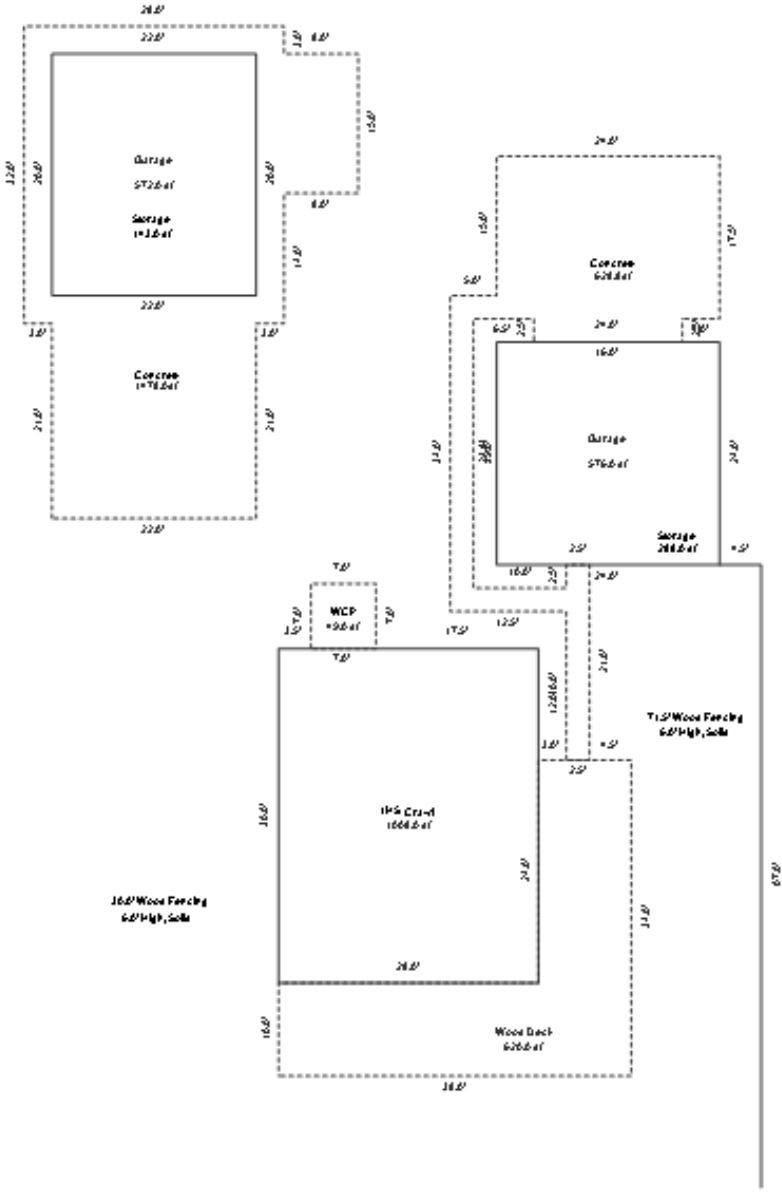
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 49 620	Type WPP Treated Wood	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 400 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,512 Total Base New : 260,704 Total Depr Cost: 169,437 Estimated T.C.V: 247,378		E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1967		Roof:			
Yr Built 1967	Remodeled 2018	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg	X	Ord		Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,008 Total: 184,286		119,766			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing		Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.		Few	Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Storms & Screens	(14) Water/Sewer		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
(3) Roof		Recreation SF		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Gable Hip Flat	Gambrel Mansard Shed	Living SF	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 49 2,044 1,329 Deck Treated Wood 620 8,692 5,650 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Storage Over Garage 400 5,496 3,572 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 22,176 14,414 Storage Over Garage 143 1,965 1,277 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							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER LAWRENCE WAYNE	LAWRENCE WAYNE BAKER QPT	0	12/16/2010	WD	09-FAMILY	2010-5490	PROPERTY TRANSFER	0.0
BAKER LAWRENCE W & GLADYS	BAKER LAWRENCE WAYNE	0	12/15/2010	PTA	09-FAMILY	2010-5489WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
261 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/22/2021	2021-0198	100%
Owner's Name/Address	P.R.E. 0%		Deck/Porch	08/24/2004	20040328	Complete
BAKER LAWRENCE W LAWRENCE WAYNE BAKER QPT 2862 MEADOWOOD LANE BLOOMFIELD HILLS MI 48302	MAP #:					
	2024 Est TCV 661,394 TCV/TFA: 270.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.	X		A 67' @ 3400/	59.00	151.00	216,237
Comments/Influences			59 Actual Front Feet, 0.20 Total Acres			216,237

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
ADD'L GRG ON LOT 54 FOR 2008, CHG GRG DIM FROM 360 SQ TO 720, ADD OHG, DECK, SEWER. ADD B'WAY TO HOUSE GRG.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	1613 50	6,597
	X	Gravel Road	D/W/P: Brick on Sand	18.02	417 50	3,757
	X	Paved Road	Total Estimated Land Improvements True Cash Value =			10,354
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	108,100	222,600	330,700			191,226C
X Rolling	2023	64,600	212,300	276,900			182,120C
X Low	2022	56,300	191,300	247,600			173,448C
X High	2021	53,400	185,500	238,900			167,908C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

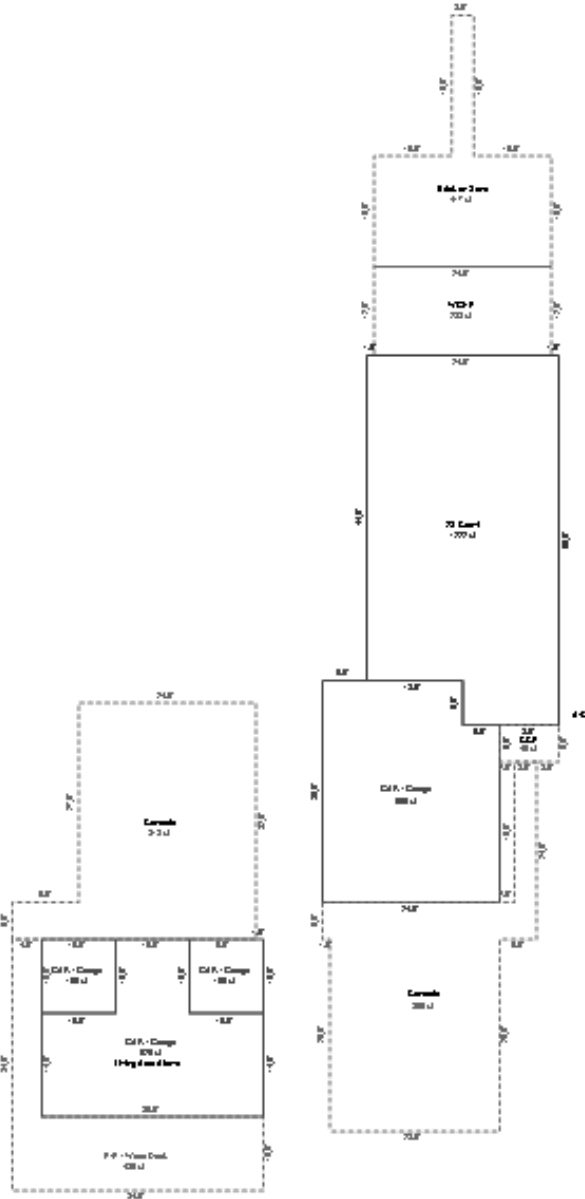


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 288 40 436 144	Type WGEP (1 Story) CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1975 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: 690 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior														
	Building Style: 2S	X	Drywall Paneled														
	Yr Built 1975		Trim & Decoration														
	Remodeled 1994		Ex	X	Ord												
	Condition: Average		Size of Closets														
	Room List		Lg	X	Ord												
	Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.										
	(1) Exterior		(5) Floors														
	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:														
	Insulation		(6) Ceilings														
	(2) Windows		X	Drywall													
	Many Avg. Few	X	Basement: 0 S.F. Crawl: 1222 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(7) Excavation														
	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	(3) Roof		(8) Basement														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	Asphalt Shingle		(9) Basement Finish														
	Chimney: Metal		(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
			(14) Water/Sewer														
			2 1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:														
			(12) Electric														
			200 Amps Service														
			No./Qual. of Fixtures														
			Ex.	X	Ord.												
			No. of Elec. Outlets														
			Many	X	Ave.												
			(13) Plumbing														
			1 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														
			2 1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:														
			(15) Fireplaces														
			Class: C +5 Effec. Age: 30 Floor Area: 2,444 Total Base New : 425,419 Total Depr Cost: 297,810 Estimated T.C.V: 434,803														
			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1222 SF Floor Area = 2444 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 1,222 Total: 289,932 202,969														
			Other Additions/Adjustments														
			Plumbing														
			Average Fixture(s) 1 1,476 1,033														
			3 Fixture Bath 1 4,646 3,252														
			Porches														
			WGEP (1 Story) 288 19,328 13,530														
			CCP (1 Story) 40 1,261 883														
			Deck														
			Treated Wood 436 6,902 4,831														
			Garages														
			Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
			Base Cost 690 34,045 23,831														
			Common Wall: 1 Wall 1 -2,686 -1,880														
			Door Opener 1 547 383														
			Class: C Exterior: Siding Foundation: 18 Inch (Finished)														
			Base Cost 720 32,234 22,564														
			Storage Over Garage 520 7,145 5,001														
			Door Opener 2 1,093 765														
			Water/Sewer														
			Public Sewer 2 2,988 2,092														
			Water Well, 100 Feet 1 5,808 4,066														
			Built-Ins														
			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANHOPE KRISTY L & ROBER	STANHOPE KRISTY L	0	10/26/2021	PTA	09-FAMILY	2021-03615	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
271 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/23/2019	2019-0450	100%
Owner's Name/Address	P.R.E. 100% 07/27/1994		Reroof	05/06/2016	2016-0143	100%
STANHOPE KRISTY L 271 S NORA DRIVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 735,572 TCV/TFA: 302.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.	X		Dirt Road										
	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
	X		Curb										
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ADD OHG, WD, & SEWER TO GRG FOR 08.	2024	172,200	195,600	367,800			219,652C
	2023	88,000	198,600	286,600			209,193C
	2022	71,900	179,100	251,000			199,232C
	2021	66,900	161,700	228,600			192,868C

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	172,200	195,600	367,800			219,652C
Rolling	2023	88,000	198,600	286,600			209,193C
Low	2022	71,900	179,100	251,000			199,232C
High	2021	66,900	161,700	228,600			192,868C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							48 WCP (1 Story) 127 WSEP (1 Story) 360 Treated Wood				
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 2,432 Total Base New : 345,460 Total Depr Cost: 226,481 Estimated T.C.V: 330,662			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cls C 5 Blt 1991			
Condition: Average		Size of Closets		Lg X Ord Small			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1218 SF Floor Area = 2432 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas						
	Basement 3 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			2 Story Siding Crawl Space 1,094 1 Story Siding Crawl Space 124 1 Story Siding Overhang 120			Total: 288,383		187,433	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1218 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 192 3,300 2,145 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 WSEP (1 Story) 127 7,226 4,697 Deck Treated Wood 360 6,091 5,908 *						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,396 15,207 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 456 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2020		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Trim & Decoration			(12) Electric											
Room List		Doors	Solid	X	H.C.	0 Amps Service										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GRG			Cls C		Blt 2020				
(1) Exterior			Kitchen: Other: Other:	Ex.	X	Ord.	Min	(11) Heating System: Space Heater								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.									
(2) Windows			(7) Excavation	Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			Deck									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			351		5,985		4,489		
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Garages									
Chimney:		(10) Floor Support					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
		Joists: Unsupported Len: Cntr.Sup:					Base Cost			936		35,147		26,360		
							Solar Water Heat			456		6,265		4,699		
							No Plumbing			1		547		410		
							Extra Toilet			1		1,494		1,120		
							Extra Sink			Totals:		49,438		37,078		
							Separate Shower									
							Ceramic Tile Floor									
							Ceramic Tile Wains									
							Ceramic Tub Alcove									
							Vent Fan									
							Notes:									
							ECF (4082 LAKE MISSAUKEE NORTH SHORE )			1.460 =>		TCV:		54,134		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS DARYL M & CARRIE L	ADAMS CARRIE L TRUST	1	12/17/2019	WD	09-FAMILY	2020-00079	PROPERTY TRANSFER	0.0
		159,000	08/01/1997	WD	33-TO BE DETERMINED	312:1260	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
291 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/24/2006	20060222	80%
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	08/09/2004	20040302	Complete
ADAMS CARRIE L TRUST 23926 ARGYLE ST Novi MI 48374	MAP #:					
	2024 Est TCV 565,757 TCV/TFA: 289.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 2 & 1 T22N R8W LOTS 22 & 57 & NE'LY 16 FT OF LOT 58. REDMAN ISLE.	X		Dirt Road	60.00	172.00	1.0280	1.0788	3400	100	226,226	
Comments/Influences			Gravel Road	60 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =	226,226

2010 2nd story of garage is studs only. Roof is uninsulated. COMPLETE REMODEL W/ ADD'N TO STY HEIGHT FOR 99	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
	X	Curb	LAND IMPROVE 1000	1,000.00	1 97	970	
		Street Lights	Total Estimated Land Improvements True Cash Value =				970

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	113,100	169,800	282,900			172,797C
Rolling	2023	67,900	162,100	230,000			164,569C
Low	2022	57,000	141,500	198,500			156,733C
High	2021	54,000	127,600	181,600			151,727C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



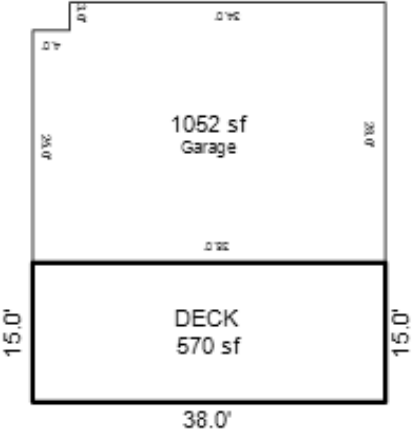
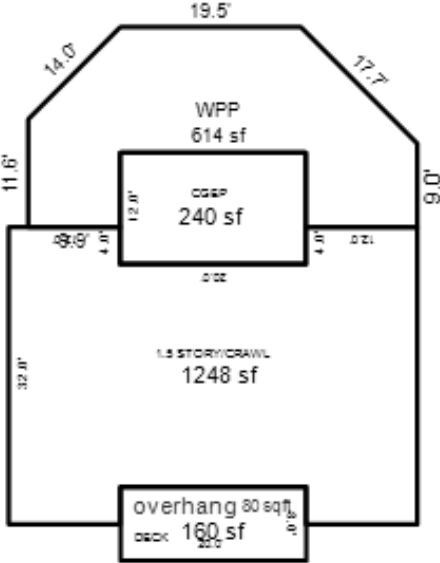
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	113,100	169,800	282,900			172,797C
TPC	12/27/2017	INSPECTED	2023	67,900	162,100	230,000			164,569C
TPC	12/20/2010	INSPECTED	2022	57,000	141,500	198,500			156,733C
			2021	54,000	127,600	181,600			151,727C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1052 % Good: 0 Storage Area: 701 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							260 614 160 570	CGEP (1 Story) WPP Treated Wood Treated Wood																									
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G																																	
Yr Built 1967		Remodeled 1998			Ex	X	Ord																															
Condition: Average		Trim & Decoration																																				
Room List			Lg	X	Ord		Small																															
	Basement 4 1st Floor 2 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min																													
(2) Windows		(7) Excavation			No. of Elec. Outlets																																	
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																	
	Gable Hip Flat	X	Gambrel Mansard Shed		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,248</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>237,308</td> <td>154,233</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 260 14,992 9,745 WPP 614 10,260 6,669 Deck Treated Wood 160 3,578 2,326 Treated Wood 570 8,231 5,350 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 701 12,597 8,188 Base Cost 1052 48,287 31,387 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Interior 1 Story 1 5,338 3,470 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,248			1 Story	Siding	Overhang	80			Total:				237,308	154,233
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1.5 Story	Siding	Crawl Space	1,248																																			
1 Story	Siding	Overhang	80																																			
Total:				237,308	154,233																																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAINRIGHT KENNETH C & ENG	ENGLISH MAROLE TRUST	0	02/28/2008	WD	21-NOT USED/OTHER	2008/1822	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
301 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/08/2008	20080082	Complete

Owner's Name/Address	MAP #:
ENGLISH MAROLE & WAINRIGHT K TTEE ENGLISH MAROLE TRUST 301 S NORA DR LAKE CITY MI 49651	2024 Est TCV 681,509 TCV/TFA: 241.33

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.	X	Dirt Road	60.00	164.00	1.0280	1.0660	3400	100		223,548

Comments/Influences	Water	Land Improvement Cost Estimates
CHG GSA ON GRG FOR 09. NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00 ADD OHG, WD, & SEWER TO GRG FOR 08.	X	Description

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	480	0	0
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



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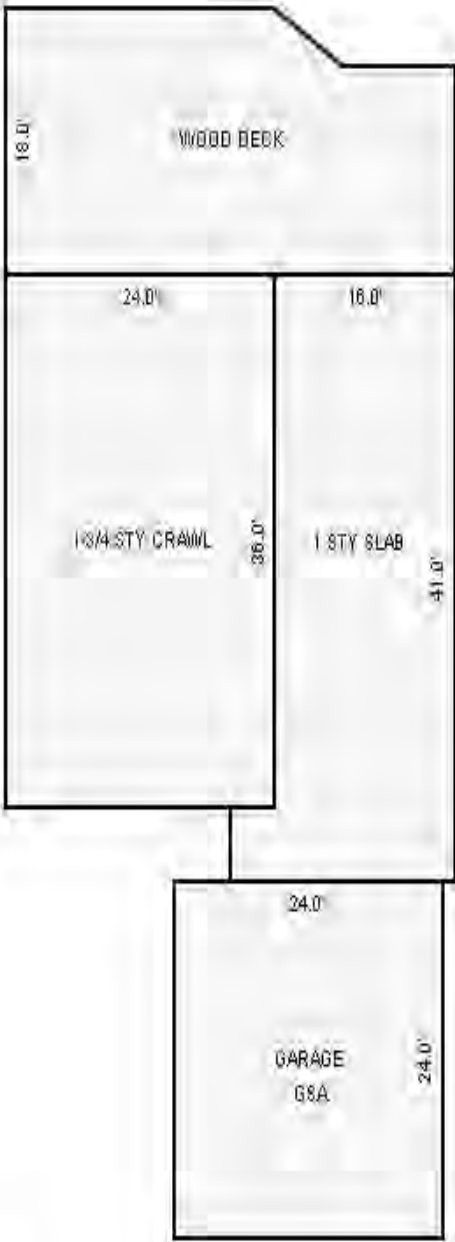
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	111,800	229,000	340,800			204,568C
Rolling	2023	67,000	230,000	297,000			194,827C
Low	2022	57,000	207,300	264,300			185,550C
High	2021	54,000	186,900	240,900			179,623C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 656 300	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 200 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 2,824 Total Base New : 402,031 Total Depr Cost: 312,045 Estimated T.C.V: 455,586		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 402,031 Total Depr Cost: 312,045 Estimated T.C.V: 455,586		E.C.F. X 1.460		Carpport Area: Roof:		
Yr Built 1993	Remodeled 1999	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C		Blt 1993		
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1520 SF			Floor Area = 2824 SF.						
Room List		Doors		Solid	X	H.C.	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X			Ord.			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 656 S.F. Height to Joists: 0.0			1			Average Fixture(s)						
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 864 S.F. Slab: 656 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water Well, 100 Feet						
X	Gable Hip Flat	Gambrel Mansard Shed	No. of Elec. Outlets			Many			X			Ave.		Few		
X	Asphalt Shingle	(13) Plumbing		Average Fixture(s)			1			1.75 Story			Siding		Foundation	
Chimney: Metal		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1 Story			Siding		Slab	
		(15) Fireplaces		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1 Story			Siding		Overhang	
		(16) Porches/Decks		Total: 301,674			Total: 236,777			Total: 301,674			Total: 236,777			
		(17) Garage		Total: 1,476			Total: 1,107			Total: 1,476			Total: 1,107			
		(18) Other		Total: 9,013			Total: 6,760			Total: 9,013			Total: 6,760			
		(19) Other		Total: 5,397			Total: 4,048			Total: 5,397			Total: 4,048			
		(20) Other		Total: 24,808			Total: 18,606			Total: 24,808			Total: 18,606			
		(21) Other		Total: 2,748			Total: 2,061			Total: 2,748			Total: 2,061			
		(22) Other		Total: 547			Total: 410			Total: 547			Total: 410			
		(23) Other		Total: 1008			Total: 27,904			Total: 1008			Total: 27,904			
		(24) Other		Total: 288			Total: 2,968			Total: 288			Total: 2,968			
		(25) Other		Total: 2			Total: 820			Total: 2			Total: 820			
		(26) Other		Total: 2			Total: 2,988			Total: 2			Total: 2,988			
		(27) Other		Total: 1			Total: 5,808			Total: 1			Total: 5,808			
		(28) Other		Total: 1			Total: 2,766			Total: 1			Total: 2,766			
		(29) Other		Total: 1			Total: 2,074			Total: 1			Total: 2,074			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUDEBACK JEFFREY AND CHE	WESTDROP DANA M	390,000	08/13/2018	WD	03-ARM'S LENGTH	2018-02634	PROPERTY TRANSFER	100.0
CUDEBACK CURTIS MOORE		0	03/21/2015	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0
CUDEBACK BILLIE JEAN	CUDEBACK JEFFREY AND CHE	0	02/28/2014	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0
JAMES DAVID A	CUDEBACK BILLIE J & JEFF	0	04/23/2001	QC	21-NOT USED/OTHER	2001-01780	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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311 S NORA DR	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	04/14/2023	2023-0164	100%
	P.R.E. 100% 08/20/2018	Reroof	04/27/2022	2022-0212	100%

Owner's Name/Address	MAP #:	New House	Date	Number	Status
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SMITH DANA M 311 S NORA DR LAKE CITY MI 49651	2024 Est TCV 601,443 TCV/TFA: 301.48	Addition	09/12/2006	20060296	Complete
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X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 67' @ 3400/	60.00	144.00	1.0280	1.0319	3400	100	216,397
60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	216,397

Tax Description		Land Improvement Cost Estimates			
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. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.	8.18	450	50	1,840
	X	Sewer	D/W/P: 4in Ren. Conc.	8.18	720	50	2,945
	X	Electric	D/W/P: 3.5 Concrete	6.58	102	50	335
	X	Gas	Total Estimated Land Improvements True Cash Value =				5,120
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level						
	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						

		Who	When	What	2024	108,200	192,500	300,700			219,023C
		JWV	09/26/2023	INSPECTED	2023	64,400	184,100	248,500			208,118C
		JWV	09/13/2022	INSPECTED	2022	57,000	164,200	221,200			198,208C
		TPC	12/27/2017	INSPECTED	2021	54,000	148,100	202,100			191,877C

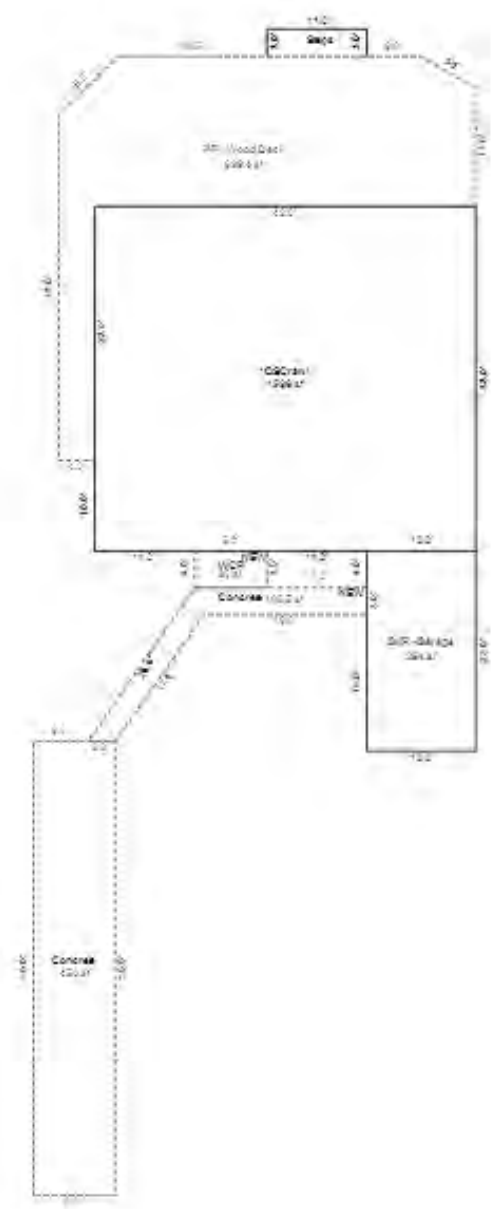


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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 32 839	Type WCP (1 Story) Treated Wood	Year Built: 1971 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: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior Drywall Plaster X Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets X Lg Ord Small Doors Solid X H.C.			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1596 SF Floor Area = 1995 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 Crawl Space 1,596 Total: 252,931 177,043			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S					No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Class: C +5 Effec. Age: 30 Floor Area: 1,995 Total Base New : 301,653 Total Depr Cost: 211,149 Estimated T.C.V: 308,278			Cls C 5 Blt 1971					
Yr Built	Remodeled				100 Amps Service			Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Porches WCP (1 Story) 32 2,343 1,640 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 264 15,030 10,521 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 Interior 1 Story 1 5,338 3,737 Direct-Vented Gas 1 3,021 2,115 Deck Treated Wood 839 10,899 7,629 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 301,653 211,149					
Condition: Average					(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														
Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings X Drywall			Lump Sum Items: Chimney: Block Unsuported Len: Cntr.Sup:														
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1596 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
X	Storms & Screens	(9) Basement Finish																	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support Joists: Unsuported Len: Cntr.Sup:																	

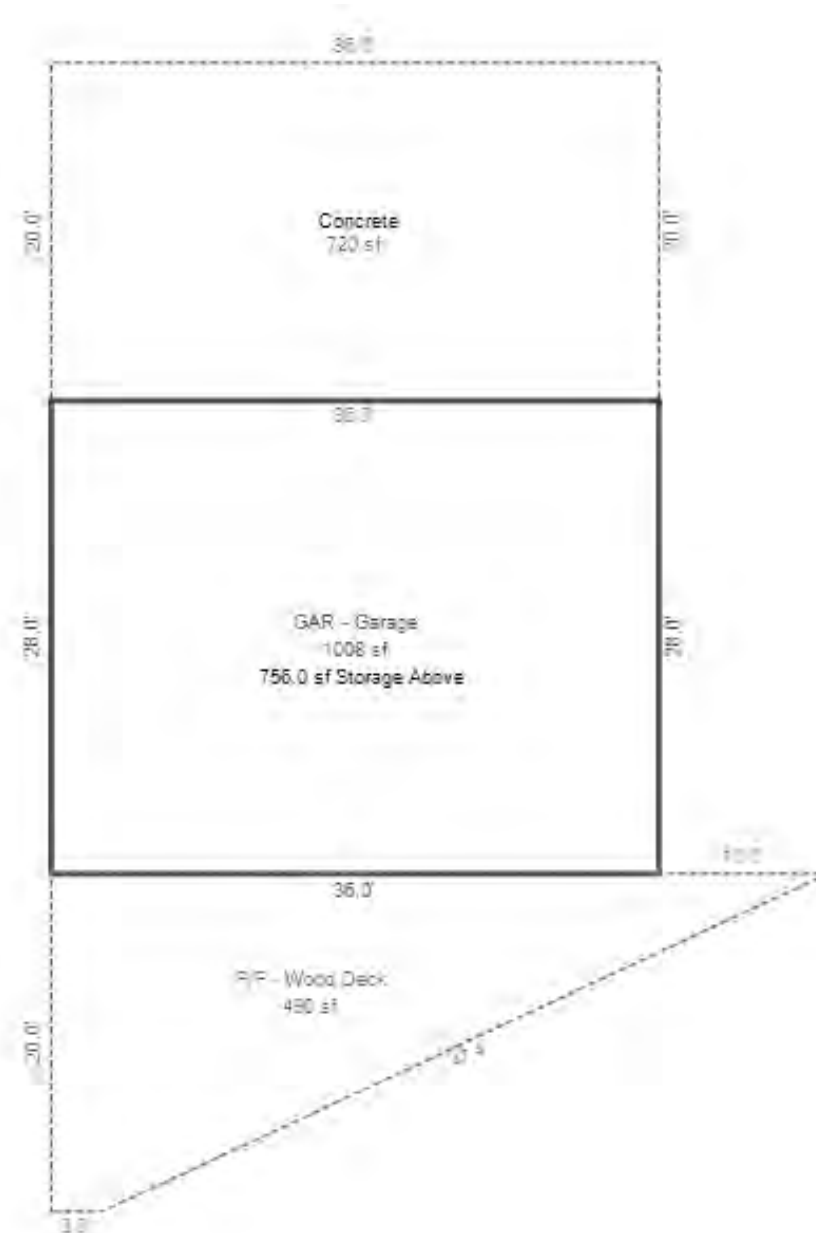
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 490	Type Treated Wood	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 5 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 756 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 57,734 Total Depr Cost: 49,074 Estimated T.C.V: 71,648								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			E.C.F. X 1.460						Bsmnt Garage:		
Yr Built 2010	Remodeled 0	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls C Blt 2010		
Condition: Average		Size of Closets		0 Amps Service			Building Areas						Roof:		
Room List		Doors	Solid X	H.C.	No./Qual. of Fixtures			Stories Exterior Foundation			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments								
(1) Exterior			Kitchen: Other: Other:	Many X Ave. Few			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Plumbing								
(2) Windows		(7) Excavation		Average Fixture(s)			3 Fixture Bath			1	-4,646	-3,949			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			490	7,453	6,335		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Storage Over Garage Door Opener Water/Sewer Public Sewer			1008 756 5	37,205 10,387 2,733	31,624 8,829 2,323		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: D.G.								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv:			Totals:			1	1,494	1,270			
							Totals:			57,734	49,074	71,648			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
321 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Res. Add/Alter/Repair	10/11/2022	2022-0720	100%
Owner's Name/Address	P.R.E. 0%	MAP #:				
VYSE RONALD L ETAL 1955 VASSAR ROAD REESE MI 48757		2024 Est TCV 690,767 TCV/TFA: 239.85				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
			* Factors *						
. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 67' @ 3400/ 60.00 124.00 1.0280 0.9940			3400	100		
			60 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =		208,457	

Comments/Influences	X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: 4in Ren. Conc.	8.18	793 50	3,243
		Total Estimated Land Improvements True Cash Value =			3,243



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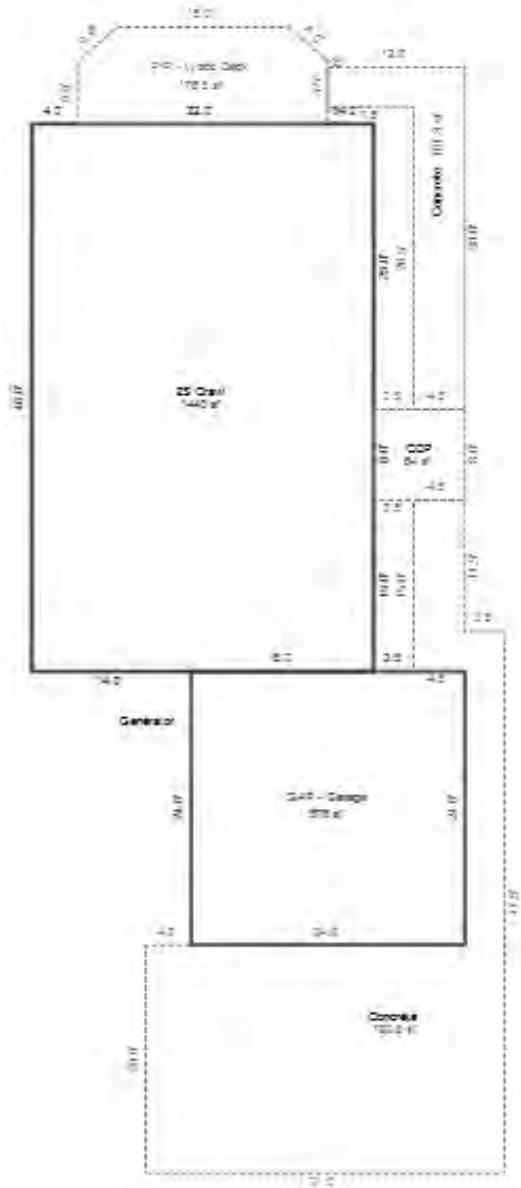
Topography of Site	X Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	X Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
2024	104,200	241,200	345,400			202,147C	
2023	61,600	230,100	291,700			192,521C	
2022	57,000	211,400	268,400			183,354C	
2021	54,000	190,500	244,500			177,497C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 176 108	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 2,880 Total Base New : 437,539 Total Depr Cost: 328,128 Estimated T.C.V: 479,067			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																									
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 2880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1975																																											
Yr Built 1975	Remodeled 1996	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																											
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Total:		336,890	252,643																																									
Room List		Doors		Solid	X	H.C.	(12) Electric			2 Story Siding Crawl Space			Other Additions/Adjustments																																											
	Basement 4 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Plumbing			Average Fixture(s)																																											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing			3 Fixture Bath																																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Average Fixture(s)																																											
(2) Windows		(8) Basement		Basement Finish			Public Water			CCP (1 Story)			3 Fixture Bath																																											
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Deck			Solar Water Heat																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well			Treated Wood			Solar Water Heat																																											
(3) Roof		(10) Floor Support		Basement Finish			1000 Gal Septic 2000 Gal Septic			Balcony			Solar Water Heat																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Wood Balcony			Solar Water Heat																																												
X	Asphalt Shingle	Chimney:		Public Sewer Water Well, 100 Feet			Water/Sewer			Garages			Solar Water Heat																																											
<p>Class: C Exterior: Siding Foundation: 42 Inch (Finished)</p> <table border="1"> <tr><td>Base Cost</td><td>576</td><td>29,854</td><td>22,390</td></tr> <tr><td>Common Wall: 1/2 Wall</td><td>1</td><td>-1,343</td><td>-1,007</td></tr> <tr><td>Door Opener</td><td>1</td><td>547</td><td>410</td></tr> <tr><td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td></tr> <tr><td>Base Cost</td><td>736</td><td>29,462</td><td>22,096</td></tr> <tr><td>Storage Over Garage</td><td>736</td><td>10,113</td><td>7,585</td></tr> <tr><td>Door Opener</td><td>2</td><td>1,093</td><td>820</td></tr> <tr><td colspan="4">Water/Sewer</td></tr> <tr><td>Public Sewer</td><td>1</td><td>1,494</td><td>1,120</td></tr> <tr><td>Water Well, 100 Feet</td><td>1</td><td>5,808</td><td>4,356</td></tr> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	Base Cost	576	29,854	22,390	Common Wall: 1/2 Wall	1	-1,343	-1,007	Door Opener	1	547	410	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	736	29,462	22,096	Storage Over Garage	736	10,113	7,585	Door Opener	2	1,093	820	Water/Sewer				Public Sewer	1	1,494	1,120	Water Well, 100 Feet	1	5,808	4,356
Base Cost	576	29,854	22,390																																																					
Common Wall: 1/2 Wall	1	-1,343	-1,007																																																					
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Water Well, 100 Feet	1	5,808	4,356																																																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIEND LOLA J ESTATE	FRIEND WILLIAM G & BONNIE	0	11/16/2012	QC	21-NOT USED/OTHER	2012-03944	PROPERTY TRANSFER	0.0
FRIEND LOLA J	FRIEND LOLA J ESTATE	0	08/04/2010	AFF	07-DEATH CERTIFICATE	2010-4235DC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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331 S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/29/2020					

Owner's Name/Address	MAP #:
FRIEND BONNIE PO BOX 617 LAKE CITY MI 49651	2024 Est TCV 436,256 TCV/TFA: 273.69

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			A 67' @ 3400/	50.00	112.00	0.9891	0.9691	3400	100		162,947	
			D 67' @ 2800/FF	20.00	112.00	0.9891	0.9691	2800	100		53,677	
			70 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =		216,624

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			

. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.	X			D/W/P: 3.5 Concrete	6.16	720	50	2,217				
Comments/Influences				Residential Local Cost Land Improvements								
21100382 \$259,900, \$279,900	X			Description	Rate	Size	% Good	Cash Value				
REMOVE NEG 10% LOC ADJ FOR 05..LOT IS COMPARABLE TO ALL	X			LAND IMPROVE 1000	1,000.00	1	97	970				
ADJACENT LOTS	X			Total Estimated Land Improvements True Cash Value =								3,187

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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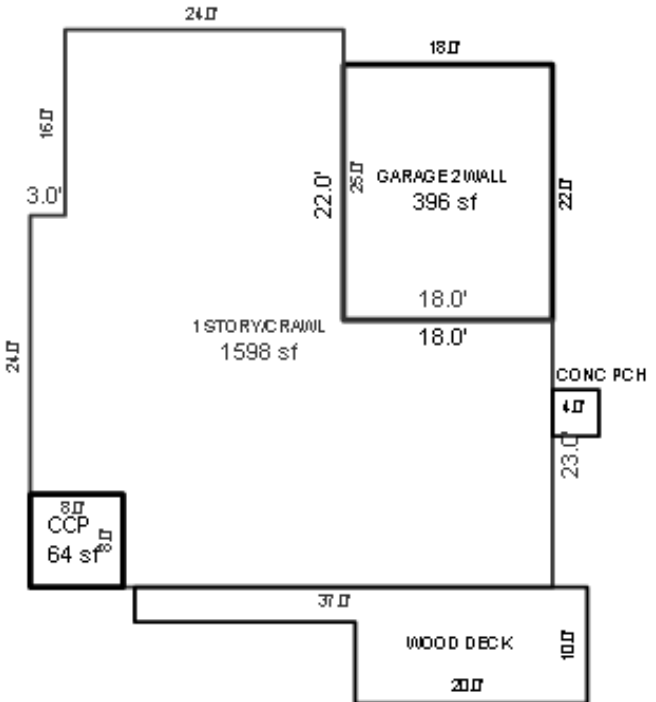
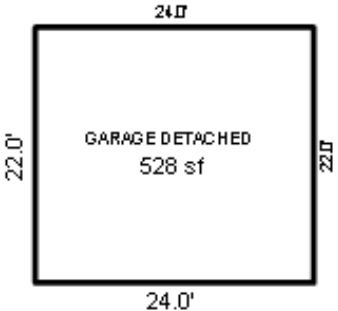
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	108,300	109,800	218,100			139,654C
TPC 12/27/2017	INSPECTED		2023	58,900	104,800	163,700			133,004C
TPC 11/02/2015	INSPECTED		2022	54,000	94,500	148,500			126,671C
TPC 12/20/2010	INSPECTED		2021	50,700	85,300	136,000			122,625C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 16 307	Type CCP (1 Story) CPP Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,594 Total Base New : 228,079 Total Depr Cost: 148,250 Estimated T.C.V: 216,445		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		
Yr Built 1979	Remodeled 0	Ex	X	Ord			Min	200 Amps Service			Ex.		X	Ord.	Min	
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Ex.		X	Ord.	Min	
Room List		Doors		Solid	X		H.C.	(12) Electric			Ex.		X	Ord.	Min	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1594 SF Floor Area = 1594 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 1,594 Total: 176,255 114,566	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Ex.		X	Ord.	Min	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 Porches CCP (1 Story) 64 1,729 1,124 CPP 16 422 274 Deck Treated Wood 307 5,360 3,484 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396 17,262 11,220 Common Wall: 1 Wall 1 -2,512 -1,633 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 18,628 12,108 Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680 Built-Ins Appliance Allow. 1 1,934 1,257 Local Cost Items SANITARY SEWER 1 0 0 *	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1594 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ex.		X	Ord.	Min	Plumbing	
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Ex.		X	Ord.	Min	Plumbing	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ex.		X	Ord.	Min	Plumbing	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Lump Sum Items:			Ex.		X	Ord.	Min	Plumbing	
(3) Roof		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Ex.		X	Ord.	Min	Plumbing	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Ex.		X	Ord.	Min	Plumbing		
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Lump Sum Items:			Ex.		X	Ord.	Min	Plumbing	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PURDY WAYNE E & RUDOLPH E	DETWILER GARY TRUST	180,000	05/30/2014	WD	03-ARM'S LENGTH	2014-01946	PROPERTY TRANSFER	100.0
PURDY ROBERTA B	PURDY WAYNE E & RUDOLPH E	1	12/31/2012	WD	03-ARM'S LENGTH	2012-03087	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
341 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/23/2014	2014-9995	100%

Owner's Name/Address	MAP #:
DETWILER GARY TRUST 3131 E BEECHWOOD DR MIDLAND MI 48640	2024 Est TCV 474,344 TCV/TFA: 222.80

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
	Public Improvements		* Factors *

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.	X	Dirt Road	67'	3400'	60.00	114.00	0.9047	0.9734		179,649
	X	Gravel Road	67'	2800'	40.00	114.00	0.9047	0.9734		98,631
	X	Paved Road	100 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =			278,279

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Water				
	X	Sewer	6.16	1602	0	0
	X	Electric	Residential Local Cost Land Improvements			

X	Description	Rate	Size	% Good	Cash Value	
X	Gas					
X	Curb					
	Street Lights	2,500.00	1	97	2,425	
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,425

Topography of Site	Level
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain



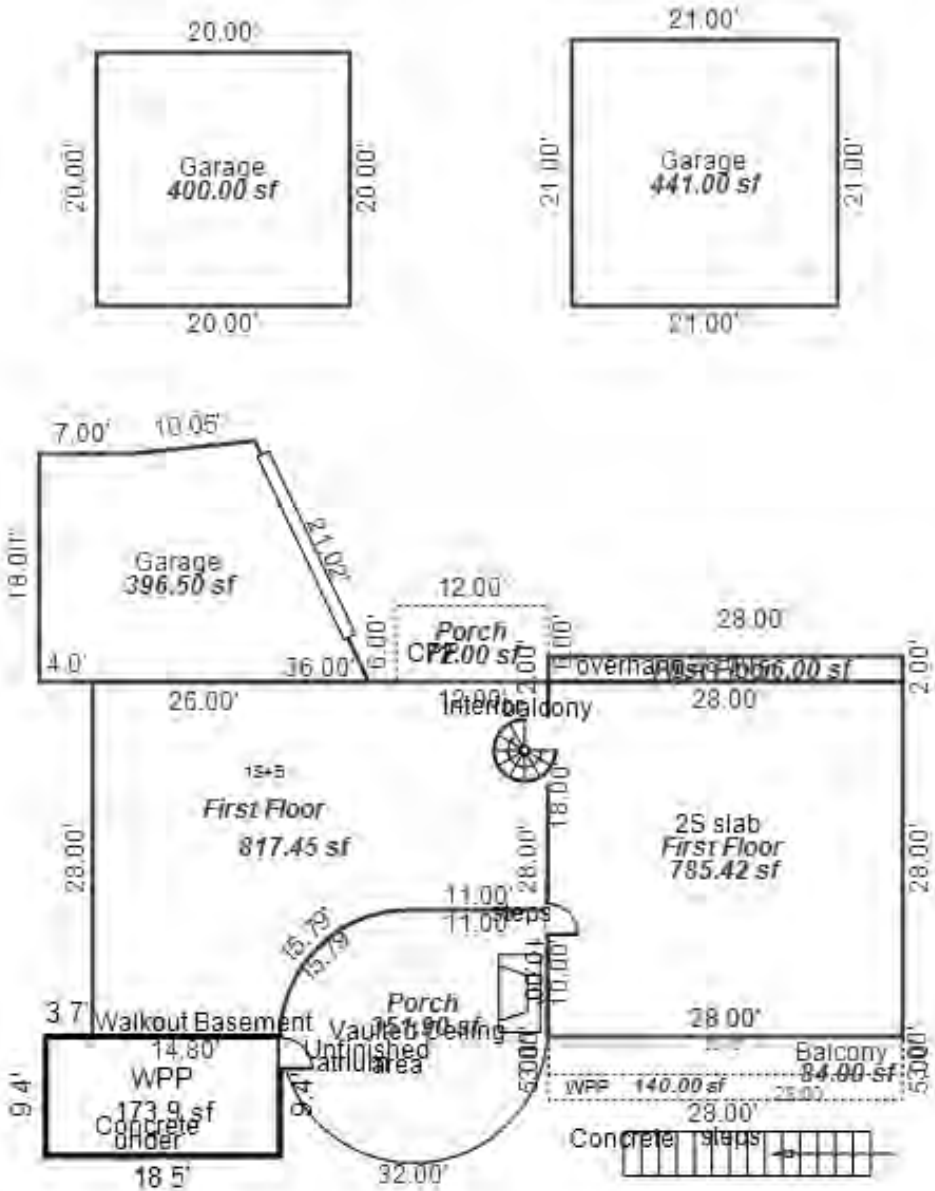
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	139,100	98,100	237,200			142,810C
	TPC 12/27/2017	INSPECTED	2023	72,000	93,600	165,600			136,010C
	TPC 11/03/2015	INSPECTED	2022	64,800	84,500	149,300			129,534C
	TPC 12/23/2014	INSPECTED	2021	60,600	76,300	136,900			125,396C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							72 140 173 351 140 84	CPP WPP WPP CGEP (2 Story) Treated Wood Wood Balcony			
Building Style: BI		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration		Class: CD Effec. Age: 35 Floor Area: 2,129 Total Base New : 340,079 Total Depr Cost: 132,630 Estimated T.C.V: 193,640						
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets		E.C.F. X 1.460							
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace		Bsmnt Garage:							
Room List		Doors		Solid	X	H.C.	(12) Electric		Carport Area:							
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service		Roof:								
(1) Exterior		No./Qual. of Fixtures		X		Ex.		Ord.		Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1602 SF Floor Area = 2129 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14		Cls CD		Blt 1979		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		X	Many		Ave.		Few	Building Areas				
	Insulation	X	Drywall	(13) Plumbing		1		Average Fixture(s)		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows		(7) Excavation		2		3		Fixture Bath		Bi-Level		Siding	Bi-Lev. 60%	785		
X	Many Avg. Few	X	Large Avg. Small	Basement: 817 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Fixture Bath		1		1	Siding	Basement	817	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		1		1	Siding	Overhang	56	
X	Asphalt Shingle	(9) Basement Finish		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		1		1	Siding	Overhang	56	
(3) Roof		(10) Floor Support		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		1		1	Siding	Overhang	56	
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer		1		Public Water		Deck		Treated Wood	140	3,207	1,251
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1		1		Public Sewer		Plumbing		Balcony	84	3,116	1,215	
				1		1		Water Well		Porches		Wood Balcony				
				1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				Average Fixture(s)		1	1,230	480		
										3		Fixture Bath	1	3,860	1,505	
										Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1	2,160	842
										Plumbing		Average Fixture(s)		1	1,230	480
										3		Fixture Bath	1	3,860	1,505	
										Porches		CPP		72	1,475	575
										WPP		WPP		140	3,290	1,283
										WPP		WPP		173	3,758	1,466
										CGEP (2 Story)		CGEP (2 Story)		351	27,203	10,609
										Deck		Treated Wood		140	3,207	1,251
										Balcony		Wood Balcony		84	3,116	1,215
										Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
										Base Cost		Base Cost		396	17,262	6,732
										Common Wall: 1 Wall		Common Wall: 1 Wall		1	-2,512	-980
										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ NEIL A & CARYN R	ZAINEA MICHAEL A & ANN M	358,000	06/15/2007	WD	03-ARM'S LENGTH	2007/2217	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
361 S NORA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/24/2007	20070590	Complete
Owner's Name/Address	P.R.E. 0%		New House	08/24/2007	20070589	Complete
ZAINEA MICHAEL A & ANN M 19559 WALTHAM RD BEVERLY HILLS MI 48025	MAP #:					
	2024 Est TCV 801,317 TCV/TFA: 279.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01	X			Dirt Road								
	X			Gravel Road								
	X			Paved Road								
	X			Storm Sewer								
	X			Sidewalk								
	X			Water								
	X			Sewer								
	X			Electric								
	X			Gas								
	X			Curb								
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								



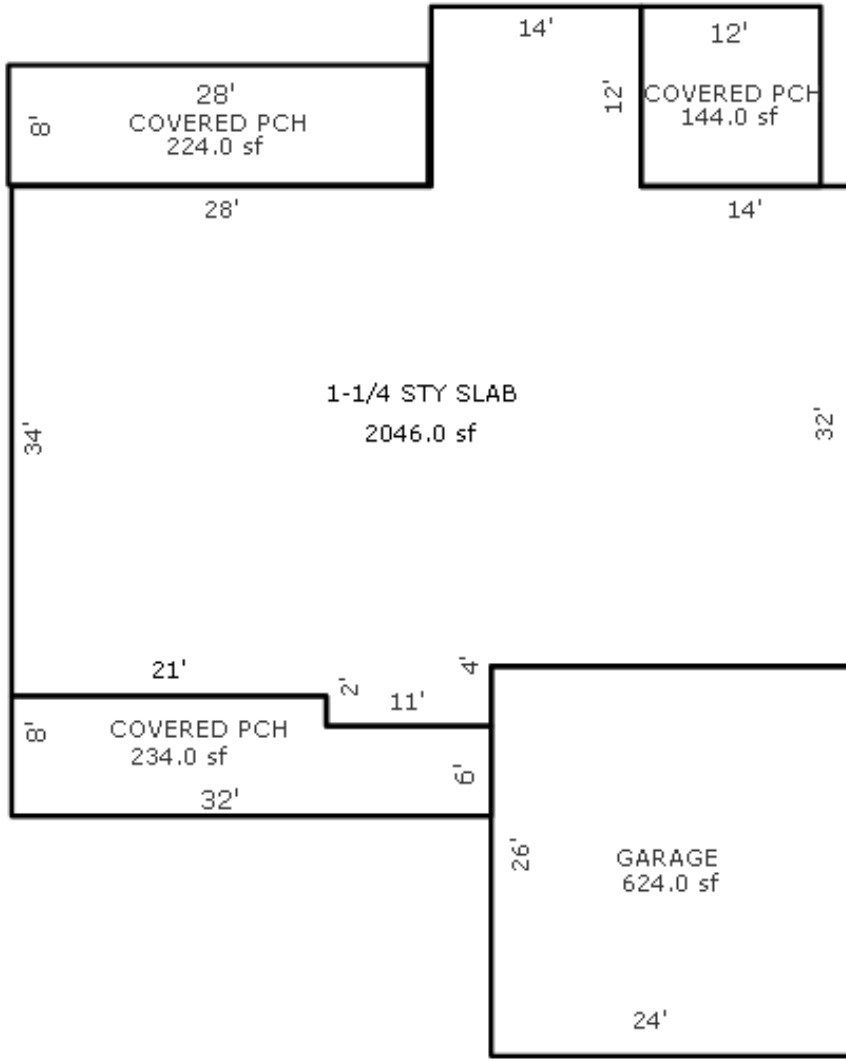
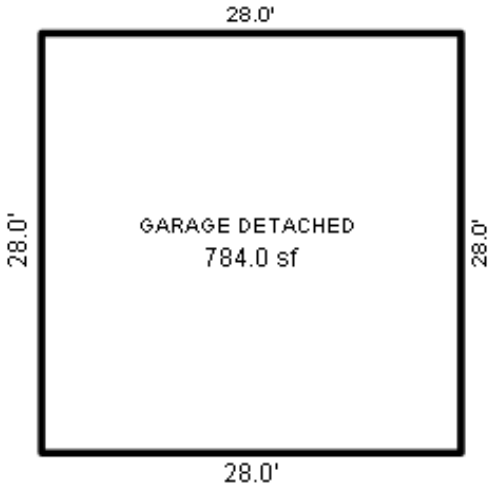
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	147,100	253,600	400,700			239,659C
Rolling	2023	75,100	250,800	325,900			228,247C
Low	2022	66,600	226,000	292,600			217,379C
X High	2021	62,200	203,800	266,000			210,435C
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						224	WCP	(1 Story)					
Building Style: 1.25S		Trim & Decoration									234	WCP	(1 Story)					
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min					144	WCP	(1 Story)					
Condition: Average		Size of Closets									Class: C +5 Effec. Age: 17 Floor Area: 2,870 Total Base New : 416,533 Total Depr Cost: 345,739 Estimated T.C.V: 504,779			E.C.F. X 1.460	Bsmnt Garage:			
Room List		Doors		Solid	X	H.C.								X	Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2007					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Heat & Cool			Ground Area = 2046 SF Floor Area = 2870 SF.					
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2046 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath			1 1.25 Story Siding			1 1 Story Siding			Foundation Slab Overhang				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath			Other Additions/Adjustments			Plumbing					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Average Fixture(s)					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1.25 Story Siding			WCP (1 Story)			WCP (1 Story)				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1 1.25 Story Siding			WCP (1 Story)			WCP (1 Story)					
Chimney:		Joists: Unsupported Len: Cntr.Sup:					1 1.25 Story Siding			Garages			Average Fixture(s)					
							1 1.25 Story Siding			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost					
							1 1.25 Story Siding			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost					
							1 1.25 Story Siding			Water/Sewer			Public Sewer					
							1 1.25 Story Siding			Water Well, 100 Feet			Public Sewer					
							1 1.25 Story Siding			Built-Ins			Appliance Allow.					
							1 1.25 Story Siding			Local Cost Items			SANITARY SEWER					
							1 1.25 Story Siding			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status					
351 S NORA DR	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	10/21/2014	2014-0478	100%						
Owner's Name/Address	P.R.E. 0%	New House	04/23/2001	2001-0095	100%						
VANTIL PHILLIP B & NANCY K 4390 68TH ST SW BYRON CENTER MI 49315-9432	MAP #: 2024 Est TCV 405,957 TCV/TFA: 389.97										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64). REDMAN ISLE.	X Public Improvements		* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FSBO\$280,000 5/2013	X Gravel Road		A 67' @ 3400/	44.00	128.00	1.1109	1.0020	3400	100		166,509
00 SPLIT FROM 029-00 FOR 01 INC LOT 64 NEW HOUSE @ 45% FOR 02 COMP FOR 04	X Paved Road		44 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				166,509
	X Storm Sewer		Land Improvement Cost Estimates								
	X Sidewalk		Description	Rate	Size	% Good	Cash Value				
	X Water		D/W/P: 4in Ren. Conc.	8.18	30	0	0				
	X Sewer		D/W/P: 4in Ren. Conc.	8.18	500	0	0				
	X Electric		D/W/P: 4in Ren. Conc.	8.18	320	0	0				
	X Gas		D/W/P: 4in Ren. Conc.	8.18	20	0	0				
	X Curb		Residential Local Cost Land Improvements								
	X Street Lights		Description	Rate	Size	% Good	Cash Value				
	X Standard Utilities		LAND IMPROVE 1000	1,000.00	1	95	950				
	X Underground Utils.		Total Estimated Land Improvements True Cash Value =								950
	Topography of Site										
	X Level										
	X Rolling										
	X Low										
	X High										
	X Landscaped										
	X Swamp										
	X Wooded										
	X Pond										
	X Waterfront										
	X Ravine										
	X Wetland										
	X Flood Plain										
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	TPC 12/27/2017	INSPECTED		2024	83,300	119,700	203,000			117,190C	
	TPC 11/02/2015	INSPECTED		2023	50,000	121,400	171,400			111,610C	
	TPC 12/23/2014	INSPECTED		2022	45,900	109,400	155,300			106,296C	
				2021	43,500	102,100	145,600			102,901C	

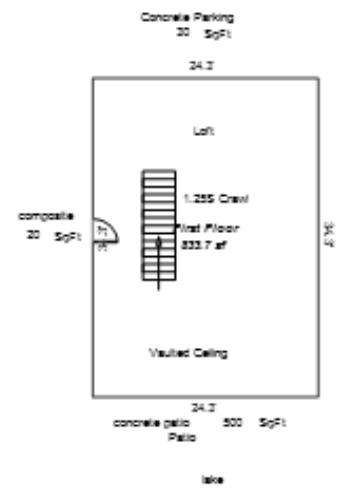
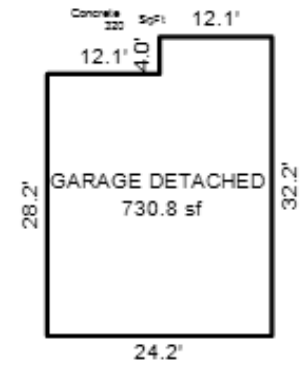
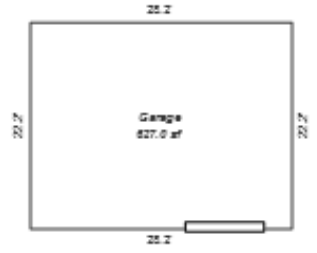


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Central Air Wood Furnace		Class: C +5 Effec. Age: 20 Floor Area: 1,041 Total Base New : 204,187 Total Depr Cost: 163,355 Estimated T.C.V: 238,498		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.25S		Trim & Decoration		Size of Closets		(12) Electric		150 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 833 SF Floor Area = 1041 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Yr Built 2001 201	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets		Many		X	Ave.	Few	Building Areas		Cls C 5 Blt 2001	
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Crawl Space 833 Total: 138,158 110,532				
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Exterior Plumbing Garages		Notes: 2015 GARAGE ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 238,498		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 833 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Plumbing Average Fixture(s) Garages Class: C Exterior: Pole (Finished) Base Cost 730 25,959 20,767 Door Opener 1 547 438 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 26,309 21,047 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0		Totals: 204,187 163,355		* 238,498		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
381 S NORA DR		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		08/23/2012	2012-0412	100%			
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 513,021 TCV/TFA: 339.30						
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *							
. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 67' @ 3400/ 60.00 168.00 1.0280 1.0724 3400 100 224,899							
REMOVE NEG 10% LOC ADJ ( WAS GIVEN FOR POSSIBLE OIL CONTAMINATION OF REDMANS NEXT DOOR IN 1993) NO LONGER AN ISSUE.		X Paved Road		60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 224,899							
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 3.5 Concrete 6.58 1030 71 4,812							
		X Sewer		Total Estimated Land Improvements True Cash Value = 4,812							
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	112,400	144,100	256,500			136,695C
		TPC 12/27/2017 INSPECTED			2023	67,400	137,500	204,900			130,186C
		TPC 12/02/2013 INSPECTED			2022	57,000	123,800	180,800			123,987C
		TPC 10/26/2012 INSPECTED			2021	54,000	111,600	165,600			120,027C



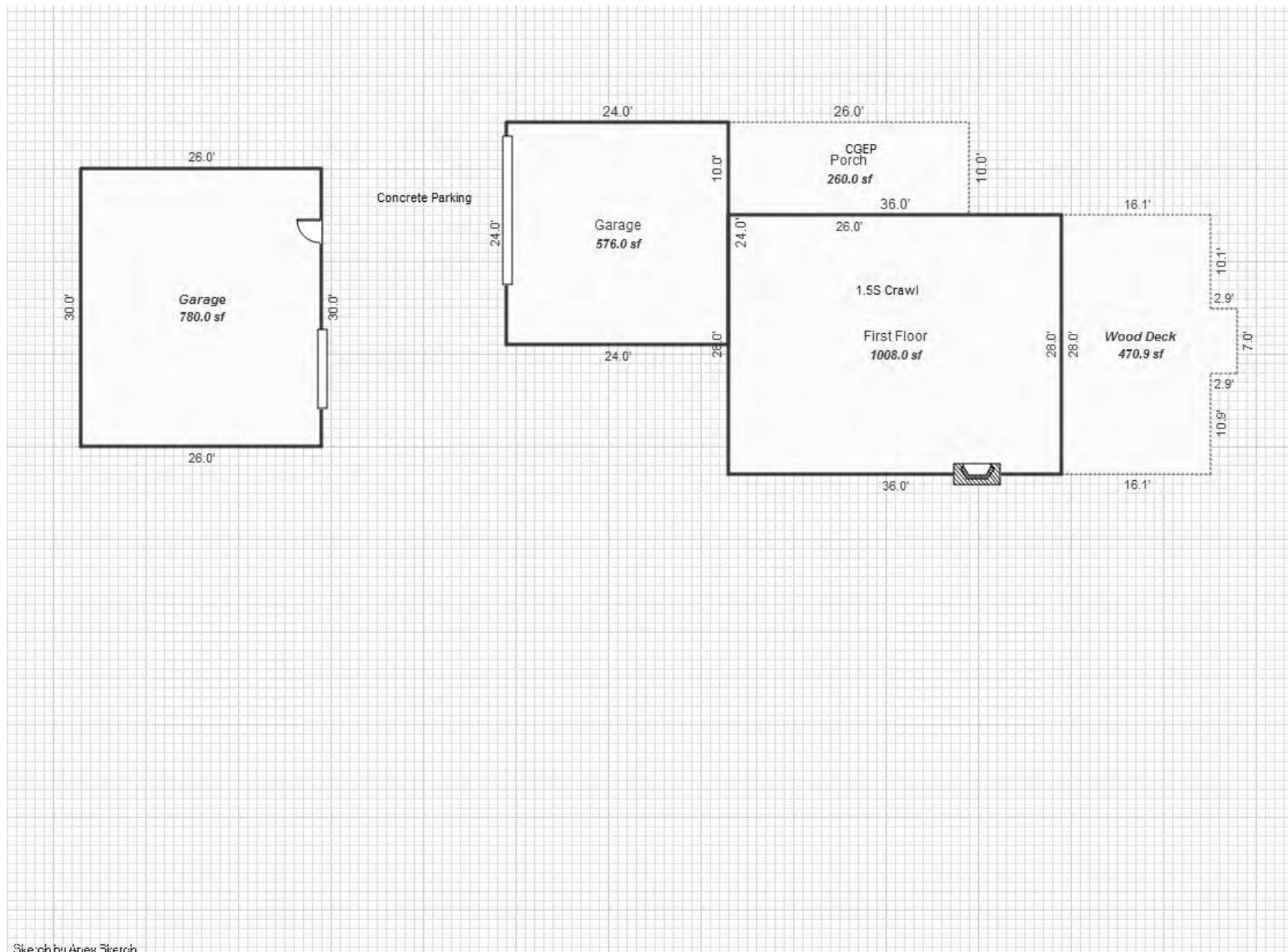
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 260 470	Type CGEP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,512 Total Base New : 277,211 Total Depr Cost: 194,048 Estimated T.C.V: 283,310		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1979	Remodeled 2013	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1979			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.5 Story Siding Crawl Space		Total: 184,286 129,002			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 17,366 Common Wall: 1/2 Wall 1 -1,343 -940 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,635 19,344					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
(3) Roof		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	MAP #:					
	2024 Est TCV 229,759					

	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Taxpayer's Name/Address	Public Improvements			* Factors *						
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 67' @ 3400/	60.00	183.00	1.0280 1.0956	3400	100	229,759
				60 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		229,759

Tax Description	X	Dirt Road
. SECS 2 & 1 T22N R8W LOTS 32 & 68 REDMAN ISLE.	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
	X	Underground Utils.

Comments/Influences



Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain

Who	When	What
TPC 12/27/2017	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	114,900	0	114,900			54,708C
2023	69,200	0	69,200			52,103C
2022	57,000	0	57,000			49,622C
2021	54,000	0	54,000			48,037C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
KEEGAN MICHAEL & CATHERIN	KEEGAN MICHAEL J & CATHER	0	01/24/2024	WD	09-FAMILY	2024-00275	DEED	0.0											
KEEGAN MICHAEL J & CATHER	KEEGAN MICHAEL J & CATHER	0	01/24/2024	WD	15-LADY BIRD	2024-00276	DEED	0.0											
CANDELA RITA & CANDELA JU	KEEGAN MICHAEL & CATHERIN	300,000	01/10/2024	WD	03-ARM'S LENGTH	2024-00141	PROPERTY TRANSFER	100.0											
MOMBER LAURENCE A TRUST	CANDELA RITA & CANDELA JU	0	12/20/2021	QC	09-FAMILY	2022-00051	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
S NORA DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 229,759											
Owner's Name/Address		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE															
KEEGAN MICHAEL J & CATHERINE E 10985 FELLOWS CREEK DR PLYMOUTH MI 48170		Public Improvements		* Factors *															
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.		X Paved Road		A 67' @ 3400/		60.00		183.00		1.0280		1.0956		3400		100		229,759	
Comments/Influences		X Storm Sewer		60 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =		229,759											
		X Sidewalk																	
		X Water																	
		X Sewer																	
		X Electric																	
		X Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		X Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2024		114,900		0		114,900				62,842C	
		TPC 12/27/2017 INSPECTED		2023		69,200		0		69,200						59,850C			
				2022		57,000		0		57,000						57,000S			
				2021		54,000		0		54,000						44,514C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEEGAN MICHAEL & CATHERIN	KEEGAN MICHAEL & CATHERIN	0	01/24/2024	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0			
KEEGAN MICHAEL & CATHERIN	KEEGAN MICHAEL & CATHERIN	0	04/05/2022	QC	09-FAMILY	2022-01350	DEED	0.0			
KEEGAN MICHAEL J	KEEGAN PATRICK & ESTHER (	0	12/19/2008	QC	21-NOT USED/OTHER	2008/4560	DEED	0.0			
KEEGAN PATRICK & ESTHER &	KEEGAN MICHAEL J & CATHER	0	12/19/2008	QC	21-NOT USED/OTHER	2008/4558	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
421 S NORA DR		School: LAKE CITY AREA SCHOOL DIST		Addition		05/18/2021		2021-0285	100%		
Owner's Name/Address		P.R.E. 0%		New House		05/28/2004		20040157	Complete		
KEEGAN MICHAEL & CATHERINE 10985 FELLOWS CREEK DR PLYMOUTH MI 48170		MAP #:		2024 Est TCV 933,099 TCV/TFA: 349.74							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				A 67' @ 3400/	123.33	158.50	0.8585 1.0570	3400 100		380,493	
				150 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	380,493
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
		X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	1400	50	5,726			
		X	Gravel Road	D/W/P: 3.5 Concrete	6.58	210	50	691			
		X	Paved Road	Total Estimated Land Improvements True Cash Value = 6,417							
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level	2024	190,200	276,300	466,500			344,298C	
		X	Rolling	2023	114,700	263,600	378,300			327,903C	
		X	Low	2022	108,200	183,100	291,300			254,670C	
		X	High	2021	78,700	183,500	262,200			207,266C	
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What							
		JWV	09/13/2022	INSPECTED							
		JWV	09/07/2021	INSPECTED							
		TPC	12/27/2017	INSPECTED							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area Type	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							72 409 793	CCP (1 Story) WGEP (1 Story) Treated Wood				
Building Style: 1.75S		Yr Built 2004		Remodeled 2022		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 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			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1530 SF Floor Area = 2668 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,170 1 Story Siding Crawl Space 100 2 Story Siding Crawl Space 260 Total: 336,201 285,779 Other Additions/Adjustments Exterior Stone Veneer 248 9,414 8,002 Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897 2 Fixture Bath 1 3,108 2,642 Porches CCP (1 Story) 72 2,098 1,783 WGEP (1 Story) 409 26,871 22,840 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 2 1,093 929 Water/Sewer Public Sewer 1 1,494 1,270 Water Well, 100 Feet 1 5,808 4,937 Built-Ins Appliance Allow. 1 2,766 2,351				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1530 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:													
X	(2) Windows Many Avg. Few Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof Gable Hip Flat Gambrel Mansard Shed		Chimney:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN PATRICK G & KATHRY	KEEGAN PATRICK G & KATHRY	0	04/05/2022	QC	09-FAMILY	2022-01351	DEED	0.0
KEEGAN PATRICK J & ESTHER	KEEGAN PATRICK GABEL & KA	0	06/25/2019	QC	09-FAMILY	2019-02019	PROPERTY TRANSFER	25.0
MULDER JOHN A & ELINORE L	KEEGAN PATRICK GABLE & KA	0	06/25/2019	QC	09-FAMILY	2019-02020	PROPERTY TRANSFER	50.0
KEEGAN PATRICK G & KATHRY	KEEGAN PATRICK G & KATHRY	0	06/25/2019	QC	09-FAMILY	2019-02021	DEED	75.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
KEEGAN PATRICK G & KATHRYN G TRUST 46502 DARWOOD CT PLYMOUTH MI 48170	2024 Est TCV 380,955					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 67' @ 3000/FF	130.55	221.50	0.8464	1.1492	3000	100	380,955
			156 Actual Front Feet, 0.60 Total Acres						Total Est. Land Value =	380,955

Tax Description	Public Improvements	Value
REVISED PARCEL "C" A PART OF LOTS 35, 36 & 71 , PLAT OF REDMAN ISLE, A PART OF THE EAST 1/2 OF SECTION 2. T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 34 OF SAID PLAT OF REDMAN ISLE: THENCE 91.90 FEET ALONG A CURVE TO THE RIGHT (RADIUS=50.00 FEET, LONG CHOR.D=S27°24'56"W, 79.49 FEET) TO THE POINT OF BEGINNING; THENCE S05°06'58"E, 149.83 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE ALONG SAID MEANDER LINE S57°32'43"W, 16.77 FEET; THENCE 3 FEET; THENCE THENCE THENCE THENCE THENCE ON FILE***	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	



Lettych Cove Rate

Parcel Shape 2023, Aerial 5/2021, 2021 Sketch Files

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	190,500	0	190,500			122,598C
X Rolling	2023	131,500	0	131,500			116,760C
X Low	2022	111,200	0	111,200			111,200S
X High	2021	92,600	0	92,600			91,199C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	131,500	0	131,500			116,760C
TPC	11/02/2015	INSPECTED	2022	111,200	0	111,200			111,200S
TPC	03/02/2012	INSPECTED	2021	92,600	0	92,600			91,199C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: S NORA DR  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: KUIPERS TERRY & SHEILA  
 9977 108TH ST  
 MIDDLEVILLE MI 49333  
 2024 Est TCV 9,468

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors * 74X45IRR						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			E 67' @ 170/	74.00	45.00	0.9755 0.7715	170 100	REDMOND ISLE BACK LOT	9
			74 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =	9,468

Tax Description: . SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.  
 Comments/Influences:

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021 INSPECTED			2024	4,700	0	4,700			1,592C
TPC 12/27/2017 INSPECTED			2023	4,700	0	4,700			1,517C
			2022	5,000	0	5,000			1,445C
			2021	4,000	0	4,000			1,399C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7679 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
RUPPEL JAMES H & FAYTHE B 17450 MARTINSVILLE BELLEVILLE MI 48111		MAP #:		2024 Est TCV 356,479 TCV/TFA: 347.45								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 67' @ 3400/	60.00	143.00	1.0280	1.0301	3400	100		216,020
		Paved Road		60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		216,020	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 4in Concrete				6.49	280	25	454	
		X Sewer		Total Estimated Land Improvements True Cash Value = 454								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	108,000	70,200	178,200			105,843C	
		TPC 12/27/2017	INSPECTED		2023	64,300	67,000	131,300			100,803C	
		TPC 02/20/2012	INSPECTED		2022	57,000	60,400	117,400			96,003C	
		TPC 10/10/2011	INSPECTED		2021	54,000	54,400	108,400			92,937C	

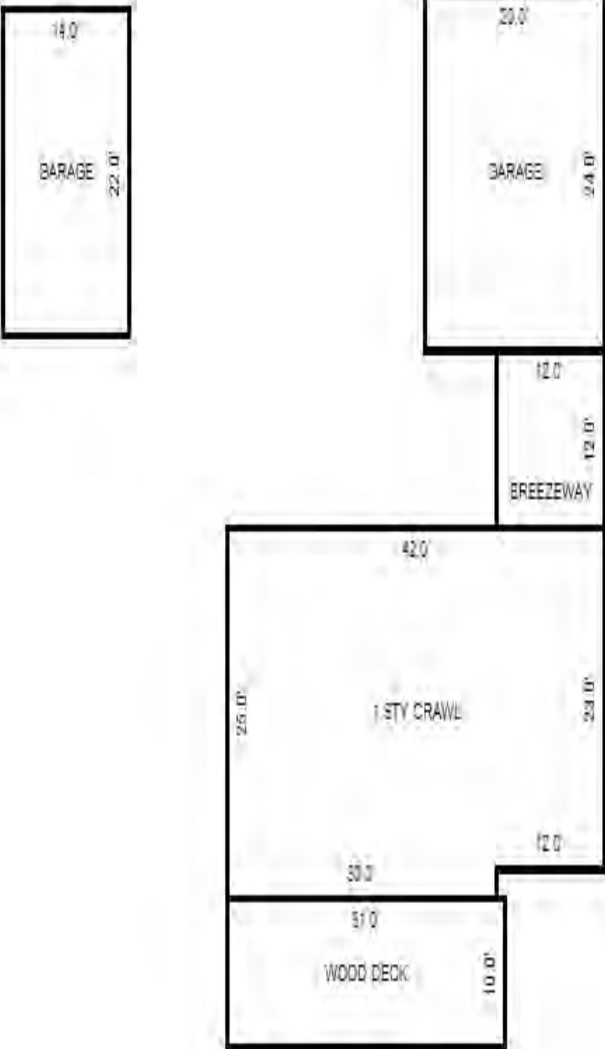


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 310 144	Type Treated Wood Brzwy, FW	Year Built: 1987 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,026 Total Base New : 174,356 Total Depr Cost: 95,894 Estimated T.C.V: 140,005		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		X	Drywall Paneled																				
Yr Built 1965			Plaster Wood T&G																				
Remodeled 0			Trim & Decoration																				
Condition: Average		Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1965									
Room List		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1026 SF		Floor Area = 1026 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
	Basement 1st Floor 2nd Floor 2 Bedrooms						No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(1) Exterior			(5) Floors				Kitchen: Other: Other:			1 Story		Siding		Crawl Space		1,026		Total:		120,586		66,322	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		676			
	(2) Windows		(7) Excavation				No. of Plumbing			Deck		Treated Wood		310		5,397		2,968					
X	Many Avg. Few	X	Large Avg. Small				Basement: 0 S.F. Crawl: 1026 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		480		19,637		10,800			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1		1,326		729					
	(3) Roof		(9) Basement Finish				(14) Water/Sewer			Built-Ins		Appliance Allow.		1		1,934		1,064					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:			Breezeways		Frame Wall		144		8,633		4,748					
X	Asphalt Shingle		(10) Floor Support				Notes:			Local Cost Items		SANITARY SEWER		1		0		0		*			
	Chimney:		Joists: Unsupported Len: Cntr.Sup:				ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY:			Totals:		174,356		95,894		140,005							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex IVTV

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH	PRAY JOSEPH E TRUST	0	02/03/2011	WD	03-ARM'S LENGTH	2011-00889	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRAY JOSEPH E TRUST 405 W SEMINARY CHARLOTTE MI 48813	MAP #:					
	2024 Est TCV 216,397					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 67' @ 3400/	60.00	144.00	1.0280	1.0319	3400	100	216,397
60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	216,397

Tax Description  
. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

- Topography of Site
- X Level
  - X Rolling
  - X Low
  - X High
  - X Landscaped
  - X Swamp
  - X Wooded
  - X Pond
  - X Waterfront
  - X Ravine
  - X Wetland
  - X Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	108,200	0	108,200			43,336C
2023	64,400	0	64,400			41,273C
2022	57,000	0	57,000			39,308C
2021	54,000	0	54,000			38,053C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH	PRAY JOSEPH TRUST	0	02/03/2011	WD	03-ARM'S LENGTH	2011-00889	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7659 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRAY JOSEPH TRUST 405 W SEMINARY ST CHARLOTTE MI 48813	MAP #:					
	2024 Est TCV 397,894 TCV/TFA: 368.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 3 REDMAN'S MISSAUKEE LAKE PLAT.	X		A 67' @ 3400/	60.00	148.00	217,884
Comments/Influences			60 Actual Front Feet, 0.20 Total Acres			217,884

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road	6.16	396 50	1,219
	X	Gravel Road	14.27	48 71	486
	X	Paved Road	Total Estimated Land Improvements True Cash Value = 1,705		
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	108,900	90,000	198,900			82,801C
Rolling	2023	64,900	85,900	150,800			78,859C
Low	2022	57,000	77,400	134,400			75,104C
High	2021	54,000	69,700	123,700			72,705C



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	108,900	90,000	198,900			82,801C
			2023	64,900	85,900	150,800			78,859C
			2022	57,000	77,400	134,400			75,104C
			2021	54,000	69,700	123,700			72,705C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 225	Type Treated Wood	Year Built: 1963 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: Fair Effec. Age: 25 Floor Area: 1,080 Total Base New : 162,842 Total Depr Cost: 122,127 Estimated T.C.V: 178,305		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 A-Frame 1.25S (11) Heating System: Space Heater Ground Area = 864 SF Floor Area = 1080 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 864 Total: 121,943 91,454		Cls Good		Blt 1963			
Yr Built 1963	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER		1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0	
Condition: Average		Size of Closets		Lg X Ord Small			100 Amps Service			Totals:		162,842		122,127		
Room List		Doors	Solid	X	H.C.	(12) Electric			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv:		178,305					
X	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
	(2) Windows	(8) Basement		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,476 1,107 3,108 2,331 4,480 3,360 18,235 13,676 1,326 994 5,640 4,230 1,934 1,450 4,700 3,525 1 0 0		0 0		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex IVTV

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	09-FAMILY	2017-03028	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7649 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/09/2022	2022-0542	100%

Owner's Name/Address	MAP #:
WILLIAMS DONALD C & VIRGINIA TRUST 7325 E PRINCESS BLVD APT 3212 SCOTTSDALE AZ 85255	2024 Est TCV 495,777 TCV/TFA: 347.18

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 4 REDMAN'S MISSAUKEE LAKE PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 67' @ 3400/	60.00	156.00	1.0280	1.0528	3400	100		220,771
X Gravel Road	60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	220,771

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
REMOVE OLD HOUSE..ADD NEW FOR 04	X Water	D/W/P: 4in Ren. Conc.	8.18	528	50	2,159
	X Sewer	D/W/P: 3.5 Concrete	6.58	275	50	905
	X Electric	D/W/P: Crushed Rock	2.27	300	50	340
	X Gas					
		Total Estimated Land Improvements True Cash Value =				3,404

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X											



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/12/2022	INSPECTED	2024	110,400	137,500	247,900			162,775C
TPC	04/30/2021	INSPECTED	2023	66,000	147,400	213,400			155,024C
TPC	12/27/2017	INSPECTED	2022	57,000	132,400	189,400			145,833C
			2021	54,000	119,300	173,300			141,175C

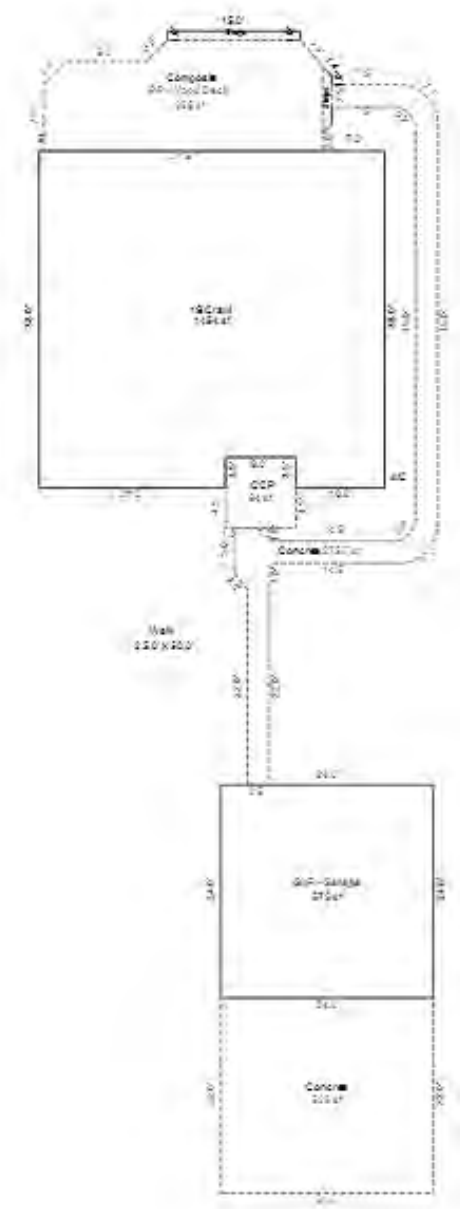
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 355	Type CCP (1 Story) Composite	Year Built: 2003 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,428 Total Base New : 232,535 Total Depr Cost: 186,029 Estimated T.C.V: 271,602			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas							
Condition: Average		Size of Closets		X			200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space 1,428			188,410		150,728		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(1) Exterior		(6) Ceilings		X			(13) Plumbing			Porches CCP (1 Story)							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1428 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 Door Opener 1 547 438 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 50 Feet 1 2,686 2,149							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins Appliance Allow. Deck Composite Local Cost Items SANITARY SEWER							
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer 1 1,494 1,195 Water Well, 50 Feet 1 2,686 2,149						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:							
X	Asphalt Shingle									Totals: 232,535 186,029							
										Totals: 232,535 186,029							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
BROWN DONALD J & MARY C	BROWN DONALD J	0	12/29/2022	QC	09-FAMILY	2023-00091	DEED	0.0											
BROWN MARY	BROWN DONALD J & MARY C H	0	06/07/2013	QC	21-NOT USED/OTHER	2013-01994 QD	DEED	0.0											
CARNEY JAMES A	BROWN MARY	0	01/02/2011	QC	09-FAMILY	2010-4892QC	PROPERTY TRANSFER	50.0											
KONECKI LORETTA	BROWN MARY C (UNDIVIDED 1	1	11/24/2010	QC	21-NOT USED/OTHER	2010-05271QC	PROPERTY TRANSFER	25.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
7639 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		06/26/2012		2012-0278	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 403,106 TCV/TFA: 331.50													
BROWN DONALD J 1624 GRAND AVENUE KALAMAZOO MI 49006-4419		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
Tax Description		Public Improvements		* Factors *															
. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		X Gravel Road		A 67' @ 3400/		60.00		169.00		1.0280		1.0740		3400		100		225,233	
		X Paved Road		60 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =												225,233	
		X Storm Sewer		Land Improvement Cost Estimates															
		X Sidewalk		Description		Rate		Size % Good		Cash Value									
		X Water		D/W/P: 3.5 Concrete		6.58		489 50		1,609									
		X Sewer		Wood Frame		28.00		120 94		3,158									
		X Electric		Total Estimated Land Improvements True Cash Value =							4,767								
		X Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
		Rolling		2024		112,600		89,000		201,600						121,058C			
		Low		2023		67,600		84,800		152,400						115,294C			
		High		2022		57,000		76,400		133,400						109,804C			
		X Landscaped		2021		54,000		68,900		122,900						106,297C			
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Who		When		What													
		TPC 12/27/2017		INSPECTED															
		TPC 12/28/2012		INSPECTED															
		TPC 02/20/2012		INSPECTED															

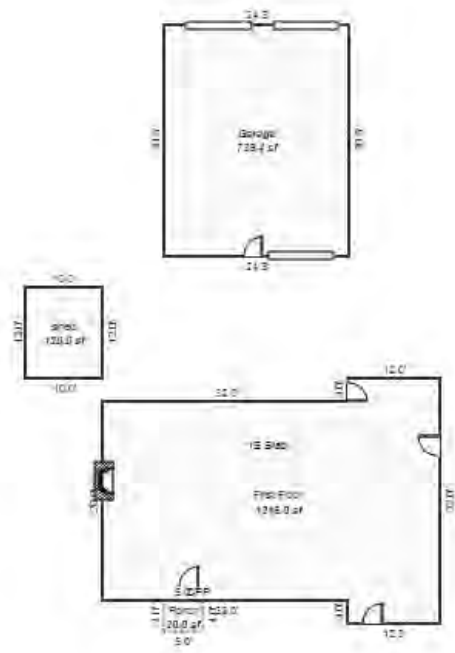


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 CPP	Type	Year Built: 2012 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: 735 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1216 SF Floor Area = 1216 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 1,216 Total: 153,855 92,312 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 735 29,437 17,662 Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Interior 1 Story 1 5,338 3,203 Porches CPP 20 559 335 Local Cost Items SANITARY SEWER 1 0 0 Totals: 197,611 118,566		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		25	Amps Service			No./Qual. of Fixtures Ex. X Ord. Min		E.C.F. X 1.460			
Yr Built 1963 GAR 0	Remodeled 0	Ex	Ord		X	Min			No. of Elec. Outlets Many X Ave. Few					
Condition: Average		Trim & Decoration		(13) Plumbing		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 173,106								
Room List		Lg	X	Ord	Small			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(14) Water/Sewer										
(1) Exterior		Kitchen: Other: Other:		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Lump Sum Items:										
(2) Windows		X Tile												
X	Many Avg. X Large Avg. Small	(7) Excavation												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1216 S.F. Height to Joists: 0.0												
X	Storms & Screens	(8) Basement												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle	(9) Basement Finish												
Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIERCE CHARLOTTE ETAL	CARNEY JAMES A	0	12/30/2010	QC	09-FAMILY	2011-11QC	PROPERTY TRANSFER	25.0
PIERCE CHARLOTTE ETAL	CARNEY JAMES A	0	12/20/2010	QC	09-FAMILY	2010-5495QC	PROPERTY TRANSFER	0.0
BROWN MARY	CARNEY JAMES	0	10/04/2010	QC	09-FAMILY	2010-4891QC	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7629 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CARNEY JAMES A 4124 ECHO GLEN DR DALLAS TX 75244	MAP #:					
	2024 Est TCV 368,893 TCV/TFA: 409.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.	X		Dirt Road	62.00	169.00	1.0196	1.0740	3400	100	230,841
			Gravel Road	62 Actual Front Feet,	0.24 Total Acres	Total Est. Land Value =				230,841

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	6.16	400 50	1,232
				Total Estimated Land Improvements True Cash Value =			1,232

Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



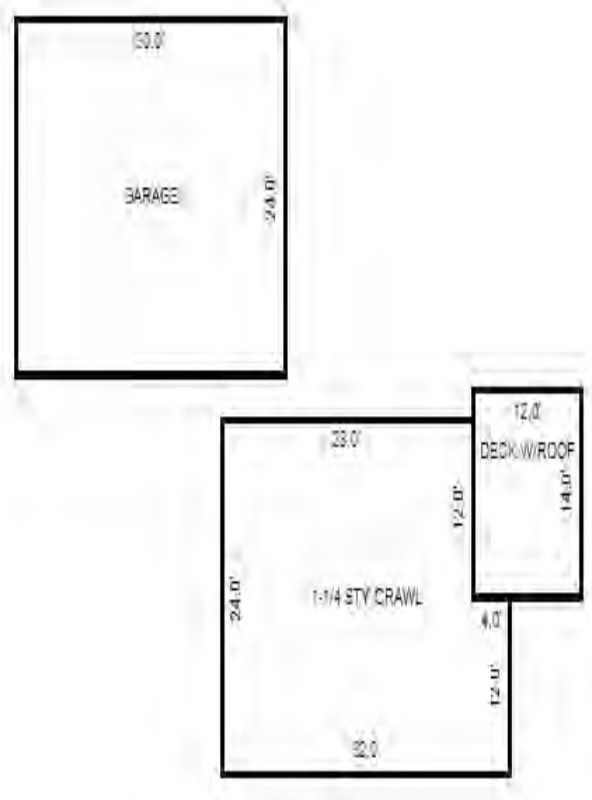
Who	When	What	2024	115,400	69,000	184,400			112,295C
	TPC 12/27/2017	INSPECTED	2023	69,100	65,900	135,000			106,948C
	TPC 02/20/2012	INSPECTED	2022	58,300	59,400	117,700			101,856C
			2021	55,300	53,400	108,700			98,603C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168	Type Pine	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																							
X	Wood Frame	(4) Interior		X																																																																																																																																																	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 32 Floor Area: 900 Total Base New : 137,813 Total Depr Cost: 93,712 Estimated T.C.V: 136,820				E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																							
Yr Built 1968		Remodeled 0		Ex	Ord	X	Min	Central Air Wood Furnace																																																																																																																																													
Condition: Average		Size of Closets						(12) Electric																																																																																																																																													
Room List		Doors	Solid	X	H.C.	125 Amps Service				No./Qual. of Fixtures																																																																																																																																											
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X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				SANITARY SEWER				Totals:		137,813 93,712																																																																																																																																							
Chimney:								Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:						136,820																																																																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1968</p> <p>(11) Heating System: Electric Baseboard Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td></td> <td>Crawl Space</td> <td>720</td> <td>101,943</td> <td>69,320</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,230</td> <td>836</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pine w/Roof (Deck Portion)</td> <td></td> <td></td> <td></td> <td>168</td> <td>2,881</td> <td>1,959</td> </tr> <tr> <td>Pine w/Roof (Roof portion)</td> <td></td> <td></td> <td></td> <td>168</td> <td>2,644</td> <td>1,798</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>720</td> <td>23,270</td> <td>15,824</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,326</td> <td>902</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,585</td> <td>1,758</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,934</td> <td>1,315</td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td>SANITARY SEWER</td> <td></td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Totals:</td> <td>137,813</td> <td>93,712</td> </tr> </tbody> </table>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding		Crawl Space	720	101,943	69,320	Other Additions/Adjustments							Plumbing							Average Fixture(s)				1	1,230	836	Deck							Pine w/Roof (Deck Portion)				168	2,881	1,959	Pine w/Roof (Roof portion)				168	2,644	1,798	Garages							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost				720	23,270	15,824	Water/Sewer							Public Sewer				1	1,326	902	Water Well, 50 Feet				1	2,585	1,758	Built-Ins							Appliance Allow.				1	1,934	1,315	Local Cost Items							SANITARY SEWER				1	0	0	Totals:					137,813	93,712
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																															
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex IV™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONSON JEAN A	COOK LINDA L & HARTMANN J	210,000	07/15/2015	WD	03-ARM'S LENGTH	2015-02424	PROPERTY TRANSFER	100.0
BRONSON JEAN A	BRONSON JEAN A LIFE ESTAT	1	06/05/2014	QC	21-NOT USED/OTHER	2014-02089	PROPERTY TRANSFER	0.0
BRONSON DAVID E & JEAN A	BRONSON DAVID E & JEAN A	1	04/11/2012	QC	21-NOT USED/OTHER	2012-01720 QD	PROPERTY TRANSFER	0.0
BRONSON DAVID E & JEAN A	BRONSON JEAN A	1	04/11/2012	QC	21-NOT USED/OTHER	2012-01721 QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7619 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/03/2015					

Owner's Name/Address	MAP #:
COOK LINDA L & HARTMANN JEROME J 7619 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 416,843 TCV/TFA: 328.74

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		A 67' @ 3400/	62.00	198.00	1.0196	1.1174	3400	100		240,163
		62 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	240,163

Tax Description	X	Land Improvement Cost Estimates
. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.		
Comments/Influences		

Negative Misc Adj Is For Partial Basement - RAY	X	Water	D/W/P: 3.5 Concrete	Rate	Size	% Good	Cash Value
				6.16	442	0	0
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric	Description	Rate	Size	% Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950
		Curb	Total Estimated Land Improvements True Cash Value =				950



Topography of Site
X Level
Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

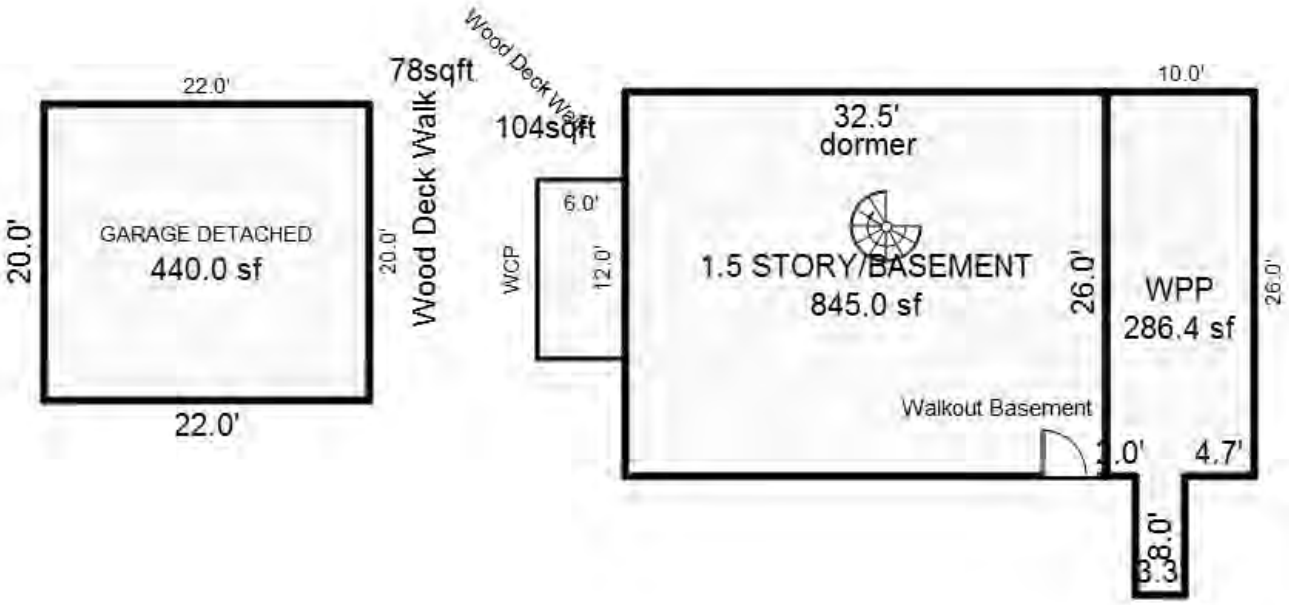
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	120,100	88,300	208,400			131,583C
2023	72,500	84,400	156,900			125,318C
2022	58,300	76,000	134,300			119,351C
2021	55,300	68,500	123,800			115,539C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,268 Total Base New : 200,604 Total Depr Cost: 120,363 Estimated T.C.V: 175,730			72 286 78 104	WCP (1 Story) WPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			E.C.F. X 1.460							
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Central Air Wood Furnace										
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 845 SF Floor Area = 1268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1972		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			125 Amps Service			Building Areas			Total:		150,266 90,160	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Ex.	X	Ord.	Min	Many	X	Ave.	Few	1.5 Story Siding Basement 845				
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Basement: 845 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade			1 2,160 1,296			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath			1 1,230 738 1 3,860 2,316			
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Porches WCP (1 Story) WPP			72 3,591 2,155 286 4,470 2,682			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Treated Wood			78 2,179 1,307 104 2,571 1,543					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			Garages Appliance Allow. Fireplaces Interior 2 Story Wood Stove			440 16,408 9,845 1 1,326 796 1 2,585 1,551 1 1,934 1,160 1 5,875 3,525 1 2,149 1,289			
Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HASKE KRAIG J & ANGELA J	BOHAC ANTHONY G & PAGGY A	234,000	11/17/2016	WD	03-ARM'S LENGTH	2016-03797	PROPERTY TRANSFER	100.0
ROLES FRANKE E & KAREN A	HASKE KRAIG J & ANGELA J	214,000	03/30/2012	WD	03-ARM'S LENGTH	2012-00932	PROPERTY TRANSFER	100.0
LAZA STEPHEN U	LAZA STEPHEN U ESTATE OF	0	10/22/2011	CD	07-DEATH CERTIFICATE	LETTER: KAREN	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7609 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	10/26/2022	2022-07770	100%
	P.R.E. 0%		New House	10/26/2022	2022-0777	80%

Owner's Name/Address	MAP #:
BOHAC ANTHONY G & PAGGY A 3107 W JUDDVILLE RD OWOSSO MI 48867	2024 Est TCV 551,579 TCV/TFA: 377.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.	X		

Comments/Influences	X	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Dirt Road		A 67' @ 3400/	60.00	206.00	1.0280	1.1285	3400	100		236,661
	X	Gravel Road		60 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	236,661

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
	X	Water	Dock: Light posts	42.92	240	0	0	
	X	Sewer	D/W/P: 3.5 Concrete	6.58	128	50	421	
	X	Electric	Total Estimated Land Improvements True Cash Value =					421

Comments/Influences	X	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Gas	Level	2024	118,300	157,500	275,800			204,841C
	X	Curb	Rolling	2023	71,700	7,800	79,500			51,849C
	X	Street Lights	Low	2022	57,000	83,600	140,600			124,424C
	X	Standard Utilities	High	2021	54,000	75,400	129,400			120,450C
	X	Underground Utils.	Landscaped							
	X	Waterfront	Swamp							
	X	Ravine	Wooded							
	X	Wetland	Pond							
	X	Flood Plain	Who							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/25/2023	INSPECTED	2024	118,300	157,500	275,800			204,841C
JWV	06/13/2023	INSPECTED	2023	71,700	7,800	79,500			51,849C
JWV	12/03/2022	INSPECTED	2022	57,000	83,600	140,600			124,424C
			2021	54,000	75,400	129,400			120,450C

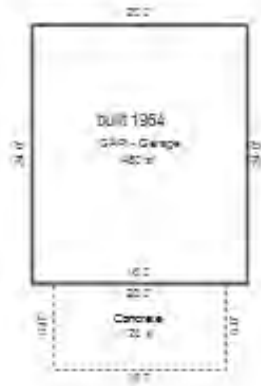
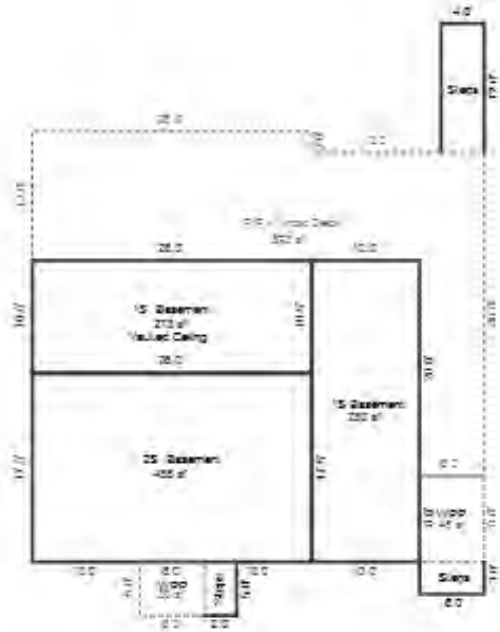
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1964 Car Capacity: Class: 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	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X		No Heating/Cooling	Class: C +5 Effec. Age: 30 Floor Area: 0 Total Base New : 15,538 Total Depr Cost: 10,877 Estimated T.C.V: 15,880			Bsmnt Garage:	
Building Style: GRG		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration							Roof:
Yr Built 1964 HOU	Remodeled 0	Ex	X	Ord	Min	Size of Closets							
Condition: Average		Lg		Ord	X	Small							
Room List		Doors		Solid	X	H.C.							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures									
		X	Tile	Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family GRG					
(2) Windows		(7) Excavation		No. of Elec. Outlets				(11) Heating System: No Heating/Cooling					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Few	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
(3) Roof		(9) Basement Finish		(13) Plumbing				Building Areas					
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Stories Exterior Foundation		Size Cost New Depr. Cost			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer				Other Additions/Adjustments					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Plumbing 3 Fixture Bath		1 -4,646 -3,252			
				Lump Sum Items:				Garages					
								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
								Base Cost		480 19,637 13,746			
								Door Opener		1 547 383			
								Local Cost Items					
								SANITARY SEWER		1 0 0 *			
								Notes:		Totals: 15,538 10,877			
								ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:		15,880			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	592 48 30	WPP WPP WPP	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home															0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1.5S		Cls C 5 Blt 2024			
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		Ground Area = 1008 SF Floor Area = 1463 SF.		Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99	
A-Frame		Trim & Decoration		No. of Elec. Outlets			(13) Plumbing		Many Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 273		2 Story Siding Basement 455	
Yr Built 2024		Ex Ord Min		Size of Closets			Average Fixture(s)		1 Average Fixture(s)		2 Story Siding Basement 280		1 Story Siding Basement 280		Total: 204,427 202,389	
Remodeled 0		Lg Ord Small		(6) Ceilings			3 Fixture Bath		2 Fixture Bath		Other Additions/Adjustments		Recreation Room 1008 19,485 19,290		Basement, Outside Entrance, Above Grade 1 1,870 1,851	
Condition: Average		Doors Solid H.C.		(7) Excavation			Softener, Auto		Softener, Manual		Plumbing		Average Fixture(s)		1 1,476 1,461	
Part. Construct.: 80%		Lg Ord Small		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat		No Plumbing		Porches		3 Fixture Bath 1 4,646 4,600		Water/Sewer	
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(8) Basement			Extra Toilet		Extra Sink		WPP 592 9,898 9,799		WPP 48 2,028 2,008		WPP 30 1,558 1,542	
Basement		(5) Floors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Sewer 1 1,494 1,479		Water Well, 150 Feet 1 8,594 8,508		Built-Ins	
1st Floor		Kitchen:		(9) Basement Finish			Public Water		Public Sewer		Appliance Allow. 1 2,766 2,738		Totals: 258,242 255,665		Notes:	
2nd Floor		Other:		1008 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Water Well		1000 Gal Septic 2000 Gal Septic		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCv: 373,271		80% Completed => Est. True Cash Value 2024 =			
3 Bedrooms		Other:		(10) Floor Support			Lump Sum Items:									
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Joists: Unsupported Len: Cntr.Sup:												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
Insulation		(7) Excavation														
(2) Windows		Many Avg. Few Large Avg. Small														
Many Avg. Few Large Avg. Small		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		1008 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)														
X Gable Hip Flat		Gambrel Mansard Shed														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEGRIST MICHAEL E & MARG	RINK JEFFREY A TRUST	230,000	08/18/2016	WD	03-ARM'S LENGTH	2016-02784	PROPERTY TRANSFER	100.0
		229,900	06/01/2002	WD	33-TO BE DETERMINED	02-0:2615	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7599 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	07/31/2018	2018-0362	100%

Owner's Name/Address	MAP #:
RINK JEFFREY A TRUST 4407 DEVONSHIRE DR TROY MI 48098	2024 Est TCV 852,649 TCV/TFA: 261.23

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	207.00	1.0280	1.1299	3400	100		236,948
60 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =		236,948

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	30.88	16	94	464	
Dock: Light posts	42.92	390	0	0	
D/W/P: 4in Concrete	6.97	1274	50	4,440	
Total Estimated Land Improvements True Cash Value =				4,904	

Topography of Site						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	118,500	307,800	426,300			323,400C
2023	71,800	299,900	371,700			308,000C
2022	57,000	270,100	327,100			293,334C
2021	54,000	246,000	300,000			283,964C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/19/2018	INSPECTED	2023	71,800	299,900	371,700			308,000C
TPC	12/27/2017	INSPECTED	2022	57,000	270,100	327,100			293,334C
TPC	11/05/2013	INSPECTED	2021	54,000	246,000	300,000			283,964C



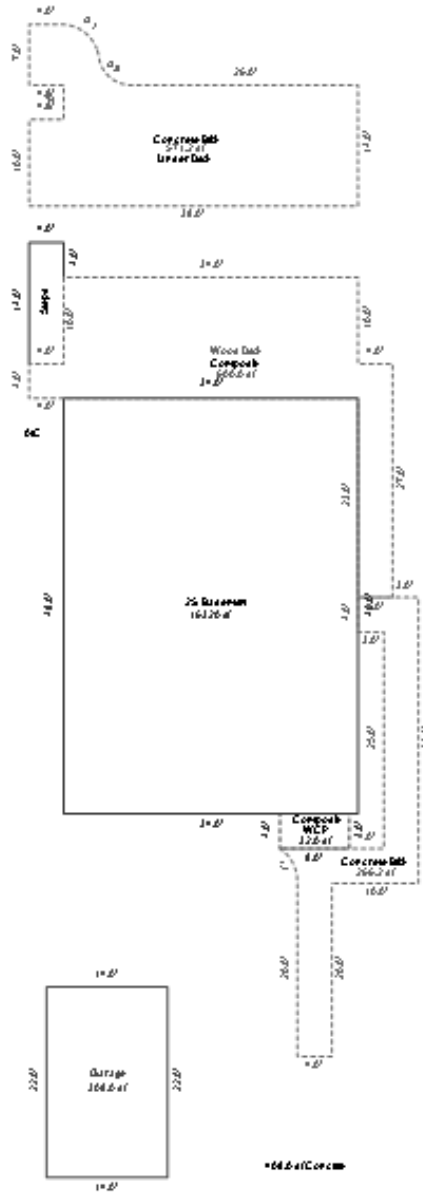
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 32 600	Type WCP (1 Story) Composite	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 5 Floor Area: 3,264 Total Base New : 440,328 Total Depr Cost: 418,354 Estimated T.C.V: 610,797			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1632 SF Floor Area = 3264 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls C 5 Blt 2019						
Yr Built 2019	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			2 Story Siding Basement 1,632			Total: 388,818 369,420						
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Exterior Stone Veneer 60 2,278 2,164 Basement, Outside Entrance, Above Grade 1 1,870 1,776									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Plumbing									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WCP (1 Story) 32 2,343 2,226									
(2) Windows		(7) Excavation		(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 14,636 13,904 Door Opener 1 547 520									
Many Avg. Few	Large Avg. Small	Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 2,628 Fireplaces Direct-Vented Gas 1 3,021 2,870									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Deck Composite 600 9,102 8,647			Water/Sewer Public Sewer 1 1,494 1,419 Water Well, 50 Feet 1 2,686 2,552								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Chimney: Unsupported Len: Cntr.Sup:			Deck Composite 600 9,102 8,647									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck Composite 600 9,102 8,647								
X	Asphalt Shingle						Deck Composite 600 9,102 8,647									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7589 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/18/2022	2022-0129	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 444,658 TCV/TFA: 357.44							
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 67' @ 3400/ 60.00 207.00 1.0280 1.1299 3400 100 236,948								
. SEC 2 T22N R8W LOT 10 REDMAN'S MISSAUKEE LAKE PLAT.		X	Paved Road	60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 236,948								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description								
		X	Water	Rate								
		X	Sewer	Size % Good								
		X	Electric	Cash Value								
		X	Gas	D/W/P: 4in Concrete 6.97 499 50 1,739								
		X	Curb	D/W/P: 3.5 Concrete 6.58 63 50 207								
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 1,946								
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2024	118,500	103,800	222,300			114,613C		
				2023	71,800	99,100	170,900			109,156C		
				2022	57,000	91,100	148,100			103,959C		
				2021	54,000	82,100	136,100			100,638C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What							
			JWV	05/10/2022	INSPECTED							
			TPC	04/30/2021	INSPECTED							
			TPC	12/27/2017	INSPECTED							



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 63 510	Type CGEP (1 Story) WPP Treated Wood	Year Built: 1962 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: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,244 Total Base New : 216,837 Total Depr Cost: 140,934 Estimated T.C.V: 205,764			E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Size of Closets		Lg		Ord	X	Small
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1962						
Condition: Average		Size of Closets			100 Amps Service			Ground Area = 1244 SF Floor Area = 1244 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size		Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			1 Story Siding Crawl Space			1,244		Total: 170,144 110,584					
(1) Exterior		Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments			Average Fixture(s)		1 1,476 959					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Plumbing			Porches		CGEP (1 Story) WPP		168 11,004 7,153 63 2,389 1,553			
(2) Windows		(7) Excavation			Many X Ave. Few			(13) Plumbing			Deck		Treated Wood		510 7,650 4,972			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1244 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Water/Sewer		Public Sewer Water Well, 50 Feet		1 1,494 971 1 2,686 1,746			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Built-Ins			Fireplaces		Prefab 1 Story		1 2,592 1,685			
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Appliance Allow.			Local Cost Items		SANITARY SEWER		1 0 0			
X	Asphalt Shingle	(10) Floor Support			Notes:			Notes:			Totals:		216,837 140,934					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:								205,764					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JUDITH A TRUST		0	07/22/2010	QC	09-FAMILY	2010-3107QC	PROPERTY TRANSFER	0.0
MILLER JUDITH A	MILLER JUDITH A TRUST	0	10/13/2004	QC	21-NOT USED/OTHER	04-0/4398	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7579 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MILLER JUDITH A TRUST 1808 DEERPATH TRL OXFORD MI 48371	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 604,096 TCV/TFA: 240.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 2 T22N R8W LOT 11 REDMAN'S MISSAUKEE LAKE PLAT.	X			A 67' @ 3400/	60.00	204.00	1.0280	1.1258	3400 100	236,085
Comments/Influences				60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 236,085						

AADD'N FOR 99..COMP FOR 00 22X24 GRG FOR 02	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
	X	Curb	LAND IMPROVE 2500	2,500.00	1 100	2,500
		Street Lights	Total Estimated Land Improvements True Cash Value = 2,500			

Standard Utilities	X	Underground Utils.	Topography of Site					
			Level	Rolling	Low	High	Landscaped	
	X							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	118,000	184,000	302,000			167,608C
TPC 11/05/2013	INSPECTED		2023	71,500	175,700	247,200			159,627C
TPC 03/03/2012	INSPECTED		2022	57,000	158,400	215,400			152,026C
			2021	54,000	142,900	196,900			147,170C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 24 214 32	Type WCP (1 Story) WPP Wood Balcony	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C +5 Effec. Age: 30 Floor Area: 2,516 Total Base New : 357,651 Total Depr Cost: 250,350 Estimated T.C.V: 365,511		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75S				Cls C 5 Blt 1973			
Yr Built 1973	Remodeled 1998	Ex	X	Ord		Min	0 Amps Service		Ground Area = 1438 SF Floor Area = 2516 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas							
Room List		Lg	X	Ord		Small	Many		X	Ave.		Few				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)		1.75 Story		Siding		Foundation Crawl Space			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			3 Fixture Bath		Total:		287,924		201,542			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.			X	Ord.		Plumbing						
(2) Windows		(7) Excavation		Many			X	Ave.		Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0			2		Average Fixture(s)		1		1,476		1,033	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		No Plumbing Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		214		4,693		3,285	
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Plumbing		WCP (1 Story)		24		1,811		1,268	
(3) Roof		(10) Floor Support		Public Water			1		Balcony		32		1,837		1,286	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer			1		Wood Balcony, Roof							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Water Well			1		Garages							
Chimney: Metal				1000 Gal Septic			1		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
				2000 Gal Septic			1		Base Cost		504		22,685		15,879	
				Lump Sum Items:			1		Door Opener		1		547		383	
							1		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
							1		Base Cost		528		20,972		14,680	
							1		Door Opener		2		1,093		765	
							1		Water/Sewer							
							1		Public Sewer		1		1,494		1,046	
							1		Water Well, 50 Feet		1		2,686		1,880	
							1		Built-Ins		1		2,766		1,936	
							1		Fireplaces							
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MOTZ FREDERICK R & CHRIST	MOTZ FRED & CHRISTINE TRU	0	12/18/2020	QC	09-FAMILY	2020-03907	PROPERTY TRANSFER	0.0							
JUERGENS LARRY & MARCENE	MOTZ FREDERICK R & CHRIST	303,500	10/01/2020	LC	03-ARM'S LENGTH	2020-02944	PROPERTY TRANSFER	100.0							
JUERGENS LARRY & MARCENE	MOTZ FREDERICK R & CHRIST	0	10/01/2020	WD	04-BUYERS INTEREST IN A	2021-00246	DEED	0.0							
DETWILER GARY	JUERGENS LARRY & MARCENE	237,600	09/14/2015	WD	03-ARM'S LENGTH	2015-03103	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
7569 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		11/13/2020		2020-7569	100%						
Owner's Name/Address		P.R.E. 0%		Garage		05/30/2008		20080212	Complete						
MOTZ FRED & CHRISTINE TRUST 4131 KEEPSAKE LN LANSING MI 48906		MAP #:		2024 Est TCV 722,671 TCV/TFA: 313.66											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road		Storm Sewer		A 67' @ 3400/		60.00	197.00	1.0280	1.1160	3400	100		234,033
		X Sidewalk		Water		60 Actual Front Feet, 0.27 Total Acres		Total Est. Land Value =						234,033	
		X Sewer		Dock: Light posts		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Electric		D/W/P: 4in Ren. Conc.		Description		D/W/P: 4in Concrete		42.92	320	0	0		
		X Gas		D/W/P: 4in Concrete		Description		D/W/P: 4in Concrete		8.18	1474	50	6,028		
		Curb		Total Estimated Land Improvements True Cash Value =		Description		D/W/P: 4in Concrete		6.97	80	50	279		
		Street Lights				Description		D/W/P: 4in Concrete						6,307	
		Standard Utilities				Description		D/W/P: 4in Concrete							
		Underground Utils.				Description		D/W/P: 4in Concrete							
		Topography of Site				Description		D/W/P: 4in Concrete							
		Level				Description		D/W/P: 4in Concrete							
		X Rolling				Description		D/W/P: 4in Concrete							
		X Low				Description		D/W/P: 4in Concrete							
		High				Description		D/W/P: 4in Concrete							
		Landscaped				Description		D/W/P: 4in Concrete							
		Swamp				Description		D/W/P: 4in Concrete							
		Wooded				Description		D/W/P: 4in Concrete							
		Pond				Description		D/W/P: 4in Concrete							
		X Waterfront				Description		D/W/P: 4in Concrete							
		Ravine				Description		D/W/P: 4in Concrete							
		Wetland				Description		D/W/P: 4in Concrete							
		Flood Plain				Description		D/W/P: 4in Concrete							
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		2024		117,000		244,300		361,300						289,078C	
		2023		70,800		228,400		299,200						273,027C	
		2022		57,000		161,200		218,200						210,312C	
		2021		54,000		76,500		130,500						130,500S	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 384 168 20	Type WCP (1 Story) CCP (1 Story) WPP	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: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 634 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 15 Floor Area: 2,304 Total Base New : 388,646 Total Depr Cost: 330,364 Estimated T.C.V: 482,331				E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace												
Yr Built 1962	Remodeled 2022	Ex	Ord	Min	Size of Closets															
Condition: Average		Lg	Ord	Small																
Room List		Doors	Solid	H.C.																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls C 10 Blt 1962								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service				No./Qual. of Fixtures				Ground Area = 1728 SF Floor Area = 2304 SF.								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				Building Areas								
	Insulation	X	Tile	Many X Ave. Few				(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Story Siding Crawl Space 1,152 2 Story Siding Slab 576				Total: 299,251 254,379								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 576 S.F. Height to Joists: 0.0						Other Additions/Adjustments				Exterior								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						Exterior Brick Veneer 10 172 146				Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Average Fixture(s) 1 1,476 1,255 3 9,291 7,897				Porches								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish						Porches WCP (1 Story) 384 12,561 10,677 CCP (1 Story) 168 4,512 3,835 WPP 20 1,059 900				Garages							
X	Asphalt Shingle	(10) Floor Support						Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost 960 43,574 37,038 Storage Over Garage 634 8,711 7,404 Door Opener 2 1,093 929								
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Water/Sewer				Water/Sewer								
				Lump Sum Items:				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Public Sewer 1 1,494 1,270 Water Well, 50 Feet 1 2,686 2,283								
								Built-Ins				Appliance Allow. 1 2,766 2,351								
								Local Cost Items				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANKNEY DAVID L	ANKNEY DAVID L	0	10/11/2023	QC	15-LADY BIRD	2023-02792	PROPERTY TRANSFER	0.0
ANKNEY FAMILY TRUST	ANKNEY DAVID L	1	05/13/2022	QC	09-FAMILY	2022-01701	PROPERTY TRANSFER	0.0
ANKNEY NURIA	ANKNEY DAVID	0	05/03/2022	QC	06-COURT JUDGEMENT	2022-01561	PROPERTY TRANSFER	0.0
ANKNEY DAVID L & NURIA	ANKNEY FAMILY TRUST	0	06/18/2019	QC	09-FAMILY	2019-01963	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7559 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/24/2023					

Owner's Name/Address	MAP #:
ANKNEY DAVID L 2429 N WILSON AVE ROYAL OAK MI 48073	2024 Est TCV 405,935 TCV/TFA: 314.19

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 67' @ 3400/	60.00	192.00	1.0280	1.1089	3400 100	232,533
60 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =	232,533

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 2 T22N R8W LOT 13 REDMAN'S MISSAUKEE LAKE PLAT.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
Description	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	

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	116,300	86,700	203,000			130,018C
2023	70,200	82,800	153,000		153,000A	123,827C
2022	57,000	74,600	131,600		131,600A	117,931C
2021	54,000	67,300	121,300			114,164C

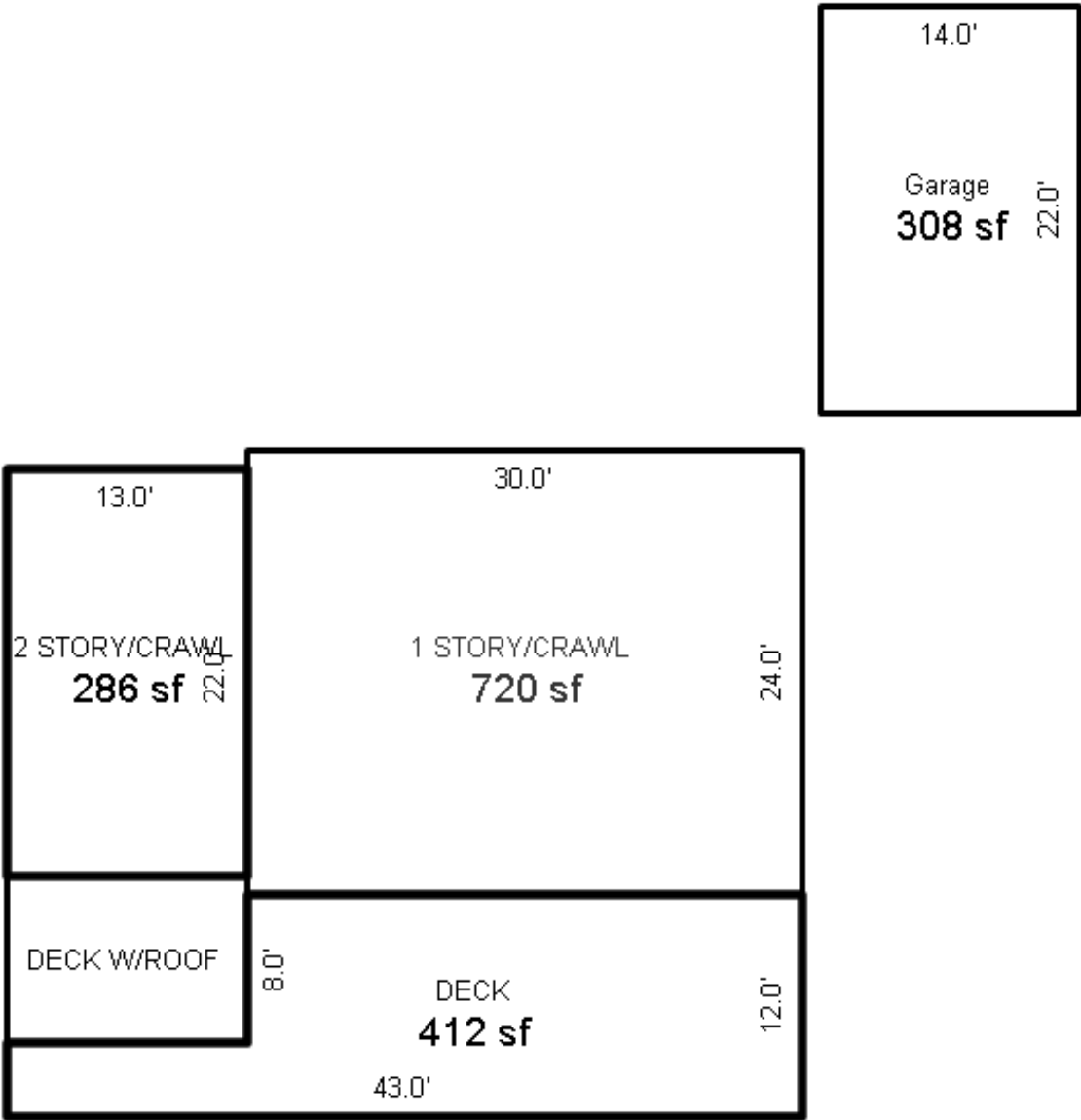


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486 104	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,292 Total Base New : 181,721 Total Depr Cost: 118,118 Estimated T.C.V: 172,452		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1006 SF Floor Area = 1292 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1962		
Yr Built 1962	Remodeled 1983	Ex	X Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas					
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 720 2 Story Siding Crawl Space 286			Total: 143,889		93,528			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s) 1		Other Additions/Adjustments				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Deck		Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1006 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Treated Wood 486 7,241 4,707 Treated Wood w/Roof (Deck Portion) 104 2,571 1,671 Treated Wood w/Roof (Roof portion) 104 1,725 1,121		Average Fixture(s) 1 1,230 799				
(2) Windows		Many	X Large	Avg. Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
X	Wood Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				
X	Metal Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 1,934 1,257				
X	Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Fireplaces		Exterior 1 Story 1 5,707 3,710				
X	Double Hung	Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0 *				
X	Horiz. Slide Casement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				
X	Double Glass			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins		Appliance Allow. 1 1,934 1,257				
X	Patio Doors			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces		Exterior 1 Story 1 5,707 3,710				
X	Storms & Screens			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0 *				
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				
X	Gable			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins		Appliance Allow. 1 1,934 1,257				
X	Hip			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces		Exterior 1 Story 1 5,707 3,710				
X	Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0 *				
X	Gambrel			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				
X	Mansard			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins		Appliance Allow. 1 1,934 1,257				
X	Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces		Exterior 1 Story 1 5,707 3,710				
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0 *				
Totals:				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
7549 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 517,719 TCV/TFA: 263.60											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
LEHMAN DUANE S TRUST 1725 JUNIPER PLACE APT 101 GOSHEN IN 46526		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		X Dirt Road		Gravel Road		A 67' @ 3400/ 60.00 190.00 1.0280 1.1060 3400 100 231,926													
. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.		X Paved Road		Storm Sewer		60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 231,926													
Comments/Influences		X Sidewalk		Water		Land Improvement Cost Estimates													
ADD FPO 1/S FOR 07.		X Sewer		X Electric		Description		Rate		Size % Good		Cash Value							
		X Gas		Curb		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
		X Street Lights		Standard Utilities		LAND IMPROVE 1000		1,000.00		1 95		950		950					
		X Underground Utils.				Total Estimated Land Improvements		True Cash Value =		950									
Topography of Site		X Level		Rolling		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
X Low		X High		Landscaped		2024		116,000		142,900		258,900						135,118C	
X Swamp		X Wooded		Pond		2023		70,000		136,400		206,400						128,684C	
X Waterfront		X Ravine		Wetland		2022		57,000		122,900		179,900						122,557C	
X Flood Plain						2021		54,000		110,800		164,800						118,642C	
Who		When		What		2024		116,000		142,900		258,900						135,118C	
TPC 12/27/2017		INSPECTED		2023		70,000		136,400		206,400								128,684C	
TPC 03/03/2012		INSPECTED		2022		57,000		122,900		179,900								122,557C	
				2021		54,000		110,800		164,800								118,642C	



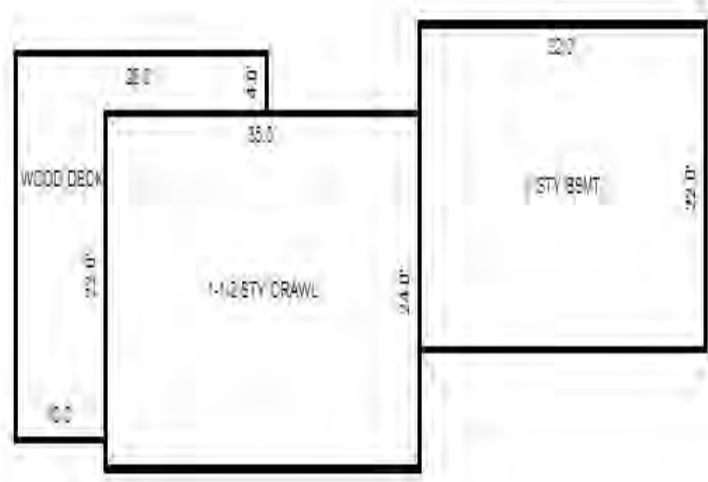
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 332	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: C -5 Effec. Age: 29 Floor Area: 1,964 Total Base New : 261,930 Total Depr Cost: 195,098 Estimated T.C.V: 284,843		E.C.F. X 1.460		Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built 1974	Remodeled 1992	Ex	X	Ord	Min	No. Heating/Cooling		Total Base New : 261,930 Total Depr Cost: 195,098 Estimated T.C.V: 284,843		E.C.F. X 1.460		Bsmnt Garage: 2 Car Carport Area: Roof:		
Condition: Good		Lg		X	Ord	Small	Central Air Wood Furnace		Class: C -5 Effec. Age: 29 Floor Area: 1,964 Total Base New : 261,930 Total Depr Cost: 195,098 Estimated T.C.V: 284,843		E.C.F. X 1.460		Bsmnt Garage: 2 Car Carport Area: Roof:	
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace		Class: C -5 Effec. Age: 29 Floor Area: 1,964 Total Base New : 261,930 Total Depr Cost: 195,098 Estimated T.C.V: 284,843		E.C.F. X 1.460		Bsmnt Garage: 2 Car Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 1544 SF Floor Area = 1964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Cls C -5 Blt 1974		Bsmnt Garage: 2 Car Carport Area: Roof:		
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets		200 Amps Service		Building Areas		Total: 225,052		168,914		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall		Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 840		* 168,914		
(2) Windows		(7) Excavation		Basement: 704 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement 704		Total: 225,052		168,914		
X	Many Avg. X Avg. Large Few Small	Basement: 704 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Basement Living Area 220 7,889 5,601 Plumbing Average Fixture(s) 1 1,476 1,048 3 Fixture Bath 1 4,646 3,299 Deck Treated Wood 332 5,777 4,102 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,631 2,578 Water/Sewer Public Sewer 1 1,494 1,061 Water Well, 50 Feet 1 2,686 1,907 Built-Ins Appliance Allow. 1 2,766 1,964 Fireplaces Exterior 1 Story 1 6,513 4,624 Local Cost Items SANITARY SEWER 1 0 0		Total: 225,052		168,914		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck Treated Wood 332 5,777 4,102 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,631 2,578 Water/Sewer Public Sewer 1 1,494 1,061 Water Well, 50 Feet 1 2,686 1,907 Built-Ins Appliance Allow. 1 2,766 1,964 Fireplaces Exterior 1 Story 1 6,513 4,624 Local Cost Items SANITARY SEWER 1 0 0		Total: 225,052		168,914		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 284,843		Total: 225,052		168,914		
X	Gable Hip Flat	Gambrel Mansard Shed	220	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Total: 225,052		168,914		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Total: 225,052		168,914		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex IVTV

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZERBST RAYMOND F TRUST	CLARK KEVIN & JANE (HW)	255,000	07/13/2007	WD	03-ARM'S LENGTH	2007/2550	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7539 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	05/01/2018	2018-0121	100%

Owner's Name/Address	MAP #:
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	2024 Est TCV 519,705 TCV/TFA: 218.73

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423			

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	115,800	144,100	259,900			162,091C
2023	69,900	137,500	207,400			154,373C
2022	57,000	123,900	180,900			147,022C
2021	54,000	111,700	165,700			142,326C

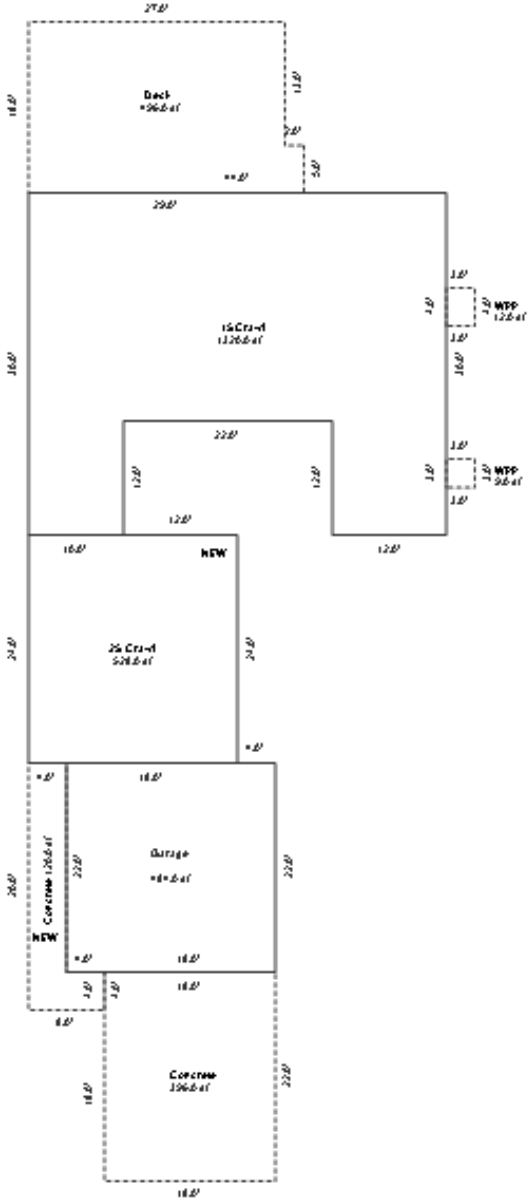


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 12 9 496	Type WPP WPP Treated Wood	Year Built: 1986 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 2,376 Total Base New : 302,593 Total Depr Cost: 196,668 Estimated T.C.V: 287,135			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 2376 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1969			
Yr Built 1969	Remodeled 2018	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	200 Amps Service			1 Story Siding Crawl Space 1,320			260,375 169,227			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space 528			Total: 260,375 169,227			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,476 959			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1848 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			2 Fixture Bath 1 3,108 2,020			
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Treated Wood 496 7,509 4,881						
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Base Cost 484 22,066 14,343			Water/Sewer			
(3) Roof		(10) Floor Support		Lump Sum Items:			Appliance Allow.			Public Sewer 1 1,494 971			Water Well, 50 Feet 1 2,686 1,746			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Water Well			Porches			Water/Sewer		Public Sewer 1 1,494 971		
X	Asphalt Shingle	Chimney: Metal		Water Well			1000 Gal Septic			WPP 12 636 413			Public Sewer 1 1,494 971			
				2000 Gal Septic			2000 Gal Septic			WPP 9 477 310			Water Well, 50 Feet 1 2,686 1,746			
				Lump Sum Items:			Lump Sum Items:			Local Cost Items			SANITARY SEWER 1 0 0 *			
				Lump Sum Items:			Lump Sum Items:			SANITARY SEWER 1 0 0 *			Totals: 302,593 196,668			
				Lump Sum Items:			Lump Sum Items:			SANITARY SEWER 1 0 0 *			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 287,135			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HORN BRUCE L & CATHARINE	HORN BRUCE L & CATHARINE	0	03/31/2008	QC	09-FAMILY	2008/1058	DEED	0.0
KLINE NORMAL ETAL	HORN BRUCE L & CATHARINE	0	05/24/2004	OTH	21-NOT USED/OTHER	04-0/2514	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7529 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/25/2014	2014-0342	100%

Owner's Name/Address	MAP #:
HORN BRUCE L & CATHARINE G TRUST PO BOX 394 LAKE CITY MI 49651	2024 Est TCV 737,068 TCV/TFA: 258.98

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
	Public Improvements		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 16 REDMAN'S MISSAUKEE LAKE PLAT.	A 67' @ 3400/	60.00	187.00	1.0280	1.1016	3400	100		231,005

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	60 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value = 231,005

X	Water	D/W/P: 3.5 Concrete	Rate	Size	% Good	Cash Value
			6.58	120	0	0
X	Sewer <td>D/W/P: 4in Ren. Conc. <td>8.18</td> <td>860</td> <td>0</td> <td>0</td> </td>	D/W/P: 4in Ren. Conc. <td>8.18</td> <td>860</td> <td>0</td> <td>0</td>	8.18	860	0	0

X <th>Electric</th> <th>Residential Local Cost Land Improvements</th>	Electric	Residential Local Cost Land Improvements

X <th>Gas</th> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th>	Gas	Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	95	2,375

X <th>Curb</th> <th>Total Estimated Land Improvements True Cash Value =</th>	Curb	Total Estimated Land Improvements True Cash Value =
		2,375

X <th>Street Lights</th>	Street Lights

X <th>Standard Utilities</th>	Standard Utilities

X <th>Underground Utils.</th>	Underground Utils.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	115,500	253,000	368,500			217,789C
2023	69,700	242,600	312,300			207,419C
2022	57,000	218,800	275,800			197,542C
2021	54,000	197,300	251,300			191,232C

Who When What

TPC 12/27/2017 INSPECTED  
TPC 11/02/2015 INSPECTED  
TPC 01/20/2015 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 414 464	Type WPP Treated Wood	Year Built: 2014 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 681 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 10 Floor Area: 2,846 Total Base New : 383,325 Total Depr Cost: 344,992 Estimated T.C.V: 503,688			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 1.460						
Yr Built 2015	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C Blt 2015			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 2174 SF Floor Area = 2846 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			(13) Plumbing			1 Story Siding Crawl Space 2,174 1 Story Siding Overhang 672 Total: 322,160 289,944						
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 2174 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Exterior Stone Veneer 16 607 546 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,646 4,181 2 Fixture Bath 1 3,108 2,797 Porches WPP 414 6,959 6,263 Deck Treated Wood 464 7,192 6,473 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 681 36,113 32,502 Common Wall: 1 Wall 1 -3,117 -2,805 Water/Sewer Public Sewer 1 1,494 1,345 Water Well, 50 Feet 1 2,686 2,417 Local Cost Items GENERATOR 1 1 1 *					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 383,325 344,992						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Lump Sum Items:			Totals: 383,325 344,992							
X	Asphalt Shingle									Totals: 383,325 344,992						
Chimney: Metal										Totals: 383,325 344,992						

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURRIER ROBERT J & LINDA	CURRIER LINDA W TRUST	0	08/30/1996	QC	21-NOT USED/OTHER	2008/1465	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7519 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	10/03/2019	2019-0551	100%

Owner's Name/Address	MAP #:
CURRIER LINDA W (TTEE) CURRIER LINDA W LIVING TRUST 2363 GULF SHORES BLVD N NAPLES FL 34103	2024 Est TCV 800,925 TCV/TFA: 263.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 17 REDMAN'S MISSAUKEE LAKE PLAT.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 67' @ 3400/	60.00	183.00	1.0280	1.0956	3400	100		229,759
X Gravel Road	60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	229,759
X Paved Road	Land Improvement Cost Estimates								
X Storm Sewer	Description	Rate	Size	% Good	Cash Value				
X Sidewalk	D/W/P: 4in Ren. Conc.	8.18	1312	0	0				
X Water	D/W/P: Brick on Sand	18.02	70	0	0				
X Sewer	Residential Local Cost Land Improvements								
X Electric	Description	Rate	Size	% Good	Cash Value				
X Gas	LAND IMPROVE 5000	5,000.00	1	100	5,000				
X Curb	Total Estimated Land Improvements True Cash Value = 5,000								
X Street Lights									
X Standard Utilities									
X Underground Utils.									

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	114,900	285,600	400,500			246,375C
X Low		2023	69,200	272,700	341,900			234,643C
X High		2022	57,000	245,900	302,900			223,470C
X Landscaped		2021	54,000	221,800	275,800			216,332C
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								



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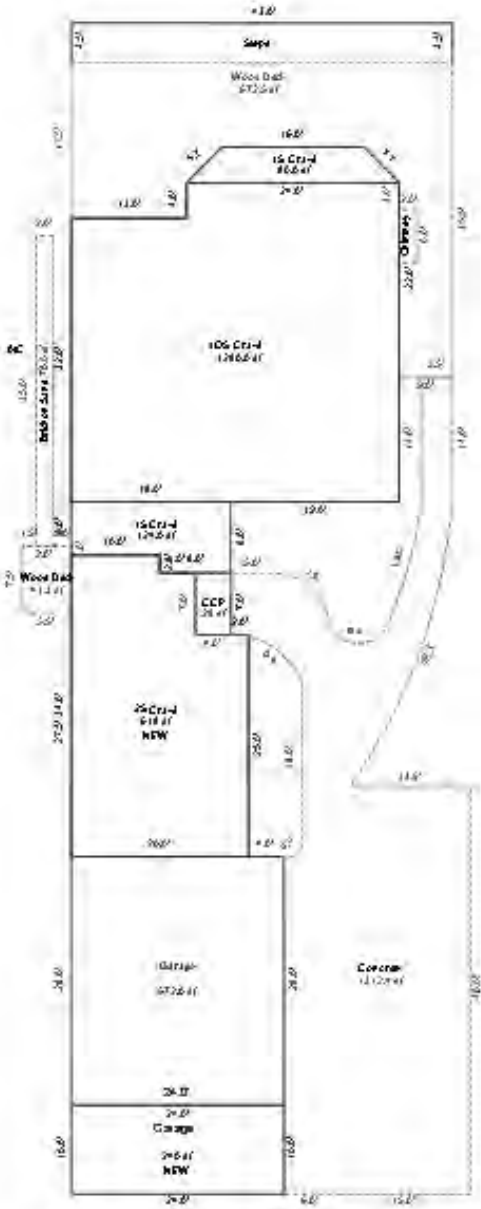
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/19/2019	INSPECTED		2024	114,900	285,600	400,500			246,375C
TPC 12/27/2017	INSPECTED		2023	69,200	272,700	341,900			234,643C
TPC 03/03/2012	INSPECTED		2022	57,000	245,900	302,900			223,470C
			2021	54,000	221,800	275,800			216,332C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 28 672 41	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																												
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G																																												
Yr Built 1962 199		Remodeled 2020			Ex	X	Ord																																										
Condition: Average			Trim & Decoration				Min																																										
Room List			Size of Closets																																														
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																																														
(1) Exterior			Kitchen: Other: Other:		(12) Electric																																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		200 Amps Service																																												
(2) Windows			No./Qual. of Fixtures		No. of Elec. Outlets																																												
X	Many Avg. Few	X	Ex.	X	Ord.		Min																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Many	X	Ave.		Few																																								
			Basement: 0 S.F. Crawl: 2102 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																												
X	Gable Hip Flat		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																												
X	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																												
(3) Roof			(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																												
	Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																												
			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																												
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 2102 SF Floor Area = 3040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,280</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>124</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>618</td> <td></td> <td></td> </tr> <tr> <td colspan="4"><b>Total:</b></td> <td><b>376,466</b></td> <td><b>319,997</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Porches CCP (1 Story) 28 934 794 Deck Treated Wood 672 9,166 7,791 Treated Wood 41 1,618 1,375 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 33,398 28,388 Door Opener 1 547 465 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 240 16,646 14,149 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Water/Sewer Public Sewer 1 1,494 1,270														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,280			1 Story	Siding	Crawl Space	80			1 Story	Siding	Crawl Space	124			2 Story	Siding	Crawl Space	618			<b>Total:</b>				<b>376,466</b>	<b>319,997</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																												
1.25 Story	Siding	Crawl Space	1,280																																														
1 Story	Siding	Crawl Space	80																																														
1 Story	Siding	Crawl Space	124																																														
2 Story	Siding	Crawl Space	618																																														
<b>Total:</b>				<b>376,466</b>	<b>319,997</b>																																												
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON ROBERT A & PHYLIS	CURRIER ROBERT J TRUST	595,000	01/10/2024	WD	03-ARM'S LENGTH	2024-00087	PROPERTY TRANSFER	100.0
CARLSON ROBERT & PHYLLIS	CARLSON ROBERT A & PHYLIS	0	03/29/2023	WD	09-FAMILY	2023-00859	PROPERTY TRANSFER	0.0
PERO KENNETH J	CARLSON ROBERT & PHYLLIS	235,000	06/07/2013	WD	03-ARM'S LENGTH	213-02011 WD	PROPERTY TRANSFER	100.0
		265,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:4402	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7509 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST	REPAIR	10/21/2014	2014-0476	100%	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
CURRIER ROBERT J TRUST 2363 GULF SHORE BLVD N NAPLES FL 34103	2024 Est TCV 444,031 TCV/TFA: 401.84

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		A 67' @ 3400/	60.00	172.00	1.0280	1.0788	3400	100		226,226
X Gravel Road		60 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	226,226

Tax Description  
. SEC 2 T22N R8W LOT 18 REDMAN'S  
MISSAUKEE LAKE PLAT.  
Comments/Influences

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Water	D/W/P: 4in Ren. Conc.	8.18	1250	0	0
X	Sewer	Wood Frame	27.67	128	50	1,771
X	Electric	Residential Local Cost Land Improvements				
X	Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Curb	LAND IMPROVE 2500	2,500.00	1	92	2,300
	Street Lights	Total Estimated Land Improvements True Cash Value =				4,071
	Standard Utilities					
	Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	113,100	108,900	222,000			141,065C
Rolling							
Low							
High							
X Landscaped	2023	67,900	103,600	171,500			134,348C
Swamp							
Wooded							
Pond							
X Waterfront	2022	57,000	93,400	150,400			127,951C
Ravine							
Wetland							
Flood Plain	2021	54,000	84,300	138,300			123,864C

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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	67,900	103,600	171,500			134,348C
TPC	12/27/2017	INSPECTED	2022	57,000	93,400	150,400			127,951C
TPC	12/19/2014	INSPECTED	2021	54,000	84,300	138,300			123,864C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 286 711 56	Type WGEP (1 Story) Treated Wood Wood Balcony	Year Built: 1985 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	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,105 Total Base New : 225,231 Total Depr Cost: 146,393 Estimated T.C.V: 213,734		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1.25S		Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1975				
Yr Built 1975	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Ground Area = 884 SF Floor Area = 1105 SF.							
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1.25 Story Siding Crawl Space		Total: 145,725		94,715		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows		Basement: 0 S.F. Crawl: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing						
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Lump Sum Items:			Water/Sewer			Average Fixture(s)		1 1,476 959		2 Fixture Bath 3,108 2,020	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Porches		286 19,248 12,511				
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Balcony		56 2,281 1,483				
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Garages		572 29,715 19,315				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		1 29,715 19,315			
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Base Cost		1 -2,686 -1,746				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Common Wall: 1 Wall		1 -2,686 -1,746				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			711			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			9,236			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			6,003			Door Opener		1 547 356				
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Door Opener		1 547 356				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	BARTHOLOMEW FRED K & KARE	9,500	04/21/2006	OTH	21-NOT USED/OTHER	06-0/1424	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4766 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/06/2005	20050104	Complete
	P.R.E. 100% 09/01/2006					

Owner's Name/Address	MAP #:
BARTHOLOMEW FRED B & KAREN 4766 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 252,215 TCV/TFA: 131.70

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.	X Dirt Road		B 100' @ 65/	163.00	270.00	0.8637	1.0144	65	100		9,282
Comments/Influences	X Gravel Road		163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								9,282

839-7986	Water	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	X Sewer		LAND IMPROVE 2500	2,500.00	1	100	2,500
	X Electric		Total Estimated Land Improvements True Cash Value =				2,500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	4,600	121,500	126,100			88,274C
Rolling	2023	5,100	120,200	125,300			84,071C
Low	2022	3,300	108,300	111,600			80,068C
High	2021	3,300	105,900	109,200			77,511C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	4,600	121,500	126,100			88,274C
TPC 05/18/2015 INSPECTED			2023	5,100	120,200	125,300			84,071C
			2022	3,300	108,300	111,600			80,068C
			2021	3,300	105,900	109,200			77,511C

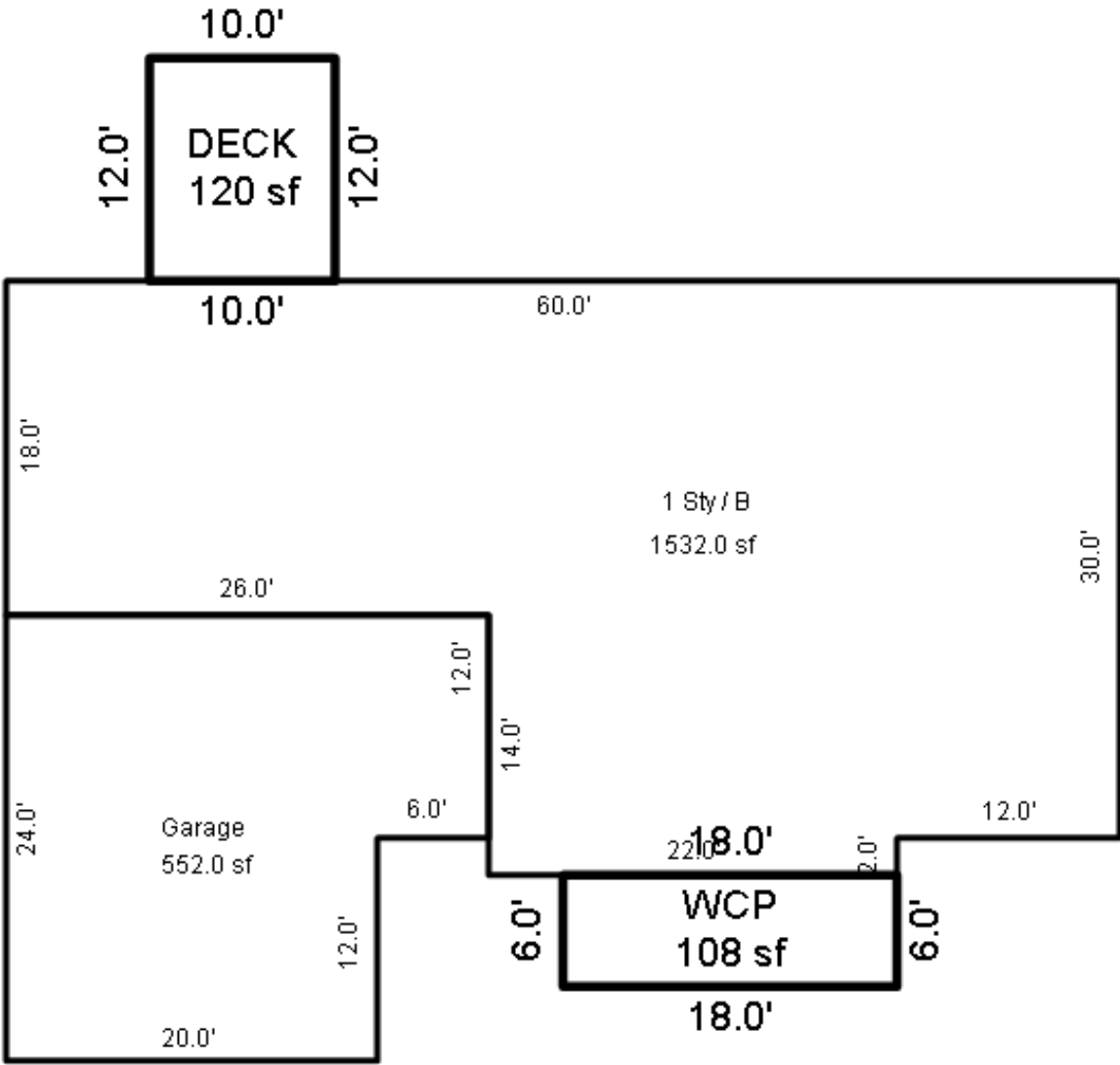


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 108 120	Type WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																								
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1,915 Total Base New : 304,153 Total Depr Cost: 258,530 Estimated T.C.V: 240,433			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																														
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 304,153																																																																																																			
Condition: Average		Lg		X	Ord		No. Heating/Cooling			Total Depr Cost: 258,530																																																																																																			
Room List		Doors		Solid	X	H.C.	No. Heating/Cooling			Estimated T.C.V: 240,433																																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 304,153																																																																																																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. Heating/Cooling			Total Depr Cost: 258,530																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			No. Heating/Cooling			Estimated T.C.V: 240,433																																																																																																			
(2) Windows		(7) Excavation		(13) Plumbing			No. Heating/Cooling			Estimated T.C.V: 240,433																																																																																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1532 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 304,153																																																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			Plumbing			Total Depr Cost: 258,530																																																																																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Depr Cost: 258,530																																																																																																				
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Plumbing			Total Depr Cost: 258,530																																																																																																			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Total Depr Cost: 258,530																																																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2005                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1532 SF Floor Area = 1915 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,532</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>254,604</td> <td>216,414</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,255</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,646</td> <td>3,949</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,864</td> <td>4,134</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>4,937</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>108</td> <td>5,064</td> <td>4,304</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>120</td> <td>2,947</td> <td>2,505</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>552</td> <td>24,117</td> <td>20,499</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,686</td> <td>-2,283</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>547</td> <td>465</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>2,351</td> </tr> <tr> <td colspan="4">Totals: 304,153 258,530</td> </tr> </tbody> </table> <p>Notes: ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 240,433</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,532			Total:				254,604	216,414	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,476	1,255	3 Fixture Bath	1	4,646	3,949	Water/Sewer				1000 Gal Septic	1	4,864	4,134	Water Well, 100 Feet	1	5,808	4,937	Porches				WCP (1 Story)	108	5,064	4,304	Deck				Treated Wood	120	2,947	2,505	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	552	24,117	20,499	Common Wall: 1 Wall	1	-2,686	-2,283	Door Opener	1	547	465	Built-Ins				Appliance Allow.	1	2,766	2,351	Totals: 304,153 258,530			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILER BRADLEY S & SARAH J	BARTHOLOMEW FRED & KAREN	7,200	07/22/2022	WD	03-ARM'S LENGTH	2022-02387	PROPERTY TRANSFER	100.0
BALDWIN GORDON L & CHERYL	SILER BRADLEY S & SARAH J	6,500	06/27/2016	WD	03-ARM'S LENGTH	2016-02174	PROPERTY TRANSFER	100.0
		9,700	04/01/2003	WD	33-TO BE DETERMINED	03-0:2369	DEED	0.0

Property Address: DICKERSON RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 08/02/2022

Owner's Name/Address: BARTHOLOMEW FRED & KAREN  
 4766 S DICKERSON RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 9,282

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B	100' @ 65/	163.00	270.00	0.8637	1.0144	65 100	9,282
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =							9,282

Tax Description: SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.  
 Comments/Influences:

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,600	0	4,600			4,600S
2023	5,100	0	5,100			5,100S
2022	3,300	0	3,300		3,300W	2,560C
2021	3,300	0	3,300			2,479C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILBERT JONATHON L & MELI	HERWERYER DONALD & SHARON	131,700	01/30/2014	WD	03-ARM'S LENGTH	2014-00391	PROPERTY TRANSFER	100.0
BALDWIN GORDON & CHERYL K	GILBERT JONATHON L & MELI	12,500	11/16/2006	WD	03-ARM'S LENGTH	06-0/4189	DEED	100.0
		9,500	12/01/2001	WD	33-TO BE DETERMINED	01-0:4899	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4828 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/04/2007	20070006	Complete
	P.R.E. 100% 02/04/2014					

Owner's Name/Address	MAP #:
HERWERYER DONALD & SHARON 4828 S DICKERSON RD Lake City MI 49651	2024 Est TCV 260,203 TCV/TFA: 146.84

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	
			B 100' @ 65/	163.00	270.00	0.8637	1.0144	65 100	9,282	
			163 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =	9,282

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
SEC 27 T22N R8W LOT 3 RIVER WOODS ESTATES.		Dirt Road						
		Gravel Road						
Comments/Influences		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric	Residential Local Cost Land Improvements					
	X	Gas	Description	Rate	Size % Good	Cash Value		
		Curb	LAND IMPROVE 1000	1,000.00	1 95	950		
		Street Lights	Total Estimated Land Improvements True Cash Value = 950					
		Standard Utilities						
	X	Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	4,600	125,500	130,100			87,028C
		Low	2023	5,100	124,100	129,200			82,884C
		High	2022	3,300	111,800	115,100			78,938C
		Landscaped	2021	3,300	107,300	110,600			76,417C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who	When	What
TPC 12/27/2017	INSPECTED	
TPC 05/18/2015	INSPECTED	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets													
Yr Built 2007	Remodeled 0	Ex	X Ord	Min													
Condition: Average		Lg	X Ord	Small													
Room List		Doors	Solid	X H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings															
(2) Windows		X Drywall															
X	Many Avg. Few	X Large Avg. Small	Basement: 1772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
		Joists: Unsupported Len: Cntr.Sup:															
				(12) Electric													
				0 Amps Service													
				No./Qual. of Fixtures													
				Ex. X Ord. Min													
				No. of Elec. Outlets													
				Many X Ave. Few													
				(13) Plumbing													
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				(14) Water/Sewer													
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
				Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1772 SF Floor Area = 1772 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										Cls C		Blt 2007					
Building Areas										Size		Cost New		Depr. Cost			
1 Story Siding Basement										1,772							
Other Additions/Adjustments										Total:		255,501		229,951			
Plumbing										Average Fixture(s)		1		1,476		1,328	
										3 Fixture Bath		1		4,646		4,181	
Water/Sewer										1000 Gal Septic		1		4,864		4,378	
										Water Well, 100 Feet		1		5,808		5,227	
Deck										Treated Wood		80		2,264		2,038	
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost		576		24,808		22,327	
										Common Wall: 1.5 Wall		1		-4,028		-3,625	
										Door Opener		1		547		492	
Built-Ins										Appliance Allow.		1		2,766		2,489	
Notes:										Totals:		298,652		268,786			
										ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TC				249,971			

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL EARL A & TUCK CAROL	GILL EARL A & TUCK CAROL	0	10/24/2023	QC	21-NOT USED/OTHER	2023-02914	DEED	0.0
GRUNO GARY & PAULA	GILL EARL A & TUCK CAROL	240,000	09/15/2023	WD	03-ARM'S LENGTH	2023-02525	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	GRUNO GARY & PAULA	11,900	12/08/2004	WD	03-ARM'S LENGTH	04-0/5046	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4856 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/03/2005	20050001	Complete

Owner's Name/Address	MAP #:
GILL EARL A & TUCK CAROL A 4856 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 184,911 TCV/TFA: 137.58

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
			* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W LOT 4 RIVER WOODS ESTATES.	B 100' @ 65/	163.00	270.00	0.8637	1.0144	65	100		9,282

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	163 Actual Front Feet, 1.01 Total Acres				Total Est. Land Value = 9,282

X	Electric	Rate	Size	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	50	1,250

X	Gas	Rate	Size	% Good	Cash Value
					Total Estimated Land Improvements True Cash Value = 1,250

X	Topography of Site
	Level

X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

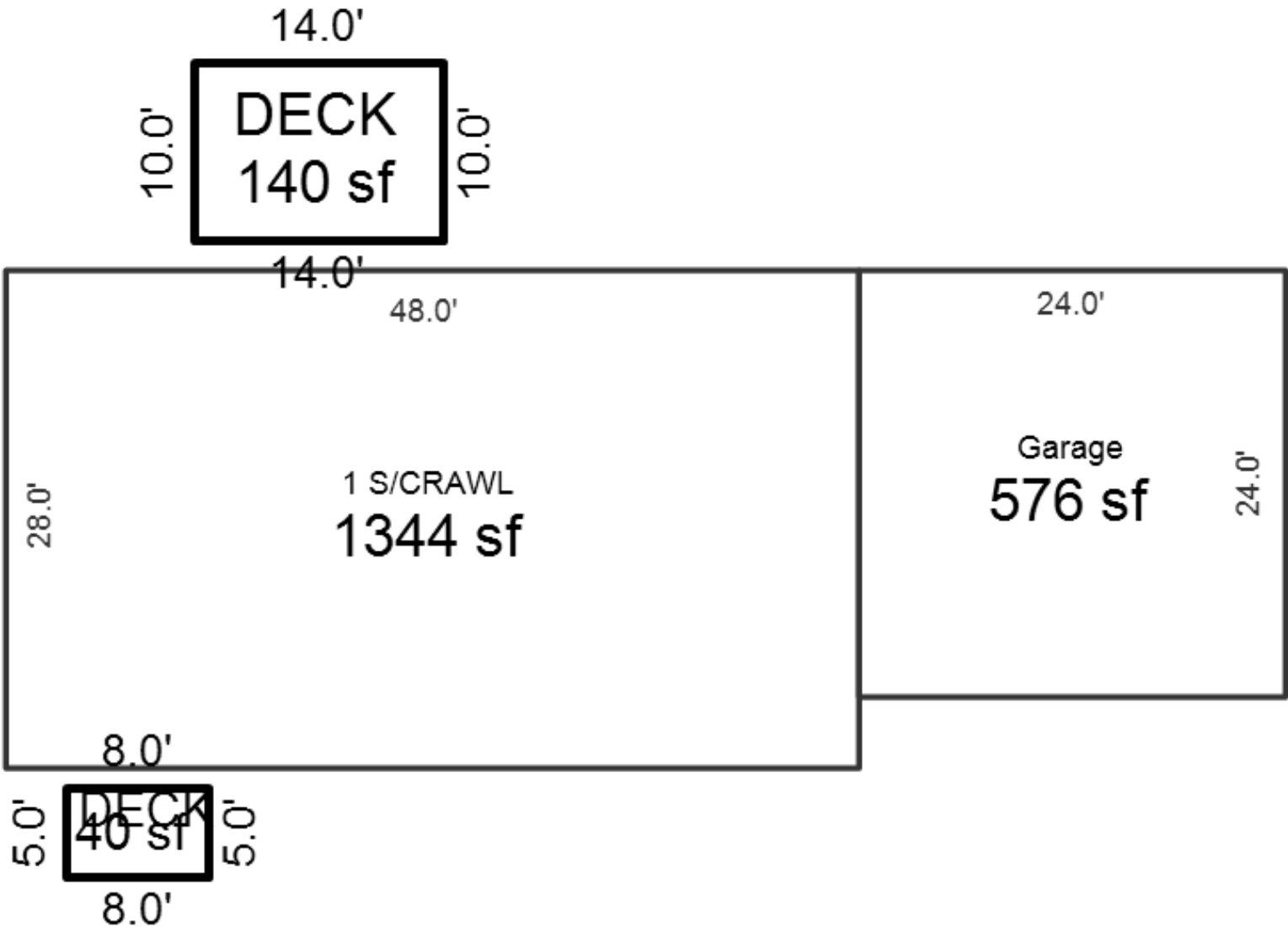
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	87,900	92,500			92,500S
2023	5,100	85,300	90,400			59,406C
2022	3,300	76,900	80,200			56,578C
2021	3,300	76,400	79,700			54,771C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 140	Type Treated Wood Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1,344 Total Base New : 220,594 Total Depr Cost: 187,504 Estimated T.C.V: 174,379		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 2005				
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	(12) Electric			Ground Area = 1344 SF Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Condition: Average		Size of Closets			0 Amps Service			No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			1 Story Siding Crawl Space		Total: 173,488 147,464						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 3 Fixture Bath		1,255 3,949			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer		1000 Gal Septic Water Well, 100 Feet		4,134 4,937			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			(14) Water/Sewer			Deck		Treated Wood Treated Wood		1,358 2,787			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Lump Sum Items:			Notes:			Base Cost		576 24,808 21,087				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well			Built-Ins		Appliance Allow.		1 2,766 2,351			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Door Opener		Common Wall: 1 Wall		1 -2,686 -2,283			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCY:			Totals:		220,594 187,504		174,379		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASCADDAN SAMUEL LEE	TUCK TIMOTHY	15,000	12/15/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03351	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	CASCADDAN SAMUEL LEE	17,000	02/07/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00457	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
TUCK TIMOTHY 1229 LUND RD SOUTHEAST FIFE LAKE MI 49633	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 9,282					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 65/	163.00	270.00	0.8637	1.0144	65	100	9,282
			163 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =	9,282

Tax Description  
SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.  
Comments/Influences

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

- Topography of Site
- Level
  - Rolling
  - Low
  - High
  - Landscaped
  - Swamp
  - Wooded
  - Pond
  - Waterfront
  - Ravine
  - Wetland
  - Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,600	0	4,600			4,600S
2023	5,100	0	5,100			5,100S
2022	3,300	0	3,300			460C
2021	3,300	0	3,300			446C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASCADDAN SAMUEL LEE	TUCK TIMOTHY	15,000	12/15/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03351	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	CASCADDAN SAMUEL LEE	17,000	02/07/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00457	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TUCK TIMOTHY 1229 LUND RD SOUTHEAST FIFE LAKE MI 49633	MAP #:	2024 Est TCV 9,242				

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 100' @ 65/	162.00	270.00	0.8653	1.0144	65	100	9,242
162 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							9,242

Tax Description  
SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.

Comments/Influences



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	0	4,600			4,600S
2023	5,100	0	5,100			5,100S
2022	3,200	0	3,200			460C
2021	3,200	0	3,200			446C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	SIGN	11/05/2010	20100692	100%	

Owner's Name/Address	MAP #:
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	2024 Est TCV 8,338

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
Public Improvements			* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	135.00	298.00	0.9139	1.0397	65	100		8,338
135 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								8,338

Tax Description  
SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.  
Comments/Influences

20900290 \$13,500 2009

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	0	4,200			507C
2023	3,300	0	3,300			483C
2022	2,700	0	2,700			460C
2021	2,700	100	2,800			446C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	RUHF DONALD JAMES & CYNTH	7,000	08/16/2019	WD	03-ARM'S LENGTH	2019-02623	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value C> 140-Blue Road					8000 100		8,000
			135 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =		8,000

Tax Description  
 SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.

Comments/Influences  
 20900291 \$13,500 2009

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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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	4,000	0	4,000			2,846C
2023	4,000	0	4,000			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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
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	2024 Est TCV 8,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
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Public Improvements	* Factors *		EFF			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

<Site Value C> 140-Blue Road					8000 100	8,000
135 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =	8,000

Tax Description	Dirt Road					
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SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.	X Gravel Road					
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Comments/Influences	X Paved Road					
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20900292 \$13,500 2009	X Storm Sewer					
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	X Sidewalk					
--	------------	--	--	--	--	--

	X Water Sewer					
--	---------------	--	--	--	--	--

	X Electric					
--	------------	--	--	--	--	--

	X Gas					
--	-------	--	--	--	--	--

	X Curb					
--	--------	--	--	--	--	--

	X Street Lights					
--	-----------------	--	--	--	--	--

	X Standard Utilities					
--	----------------------	--	--	--	--	--

	X Underground Utils.					
--	----------------------	--	--	--	--	--

	Topography of Site					
--	--------------------	--	--	--	--	--

	X Level					
--	---------	--	--	--	--	--

	Rolling					
--	---------	--	--	--	--	--

	Low					
--	-----	--	--	--	--	--

	High					
--	------	--	--	--	--	--

	Landscaped					
--	------------	--	--	--	--	--

	Swamp					
--	-------	--	--	--	--	--

	Wooded					
--	--------	--	--	--	--	--

	Pond					
--	------	--	--	--	--	--

	Waterfront					
--	------------	--	--	--	--	--

	Ravine					
--	--------	--	--	--	--	--

	Wetland					
--	---------	--	--	--	--	--

	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	4,000	0	4,000			507C
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2023	4,000	0	4,000			483C
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2022	3,000	0	3,000			460C
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2021	2,500	0	2,500			446C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON DANIAL B & MARJO	RENDON BRUCE R & DAIRE L	6,000	03/13/2020	WD	03-ARM'S LENGTH	2020-00749	PROPERTY TRANSFER	100.0
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	QC	09-FAMILY	2017-03897	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RENDON BRUCE R & DAIRE L PO BOX 809 LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 11,359					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
Public Improvements			* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 90/	135.00	263.00	0.9277	1.0078	90	100	11,359
135 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =							11,359

Tax Description  
SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.

Comments/Influences  
CORNER LOT 21100274 \$9,995

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

- Topography of Site
- X Level
  - Rolling
  - Low
  - High
  - Landscaped
  - Swamp
  - Wooded
  - Pond
  - Waterfront
  - Ravine
  - Wetland
  - Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	5,700	0	5,700			2,846C
TPC	02/29/2020	INSPECTED	2023	4,400	0	4,400			2,711C
TPC	12/27/2017	INSPECTED	2022	3,000	0	3,000			2,582C
TPC	06/20/2017	INSPECTED	2021	2,500	0	2,500			2,500S

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURANSKI TED N LYNETTE A	TURANSKI TED N LYNETTE A	0	12/20/2022	QC	09-FAMILY	2022-03967	PROPERTY TRANSFER	0.0
VECORE NORMAN H & PHYLLIS	TURANSKI TED N LYNETTE A	153,000	04/14/2008	WD	03-ARM'S LENGTH	2008/1178	DEED	100.0
		9,250	10/01/2002	WD	33-TO BE DETERMINED	03-0:3510	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4940 RIVER WOODS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/14/2008					
Owner's Name/Address	MAP #:					
TURANSKI TED N LYNETTE A 4940 RIVERWOODS RD LAKE CITY MI 49651	2024 Est TCV 235,812 TCV/TFA: 141.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 27 T22N R8W LOT 11 RIVER WOODS ESTATES.	X		Dirt Road	130.00	202.39	0.9365	0.9439	90	100	10,342
			Gravel Road	130 Actual Front Feet,	0.60 Total Acres	Total Est. Land Value =				10,342

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
CORNER OF BLUE & RIVERWOODS RD	X	Water	D/W/P: 4in Ren. Conc.	8.18	375 50	1,534
	X	Sewer	Total Estimated Land Improvements True Cash Value =		1,534	

Topography of Site	X	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Level	X	Rolling						
Low		High						
Landscaped		Swamp						
Wooded	X	Pond						
Waterfront		Ravine						
Wetland		Flood Plain						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	5,200	112,700	117,900			59,073C
TPC	12/27/2017	INSPECTED	2023	4,000	101,400	105,400			56,260C
TPC	06/20/2017	INSPECTED	2022	3,000	86,200	89,200			53,581C
			2021	2,500	86,100	88,600			51,870C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 96 160	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration													
Building Style: BOCA/STATE				Ex		X	Ord		Min										
Yr Built 2003	Remodeled 0	Size of Closets		Lg		X	Ord		Small										
Condition: Average		Doors		Solid		X	H.C.												
Room List		(5) Floors		Kitchen:		Other:													
	Basement 1st Floor 2nd Floor 3 Bedrooms																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		No. of Elec. Outlets		Many		X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing		1		Average Fixture(s)											
X	Many Avg.	X	Large Avg.	Basement: 1664 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer											
(3) Roof		(9) Basement Finish		1		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney:		Joists: Unsupported Len: Cntr.Sup:										
X	Asphalt Shingle																		
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE										Cls C -5		Blt 2003							
(11) Heating System: Forced Heat & Cool										Ground Area = 1664 SF		Floor Area = 1664 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Building Areas		Stories		Exterior		Foundation			
										1 Story		Siding		Basement		Size			
														1,664		Total:			
														229,831		195,321			
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										WCP (1 Story)		96		4,666		3,966			
Deck										Treated Wood		160		3,578		3,041			
Garages										Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		576		24,808		21,087	
										Common Wall: 1 Wall		1		-2,686		-2,283			
										Door Opener		1		547		465			
Built-Ins										Appliance Allow.		1		2,766		2,351			
Fireplaces										Direct-Vented Gas		1		3,021		2,568			
										Totals:				283,325		240,791			
Notes: MODULAR										ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 =>		TCV:		223,936					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GAULD HOLLY D	0	01/02/2006	OTH	21-NOT USED/OTHER	06-0/0028	DEED	0.0
RIVER WOODS ESTATES LLC	GAULD HOLLY D (F)	12,500	08/18/2005	LC	03-ARM'S LENGTH	05-0/3852	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/02/2006					
GAULD HOLLY D 8190 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 10,376					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.		X		* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 90/	130.00	205.07	0.9365	0.9470	90	100	10,376
				130 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 10,376							

Public Improvements

X Dirt Road  
X Gravel Road  
X Paved Road  
X Storm Sewer  
X Sidewalk  
X Water Sewer  
X Electric  
X Gas  
X Curb  
X Street Lights  
X Standard Utilities  
X Underground Utils.

Topography of Site

X Level  
X Rolling  
X Low  
X High  
X Landscaped  
X Swamp  
X Wooded  
X Pond  
X Waterfront  
X Ravine  
X Wetland  
X Flood Plain

Year

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 06/20/2017 INSPECTED

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,200	0	5,200			3,010C
2023	4,000	0	4,000			2,867C
2022	3,000	0	3,000			2,731C
2021	3,000	0	3,000			2,644C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAULD HOLLY D	FULLER HOLLY D	0	03/29/2012	QC	09-FAMILY	2012-00920	DEED	0.0
RIVER WOODS ESTATES LLC	GAULD HOLLY D	11,500	11/01/2004	WD	03-ARM'S LENGTH	04-0/4542	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8191 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/10/2004	20040443	Complete

Owner's Name/Address	MAP #:
FULLER HOLLY D 8191 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 210,102 TCV/TFA: 156.33

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
SEC 27 T22N R8W LOT 13 RIVER WOODS ESTATES.	X		* Factors *			
			Description	Frontage	Depth	Value
			A 100' @ 90/	130.00	189.65	10,175
			130 Actual Front Feet, 0.57 Total Acres			10,175

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
231-839-3835	X	Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 4in Ren. Conc.	8.18	1600 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 100	2,500
	X	Water	Total Estimated Land Improvements True Cash Value = 2,500			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



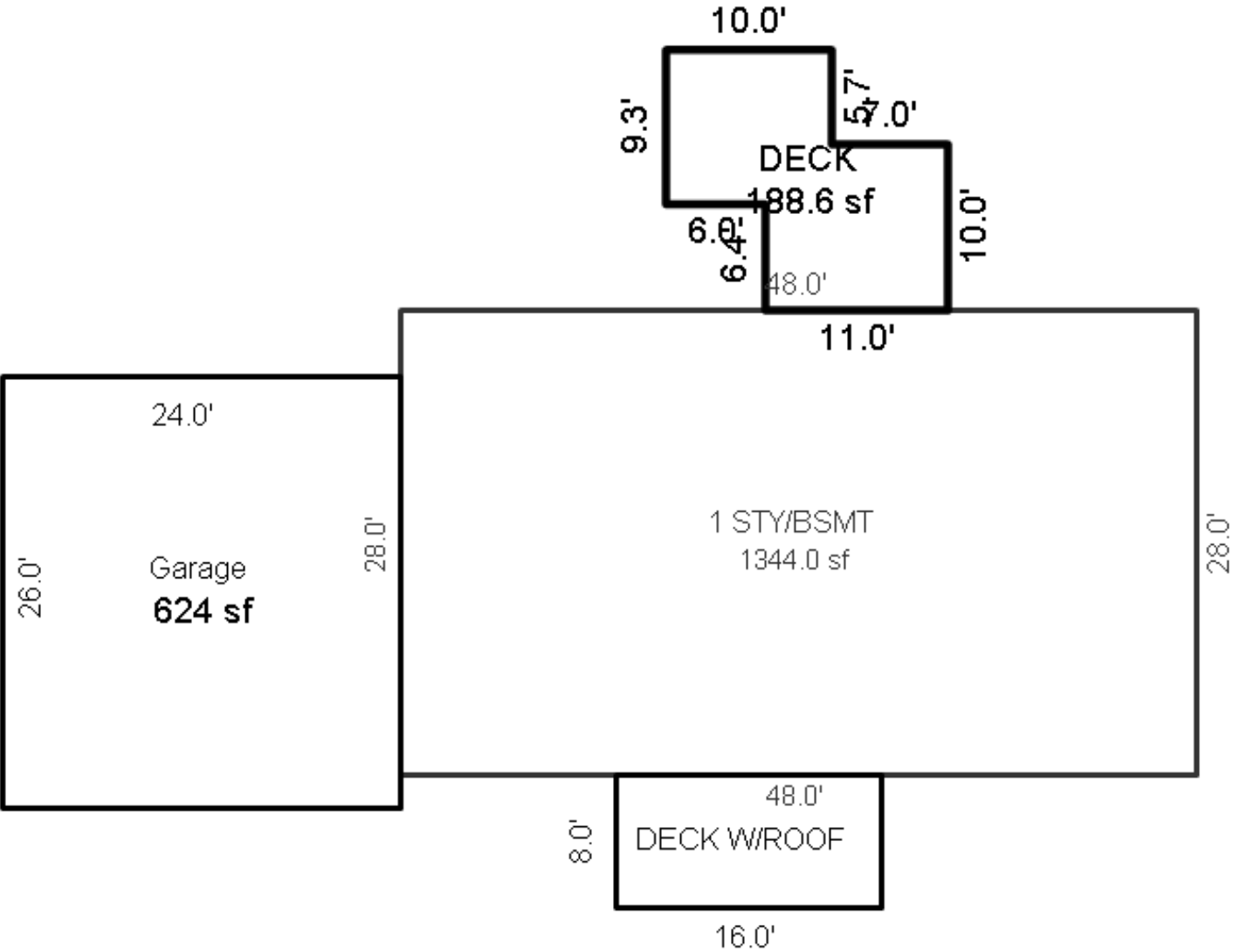
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,100	100,000	105,100			76,403C
X Rolling	2023	4,000	96,900	100,900			72,765C
Low	2022	3,000	89,800	92,800			69,300C
High	2021	2,500	86,900	89,400			67,087C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					
TPC	06/20/2017	INSPECTED					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 188	Type WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 15 Floor Area: 1,344 Total Base New : 249,751 Total Depr Cost: 212,287 Estimated T.C.V: 197,427		E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 2005			
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Basement 1,344						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 196,322 166,872						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 128 5,814 4,942 Deck Treated Wood 188 3,974 3,378 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,220 Common Wall: 1 Wall 1 -2,686 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351			Totals: 249,751 212,287			
(2) Windows		(7) Excavation		Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCv: 197,427						
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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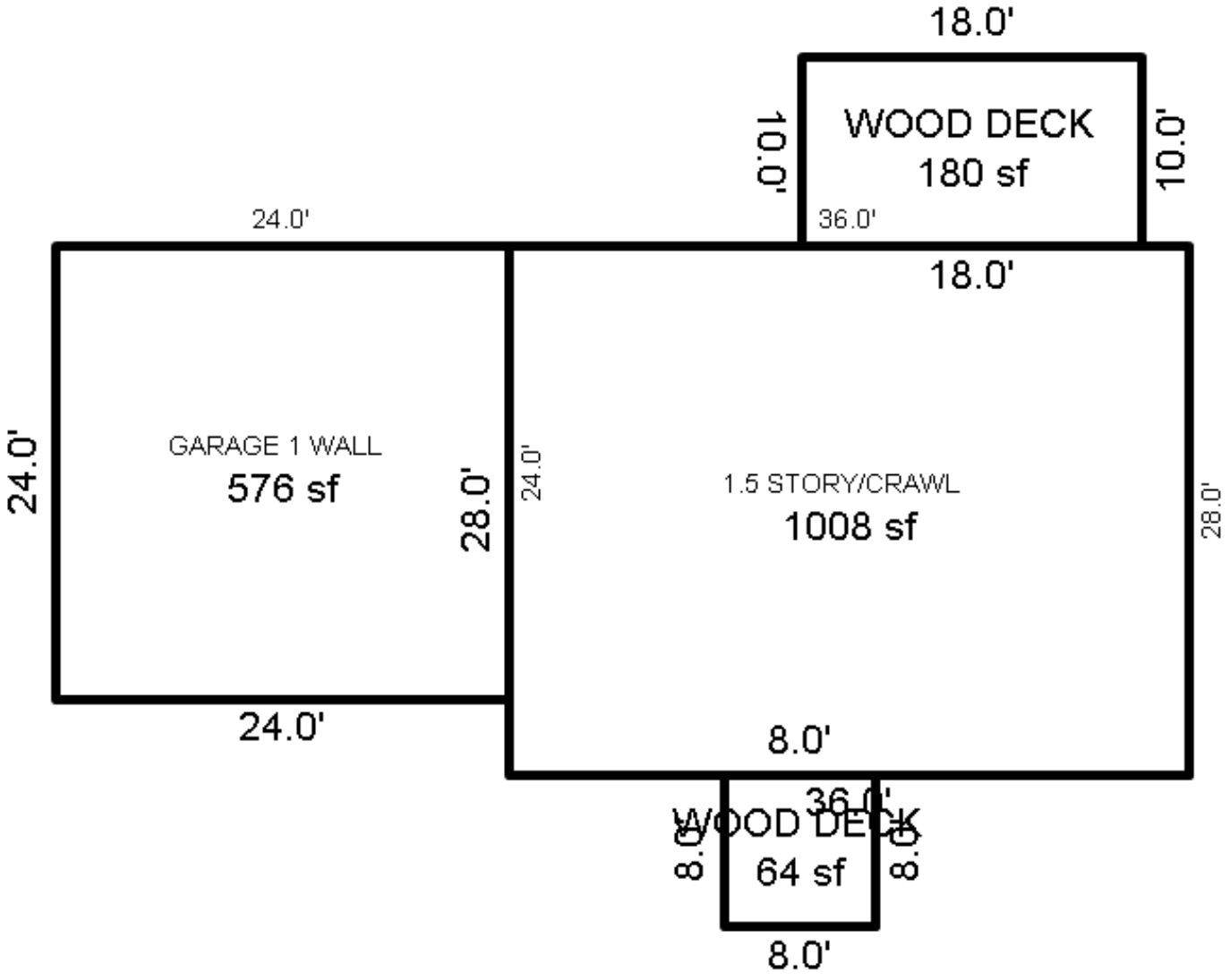
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HATTENDORF JEFFREY & GRAC	YAUCH TIMMY M	297,000	07/18/2023	WD	03-ARM'S LENGTH	2023-01917	PROPERTY TRANSFER	100.0				
DINGEE MARK & HOLLY	HATTENDORF JEFFREY & GRAC	180,610	04/23/2021	WD	03-ARM'S LENGTH	2021-01482	PROPERTY TRANSFER	100.0				
JPMORGAN CHASE BANK NATIO	DINGEE MARK & HOLLY	81,375	09/15/2015	CD	11-FROM LENDING INSTITUT	2015-03143	PROPERTY TRANSFER	100.0				
SHERIFF & WAREN & BILLING	JPMORGAN CHASE BANK NATIO	77,250	07/09/2015	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
4931 RIVER WOODS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/18/2023										
YAUCH TIMMY M 4931 RIVER WOODS RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 207,880 TCV/TFA: 137.49								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 90/	130.00	268.06	0.9365	1.0126	90	100		11,095
		Paved Road		130 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 11,095								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Picket, 12-24	18.72	55	0	0				
		Sewer		D/W/P: Patio Blocks	15.61	120	0	0				
		X Electric		D/W/P: Asphalt Paving	3.10	480	0	0				
		X Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 2500	2,500.00	1	50	1,250				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,250								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	5,500	98,400	103,900		103,900S		
		TPC 06/23/2023 INSPECTED			2023	4,300	85,300	89,600		80,325C		
		TPC 04/13/2021 INSPECTED			2022	3,000	73,500	76,500		76,500S		
		TPC 12/27/2017 INSPECTED			2021	2,500	64,000	66,500		43,489C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANTZ RICHARD & CAROLYN	LANTZ RICK & CAROLYN TRUS	0	06/16/2021	QC	09-FAMILY	2021-02232	DEED	0.0
		6,700	02/01/2001	WD	03-ARM'S LENGTH	01-0:0449	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4765 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2002					
Owner's Name/Address	MAP #:					
LANTZ RICK & CAROLYN TRUST 4765 RIVERWOODS RD LAKE CITY MI 49651	2024 Est TCV 198,380 TCV/TFA: 136.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.	X		Dirt Road	155	143.50	0.8962	0.8661	90	100	10,829
			Gravel Road	155 Actual Front Feet, 0.51 Total Acres						10,829

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
USE BUS. ADDRESS FOR MAIL (MOREY RD)	X	Water	2.89	1500 0	0
	X	Sewer	6.49	150 0	0
	X	Electric	Residential Local Cost Land Improvements		
	X	Gas	Description		
		Curb	2,500.00	1 100	2,500
		Street Lights	Total Estimated Land Improvements True Cash Value =		
		Standard Utilities	2,500		
	X	Underground Utils.	2,500		



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,400	93,800	99,200			69,952C
Rolling	2023	4,200	90,900	95,100			66,621C
Low	2022	2,500	83,700	86,200			63,449C
High	2021	2,500	76,500	79,000			61,423C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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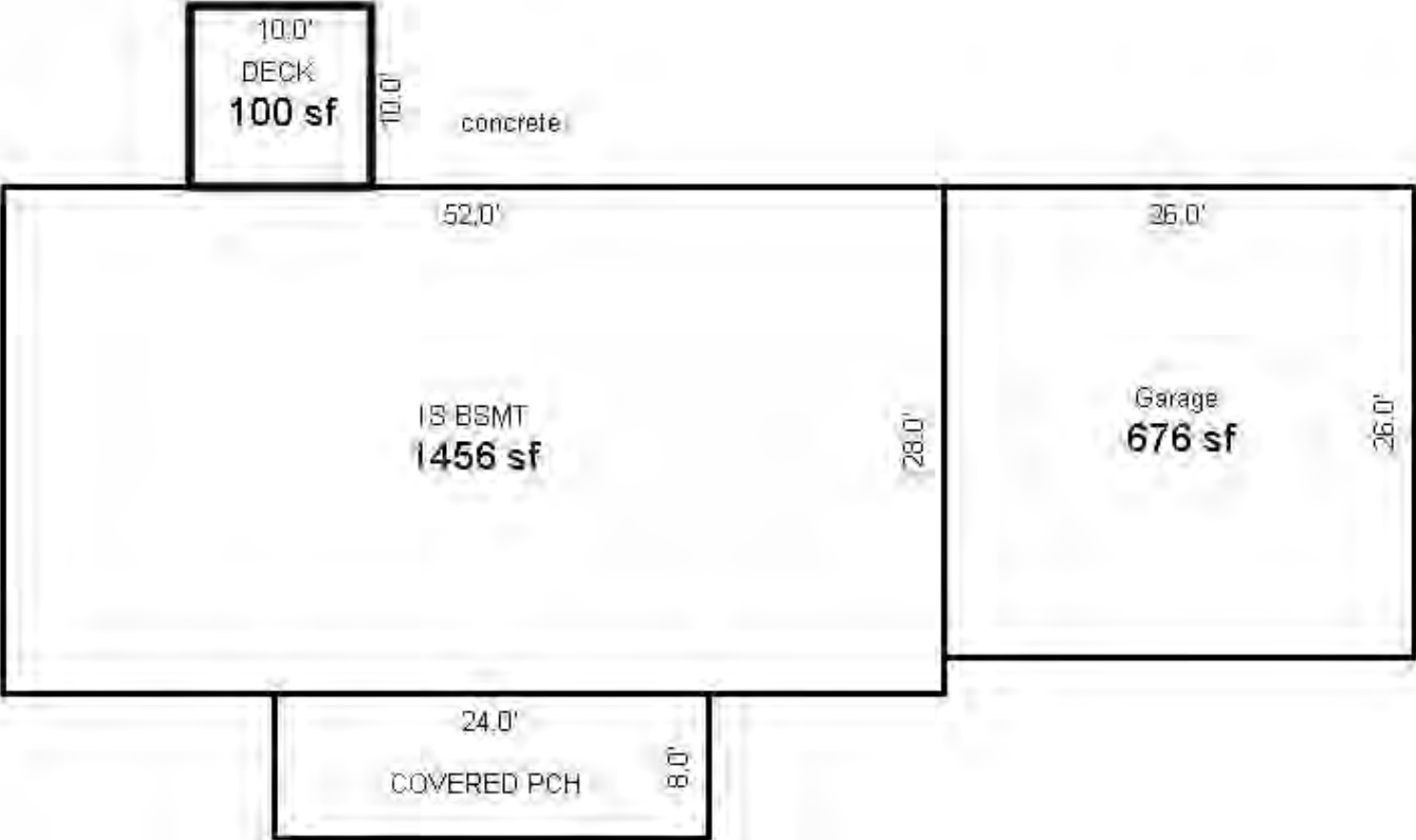
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	4,200	90,900	95,100			66,621C
TPC	06/20/2017	INSPECTED	2022	2,500	83,700	86,200			63,449C
TPC	03/18/2016	INSPECTED	2021	2,500	76,500	79,000			61,423C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WCP (1 Story) 64 Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																														
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																				
Building Style: 1S				Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.																																																																																															
Yr Built 2001	Remodeled 0																																																																																																										
Condition: Average																																																																																																											
Room List																																																																																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service																																																																																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		No. of Elec. Outlets			Many X Ave. Few																																																																																																				
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing																																																																																																				
X	Many Avg. X Avg. Few Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer																																																																																																				
(3) Roof		(9) Basement Finish																																																																																																									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																									
Cost Est. for Res. Bldg: 1 Single Family 1S (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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>184,988</td> <td>157,240</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,230</td> <td>1,045</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,860</td> <td>3,281</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,550</td> <td>3,867</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,640</td> <td>4,794</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>7,023</td> <td>5,970</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>1,980</td> <td>1,683</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>676</td> <td>24,917</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,512</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>485</td> <td></td> <td></td> <td>412</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,934</td> <td></td> <td></td> <td>1,644</td> </tr> <tr> <td colspan="4">Totals:</td> <td>234,095</td> <td>198,980</td> </tr> </tbody> </table> Notes: ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 185,051															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,456			Total:				184,988	157,240	Average Fixture(s)	Cost	Depr.	1	1,230	1,045	3 Fixture Bath	3,860	3,281	Water/Sewer			1000 Gal Septic	4,550	3,867	Water Well, 100 Feet	5,640	4,794	Porches			WCP (1 Story)	7,023	5,970	Deck			Treated Wood	1,980	1,683	Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost	676	24,917				Common Wall: 1 Wall	1	-2,512				Door Opener	1	485			412	Built-Ins						Appliance Allow.	1	1,934			1,644	Totals:				234,095	198,980
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOLES ANITA D	IKERD JAMES & BETTY	359,900	06/06/2022	WD	03-ARM'S LENGTH	2022-01960	PROPERTY TRANSFER	100.0
NOLES ROBERT E SR	NOLES ANITA DUAYNE	0	08/26/2014	AFF	07-DEATH CERTIFICATE	2015-00800	DEED	0.0
RENDEN-PENA SAMANTHA IREN	NOLES ROBERT E & ANITA D	250,000	04/05/2006	WD	03-ARM'S LENGTH	06-0/1060	DEED	100.0
RIVER WOODS ESTATES LLC	RENDEN-PENA SAMANTHA IREN	21,500	02/04/2005	WD	03-ARM'S LENGTH	05-0/495	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4798 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		New House	02/16/2005	20050018	Complete
	P.R.E. 100% 06/09/2022					

Owner's Name/Address	MAP #:
IKERD JAMES & BETTY 4798 RIVER WOODS RD LAKE CITY MI 49651	2024 Est TCV 301,362 TCV/TFA: 208.56

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		<Site Value F> SITE \$16000 16000 100 16,000
		150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 16,000

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates
LOT 16. RIVER WOODS ESTATES NO 2.			Description Rate Size % Good Cash Value
Comments/Influences			D/W/P: Asphalt Paving 3.10 1700 0 0
			D/W/P: 4in Ren. Conc. 8.18 432 0 0

20804565 \$269,900 2005 839-2980	X Improved	Vacant	Residential Local Cost Land Improvements
			Description Rate Size % Good Cash Value
			LAND IMPROVE 2500 2,500.00 1 100 2,500
			Total Estimated Land Improvements True Cash Value = 2,500



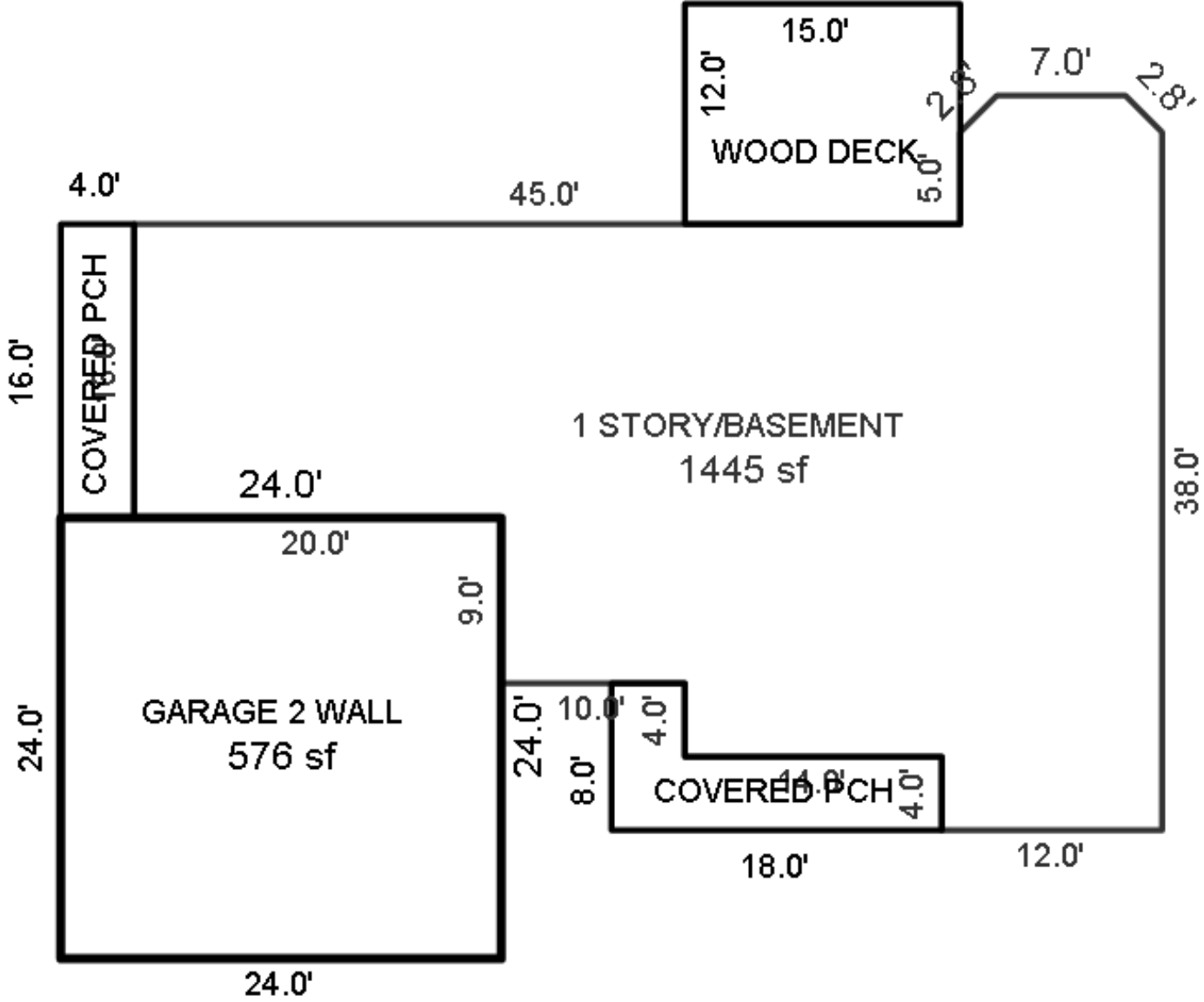
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,000	142,700	150,700			150,700S
Rolling	2023	8,000	138,300	146,300			146,300S
Low	2022	7,500	123,600	131,100			93,624C
High	2021	4,000	116,000	120,000			90,634C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 03/19/2022 INSPECTED							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum 1 Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 88 180	Type CCP (1 Story) CCP (1 Story) Treated Wood	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	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 10 Floor Area: 1,445 Total Base New : 337,958 Total Depr Cost: 304,153 Estimated T.C.V: 282,862			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Trim & Decoration		Size of Closets			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 2005			
Yr Built 2005	Remodeled 2022	Ex	X	Ord		Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 1445 SF Floor Area = 1445 SF.				
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation			Size		Cost New Depr. Cost	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			1 2 1			1 Story Siding Basement			1,445		Total: 235,779 212,193	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Many X Ave. Few			3 Fixture Bath			Other Additions/Adjustments			Recreation Room		1310 25,322 22,790	
(2) Windows		(8) Basement			Basement: 1445 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Brick Veneer Basement, Outside Entrance, Below Grade			200		3,438 3,094	
X	Many Avg. X Few		Large Avg. Small	(9) Basement Finish			14			Plumbing			1		2,560 2,304		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Average Fixture(s)			1		1,476 1,328	
X	Gable Hip Flat		Gambrel Mansard Shed	(11) Heating/Cooling			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 1		4,646 4,181 3,108 2,797		
X	Asphalt Shingle	(12) Porches/Decks			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches			64 88		1,885 1,696 2,510 2,259	
Chimney:		(13) Garage			Joints: Unsupported Len: Cntr.Sup:						Deck Treated Wood			180		3,861 3,475	
		(14) Fireplaces									Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 576 29,854 26,869	
		(15) Built-ins									Common Wall: 1 Wall			1		-2,686 -2,417	
		(16) Fireplaces									Door Opener			1		547 492	
		(17) Porches/Decks									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUCHANAN ROBERT B & DIANE	VORPAGEL KEVIN & KAYLA	185,000	05/03/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01415	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	20,000	01/31/2005	LC	03-ARM'S LENGTH	05-0/434	DEED	100.0

Property Address: RIVER WOODS RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 05/06/2019

Owner's Name/Address: VORPAGEL KEVIN & KAYLA  
 4828 RIVER WOODS RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 16,000

Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value F> SITE	\$16000	16000	100					16,000
X Gravel Road	150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	16,000

Tax Description: LOT 17. RIVER WOODS ESTATES NO 2.  
 Comments/Influences:

- X Paved Road
- Storm Sewer
- Sidewalk
- Water Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,000	0	8,000			4,554C
2023	8,000	0	8,000			4,338C
2022	7,500	0	7,500			4,132C
2021	4,000	0	4,000			4,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUCHANAN ROBERT B & DIANE	VORPAGEL KEVIN & KAYLA	185,000	05/03/2019	WD	03-ARM'S LENGTH	2019-01415	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	18,900	05/19/2004	WD	03-ARM'S LENGTH	04-0/2432	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4828 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/02/2004	20040296	Complete

Owner's Name/Address	MAP #:
VORPAGEL KEVIN & KAYLA 4828 RIVER WOODS RD LAKE CITY MI 49651	2024 Est TCV 232,510 TCV/TFA: 167.03

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
LOT 18. RIVER WOODS ESTATES NO 2.	Dirt Road Gravel Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$16000 16000 100 16,000 155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 16,000

Comments/Influences	Land Improvement Cost Estimates
X Paved Road	Description Rate Size % Good Cash Value
X Storm Sewer	D/W/P: Asphalt Paving 3.10 1500 0 0
X Sidewalk	Residential Local Cost Land Improvements
X Water	Description Rate Size % Good Cash Value
X Sewer	LAND IMPROVE 2500 2,500.00 1 100 2,500
X Electric	Total Estimated Land Improvements True Cash Value = 2,500
X Gas	
X Curb	
X Street Lights	
X Standard Utilities	
X Underground Utils.	

Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,000	108,300	116,300			101,392C
TPC 12/27/2017 INSPECTED			2023	8,000	104,900	112,900			96,564C
TPC 06/20/2017 INSPECTED			2022	7,500	96,600	104,100			91,966C
			2021	4,000	88,300	92,300			89,029C

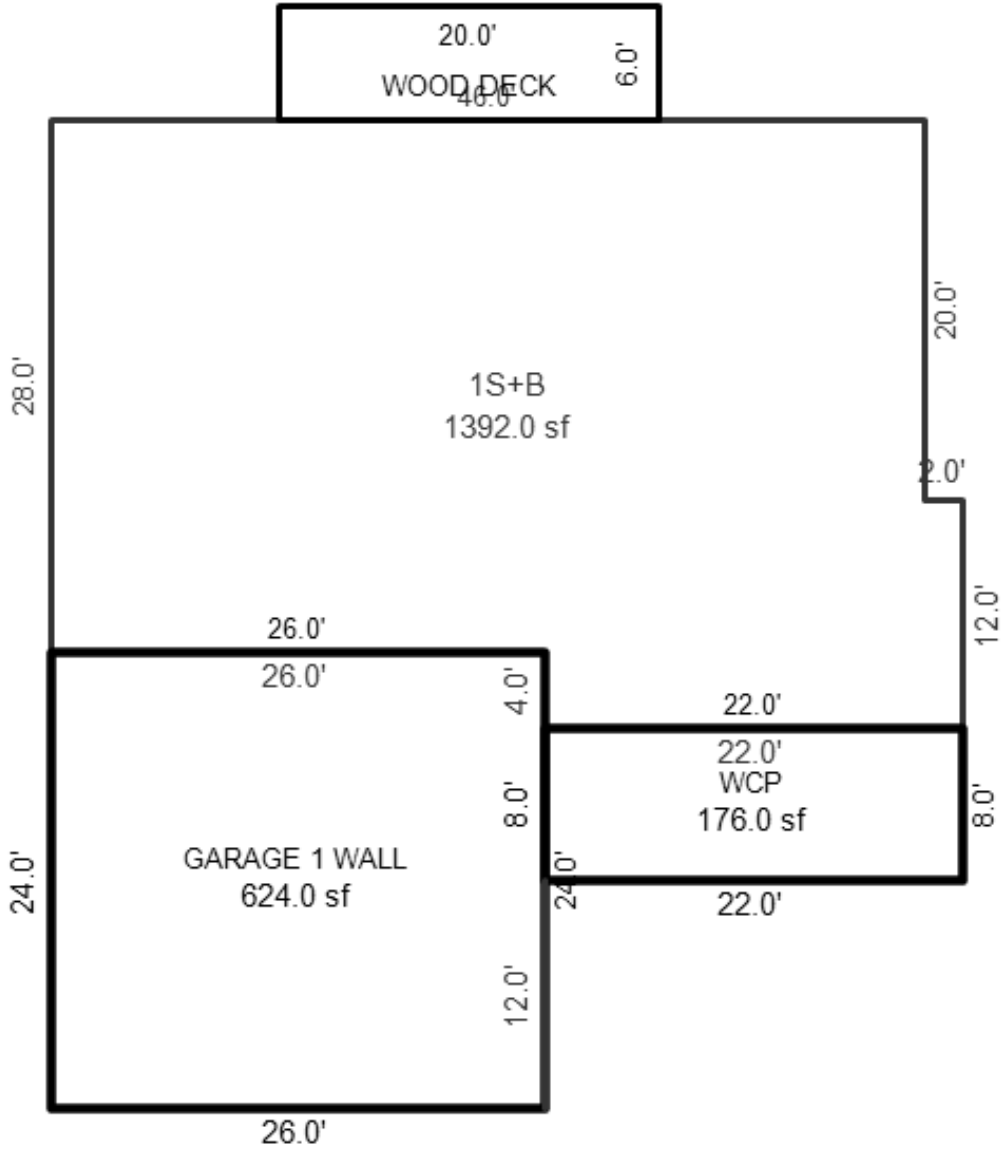
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 120	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Size of Closets											
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg		X	Ord		Small								
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall												
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas										Cls C 5 Blt 2004					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 1,392 Total: 217,972 183,101															
Other Additions/Adjustments															
Basement, Outside Entrance, Below Grade 1 2,560 2,150															
Plumbing															
Average Fixture(s) 1 1,476 1,240															
3 Fixture Bath 1 4,646 3,903															
Water/Sewer															
1000 Gal Septic 1 4,864 4,086															
Water Well, 100 Feet 1 5,808 4,879															
Deck															
Treated Wood w/Roof (Deck Portion) 176 3,803 3,195															
Treated Wood w/Roof (Roof portion) 176 3,022 2,538															
Treated Wood 120 2,947 2,475															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 624 26,220 22,025															
Common Wall: 1 Wall 1 -2,686 -2,256															
Door Opener 1 547 459															
Built-Ins															
Appliance Allow. 1 2,766 2,323															
Totals: 273,945 230,118															
Notes:															
ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCY:												214,010			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DERUITER BERNARD & BURGES	HOWARD THOMAS R & ABBIE L	440,000	02/29/2024	PTA	03-ARM'S LENGTH	MLS1915514	PROPERTY TRANSFER	100.0				
DERUITER BERNARD	DERUITER BERNARD & BURGES	0	04/22/2018	QC	09-FAMILY	2018-01439	PROPERTY TRANSFER	0.0				
BALL SAM R & RACHEL	DERUITER BERNARD	171,900	06/30/2015	WD	03-ARM'S LENGTH	2015-02261	PROPERTY TRANSFER	100.0				
RIVER WOODS ESTATES LLC	BALL SAM R & RACHEL	21,700	05/14/2004	WD	03-ARM'S LENGTH	04-0/2277	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
4880 RIVER WOODS RD		School: LAKE CITY AREA SCHOOL DIST		New House		05/28/2004		20040159	Complete			
Owner's Name/Address		P.R.E. 100% 03/11/2024		MAP #:		2024 Est TCV 297,230 TCV/TFA: 189.80						
HOWARD THOMAS R & ABBIE LYN 4880 RIVER WOODS RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
LOT 19. RIVER WOODS ESTATES NO 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value F> SITE	\$16000	100	16000	100				16,000
231-839-2913		Paved Road		155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								16,000
SQ FT DOES NOT AGREE W/SKETCH..3/05 BOR		Storm Sewer		Land Improvement Cost Estimates								
CHG'D PER PLANS		Sidewalk		Description	Rate	Size	% Good	Cash Value				
CHG SQ FT PER NEW SKETCH FOR 06. (ALSO		Water		D/W/P: Asphalt Paving	3.10	1700	0	0				
ADD AC NOT IN PLANS OR ON PERMIT!!!		Sewer		D/W/P: 4in Concrete	6.97	100	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value =								2,500
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	8,000	140,600	148,600		115,241C		
		TPC	09/06/2023	INSPECTED	2023	8,000	130,400	138,400		103,563C		
		TPC	04/30/2021	INSPECTED	2022	7,500	120,000	127,500		98,632C		
		TPC	12/27/2017	INSPECTED	2021	4,000	109,700	113,700		95,482C		

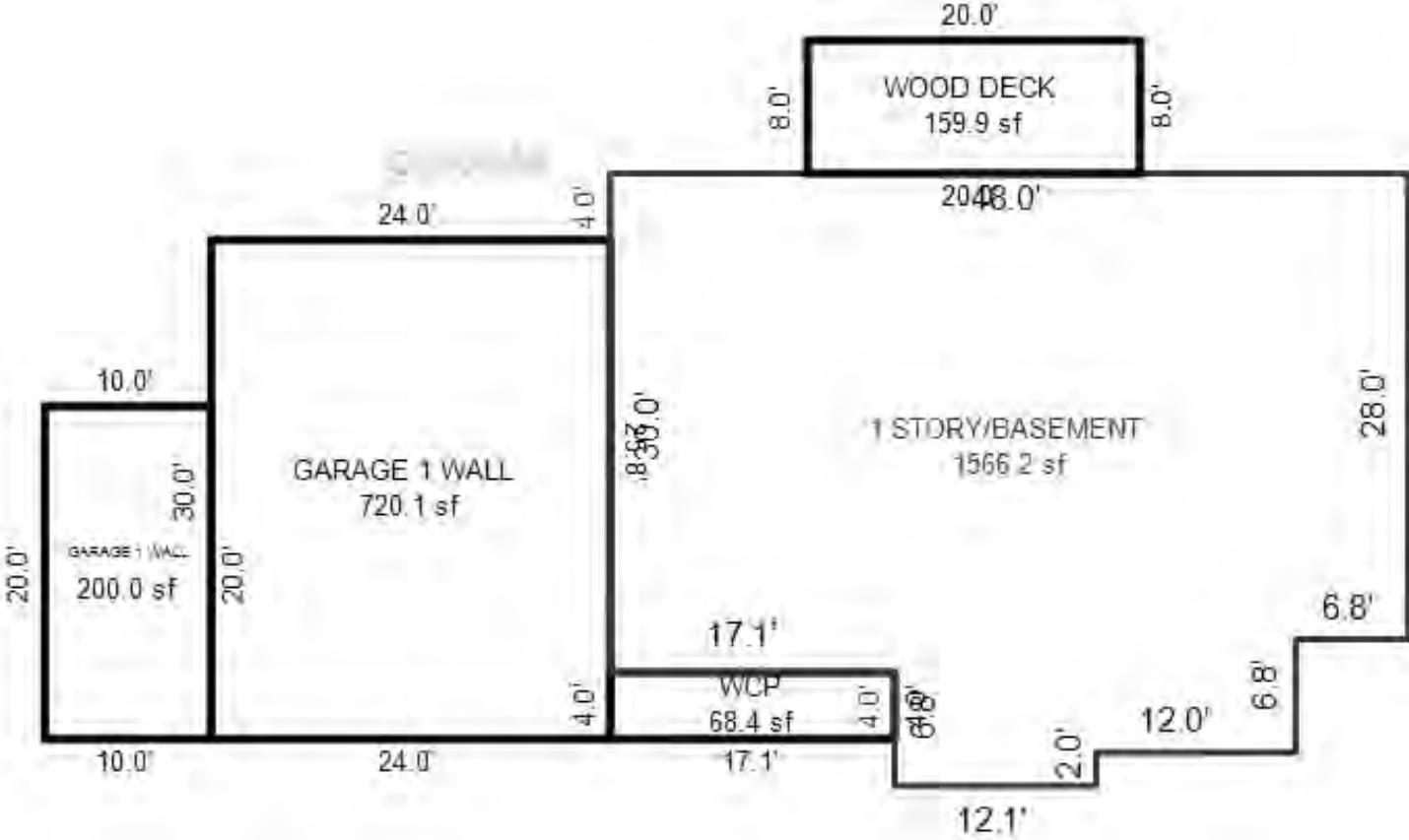


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 68 160	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 920 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 2004	Remodeled 2020	Ex	X	Ord		Min											
Condition: Average		Size of Closets															
Room List		Doors		Solid		H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings															
X	X	Drywall															
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1566 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
X	X	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	1058 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
				(12) Electric													
				0 Amps Service													
				No./Qual. of Fixtures													
				Ex. X Ord. Min													
				No. of Elec. Outlets													
				Many X Ave. Few													
				(13) Plumbing													
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				(14) Water/Sewer													
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
				Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C 10		Blt 2004					
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1566 SF Floor Area = 1566 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 1,566																	
Total: 252,483 227,244																	
Other Additions/Adjustments																	
Recreation Room 1058 20,451 18,406																	
Plumbing																	
Average Fixture(s) 1 1,476 1,328																	
3 Fixture Bath 1 4,646 4,181																	
Water/Sewer																	
1000 Gal Septic 1 4,864 4,378																	
Water Well, 100 Feet 1 5,808 5,227																	
Porches																	
WCP (1 Story) 68 3,837 3,453																	
Deck																	
Treated Wood 160 3,578 3,220																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost 920 34,684 31,216																	
Common Wall: 1 Wall 1 -2,686 -2,417																	
Door Opener 2 1,093 984																	
Built-Ins																	
Appliance Allow. 1 2,766 2,489																	
Local Cost Items																	
GENERATOR 1 1 1 *																	
Totals: 333,001 299,710																	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASHTON III HARRY E & LIS	FLINT ASHLEY & AARON	410,000	02/25/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00634	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	ASHTON III HARRY E & LIS	21,500	07/08/2005	WD	03-ARM'S LENGTH	05-0/2751	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4910 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		New House	07/13/2005	20050221	Complete

Owner's Name/Address	MAP #:
FLINT ASHLEY & AARON 4910 RIVER WOODS RD Lake City MI 49651	2024 Est TCV 376,431 TCV/TFA: 149.85

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
LOT 20. RIVER WOODS ESTATES NO 2.	Dirt Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$16000 16000 100 16,000 173 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 16,000
Comments/Influences	Gravel Road	

517-549-8144	Land Improvement Cost Estimates
X Paved Road	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 7.59 1600 0 0
X Storm Sewer	
X Sidewalk	Residential Local Cost Land Improvements
X Water	
X Sewer	Description Rate Size % Good Cash Value
X Electric	LAND IMPROVE 5000 5,000.00 1 95 4,750
X Gas	Total Estimated Land Improvements True Cash Value = 4,750
X Curb	
X Street Lights	
X Standard Utilities	
X Underground Utils.	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,000	180,200	188,200			188,200S
Rolling	2023	8,000	174,700	182,700			182,700S
Low	2022	7,500	160,800	168,300			118,296C
High	2021	9,000	155,600	164,600			114,517C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

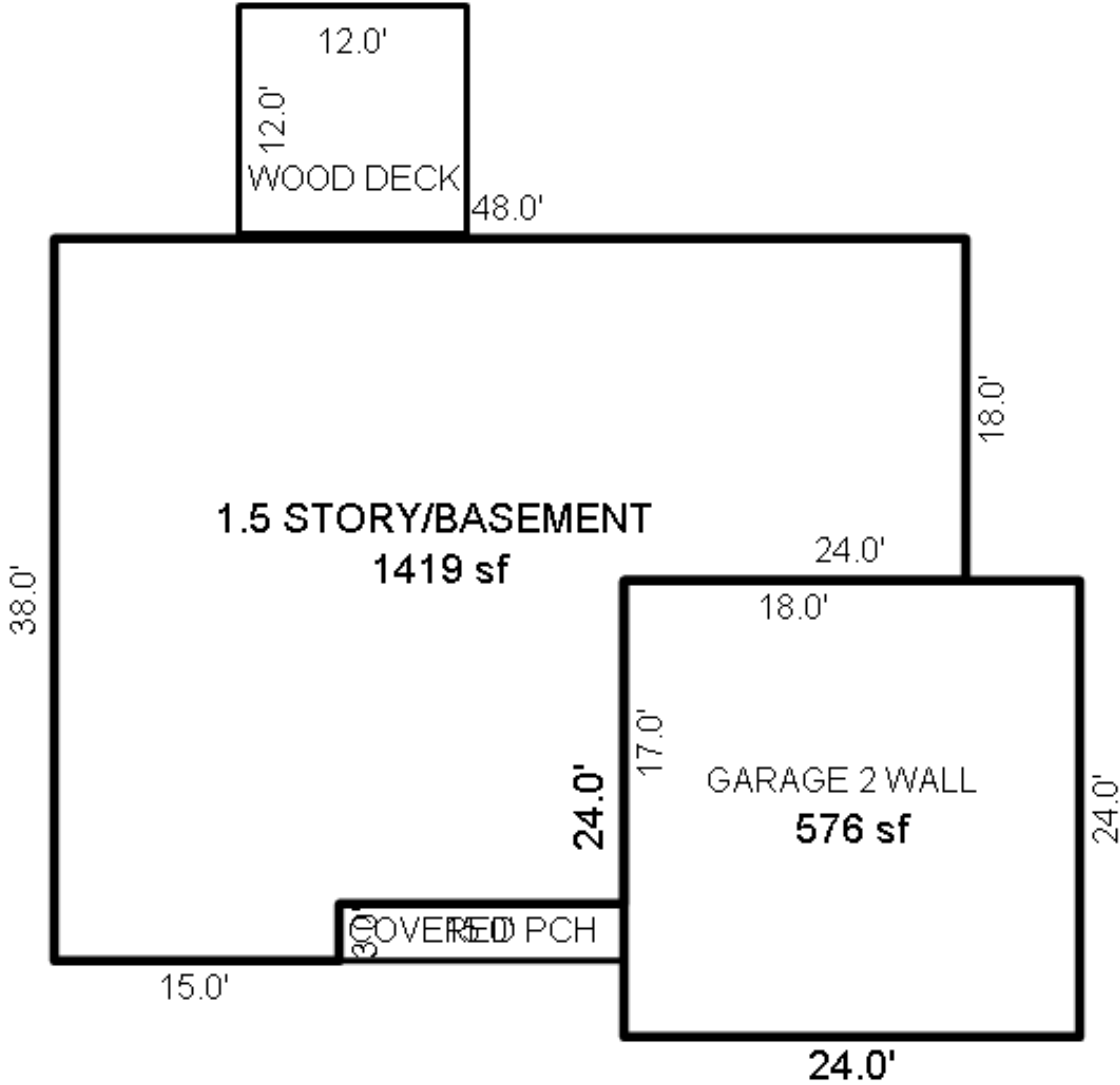


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 98 144	Type CCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 2,512 Total Base New : 449,945 Total Depr Cost: 382,453 Estimated T.C.V: 355,681			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 449,945					Roof:	
Condition: Average		Lg		X	Ord		No. of Elec. Outlets			Total Depr Cost: 382,453						
Room List		Doors		Solid		H.C.	No./Qual. of Fixtures			Total Estimated T.C.V: 355,681						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls BC			Blt 2005			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Ground Area = 1419 SF Floor Area = 2512 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	(2) Windows	(7) Excavation		Many			X	Ave.		1.5 Story Siding Basement 1,419						
X	Many Avg. X Few	Basement: 1419 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.			X	Ord.		1 Story Siding Overhang 384						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			X	Ord.		Other Additions/Adjustments						
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			X	Ord.		Basement, Outside Entrance, Below Grade 1 3,593 3,054						
X	Chimney: Vinyl	(9) Basement Finish		1			X	Ord.		Plumbing						
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			X	Ord.		Average Fixture(s)						
		(10) Floor Support		1			X	Ord.		3 Fixture Bath						
		Joists: Unsupported Len: Cntr.Sup:		1			X	Ord.		2 Fixture Bath						
				1			X	Ord.		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink						
				1			X	Ord.		Separate Shower						
				1			X	Ord.		Water/Sewer						
				1			X	Ord.		1000 Gal Septic						
				1			X	Ord.		Ceramic Tile Floor						
				1			X	Ord.		Ceramic Tile Wains						
				1			X	Ord.		Water Well, 100 Feet						
				1			X	Ord.		Ceramic Tub Alcove						
				1			X	Ord.		Vent Fan						
				1			X	Ord.		Porches						
				1			X	Ord.		CCP (1 Story)						
				1			X	Ord.		Deck						
				1			X	Ord.		Treated Wood						
				1			X	Ord.		Garages						
				1			X	Ord.		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
				1			X	Ord.		Base Cost						
				1			X	Ord.		Common Wall: 1.5 Wall						
				1			X	Ord.		Door Opener						
				1			X	Ord.		Built-Ins						
				1			X	Ord.		Appliance Allow.						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASHTON III HARRY E & LIS	FLINT ASHLEY & AARON	410,000	02/25/2022	WD	19-MULTI PARCEL ARM'S LE	2022-0634	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	ASHTON HARRY E & LISA M I	22,500	04/20/2006	LC	03-ARM'S LENGTH	06-0/1416	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/25/2022					
FLINT ASHLEY & AARON 4910 RIVER WOOD DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 16,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
LOT 21. RIVER WOODS ESTATES NO 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value F> SITE	\$16000	16000	100				16,000
				173 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 16,000							

Public Improvements	Topography of Site
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	8,000	0	8,000			8,000S
TPC	12/27/2017	INSPECTED	2023	8,000	0	8,000			8,000S
TPC	06/20/2017	INSPECTED	2022	7,500	0	7,500			3,825C
			2021	4,000	0	4,000			3,703C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT MICHAEL & BETH	BALL SAM R & RACHEL	2,000	06/30/2017	WD	03-ARM'S LENGTH	2017-02056	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	SCOTT MICHAEL & BETH (H/W	24,000	10/20/2005	WD	03-ARM'S LENGTH	05-0/4213	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BALL SAM R & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 16,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			<Site Value F> SITE	\$16000	16000	100			16,000
			163 Actual Front Feet, 1.01 Total Acres		Total Est. Land Value =				16,000

Tax Description

LOT 22. RIVER WOODS ESTATES NO 2.

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

- X Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,000	0	8,000			4,216C
2023	8,000	0	8,000			4,016C
2022	7,500	0	7,500			3,825C
2021	4,000	0	4,000			3,703C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: RIVER WOODS RD  
 Class: RESIDENTIAL-VACAN Zoning: School: LAKE CITY AREA SCHOOL DIST  
 Building Permit(s): P.R.E. 0% Date: Number: Status:

Owner's Name/Address: RIVER WOODS ESTATES LLC  
 308 PETRIE ROAD  
 CADILLAC MI 49601  
 MAP #: 2024 Est TCV 16,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$16000 16000 100 16,000 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 16,000

Tax Description	Comments/Influences	20900293 \$27,000 2009
LOT 23. RIVER WOODS ESTATES NO 2.		

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	8,000	0	8,000			1,387C
	Rolling	2023	8,000	0	8,000			1,321C
	Low	2022	7,500	0	7,500			1,259C
	High	2021	4,000	0	4,000			1,219C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	02/11/2020	INSPECTED	2024	8,000	0	8,000			1,387C
TPC	05/06/2018	INSPECTED	2023	8,000	0	8,000			1,321C
TPC	12/27/2017	INSPECTED	2022	7,500	0	7,500			1,259C
			2021	4,000	0	4,000			1,219C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: RIVER WOODS RD  
 Class: RESIDENTIAL-VACAN Zoning: School: LAKE CITY AREA SCHOOL DIST  
 Building Permit(s): P.R.E. 0% Date: Number: Status:

Owner's Name/Address: RIVER WOODS ESTATES LLC  
 308 PETRIE ROAD  
 CADILLAC MI 49601  
 MAP #: 2024 Est TCV 16,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$16000 16000 100 16,000 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 16,000

Tax Description	Value
LOT 24. RIVER WOODS ESTATES NO 2.	
Comments/Influences	
20900294 \$27,000 2009	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,000	0	8,000			1,386C
Rolling	2023	8,000	0	8,000			1,320C
Low	2022	7,500	0	7,500			1,258C
High	2021	4,000	0	4,000			1,218C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What
TPC	02/11/2020	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/20/2017	INSPECTED



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: RIVER WOODS RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 16,000 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: RIVER WOODS ESTATES LLC  
 308 PETRIE ROAD  
 CADILLAC MI 49601

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
			<Site Value F> SITE	148	Actual	Front	Feet,	0.94	Total	Acres	16,000		
			* Factors *								16000	100	16,000
			Total Est. Land Value =								16,000		16,000

Tax Description: LOT 25. RIVER WOODS ESTATES NO 2.  
 Comments/Influences: 20900295 \$27,000 2009

Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer

Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year, Land Value, Building Value, Assessed Value, Board of Review, Tribunal/Other, Taxable Value

Who, When, What: 2024, 8,000, 0, 8,000, 1,543C

TPC 02/11/2020 INSPECTED, 2023, 8,000, 0, 8,000, 1,470C

TPC 12/27/2017 INSPECTED, 2022, 7,500, 0, 7,500, 1,400C

TPC 06/20/2017 INSPECTED, 2021, 4,000, 0, 4,000, 1,356C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	RILEY DOUGLAS K & TINA K	18,000	03/17/2021	WD	03-ARM'S LENGTH	2021-00925	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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RILEY DOUGLAS K & TINA K 2582 DUFFY DR CADILLAC MI 49601	2024 Est TCV 32,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *	LOTS 26 & 27
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value F> SITE	\$16000				16000	100		16,000
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<Site Value F> SITE	\$16000				16000	100		16,000
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175 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								32,000
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Tax Description	X	Topography of Site
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LOT 26 & 27. RIVER WOODS ESTATES NO 2. 6/2021 COMBINE LOT 27 FORMERLY LOT 26	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Comments/Influences	X	Electric
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20900296 \$28,900 2009	X	Gas
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6/2021 COMBINE LOTS 26 & 27	X	Curb
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	X	Street Lights
--	---	---------------

	X	Standard Utilities
--	---	--------------------

	X	Underground Utils.
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	16,000	0	16,000			16,000S
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2023	16,000	0	16,000			15,750C
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2022	15,000	0	15,000			15,000S
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2021	4,000	0	4,000			1,905C
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Who	When	What	2024	16,000	0	16,000			16,000S
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TPC	02/11/2020	INSPECTED	2023	16,000	0	16,000			15,750C
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TPC	05/06/2018	INSPECTED	2022	15,000	0	15,000			15,000S
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TPC	12/27/2017	INSPECTED	2021	4,000	0	4,000			1,905C
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<small>Parcel Shape 2021 Aerial Image 2017</small>									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEBOER ALFRED G & DORIS E	GERNAAT TREVOR & COURTNEY	385,000	10/05/2023	WD	03-ARM'S LENGTH	2023-02712	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	DEBOER ALFRED G & DORIS E	17,000	04/23/2004	WD	03-ARM'S LENGTH	04-0/2266	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4857 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/04/2004	20040298	Complete

Owner's Name/Address	MAP #:
GERNAAT TREVOR & COURTNEY B 4857 RIVER WOODS RD LAKE CITY MI 49651	2024 Est TCV 341,400 TCV/TFA: 175.26

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
LOT 28. RIVER WOODS ESTATES NO 2.	Dirt Road	* Factors * EFF Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$16000 16000 100 126 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 16,000
Comments/Influences	Gravel Road	

Tax Description	Public Improvements	Land Improvement Cost Estimates
GAVE XTRA + LOCATION ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE	Water	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.18 625 0 0 D/W/P: 3.5 Concrete 6.58 120 0 0 D/W/P: Asphalt Paving 3.10 1600 0 0
	Sewer	
	X Electric	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
	X Gas	
	X Curb	
	Street Lights	
	Standard Utilities	
	X Underground Utils.	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,000	162,700	170,700			170,700S
Rolling	2023	8,000	148,000	156,000			104,210C
Low	2022	7,500	136,100	143,600			99,248C
High	2021	4,000	124,400	128,400			96,078C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

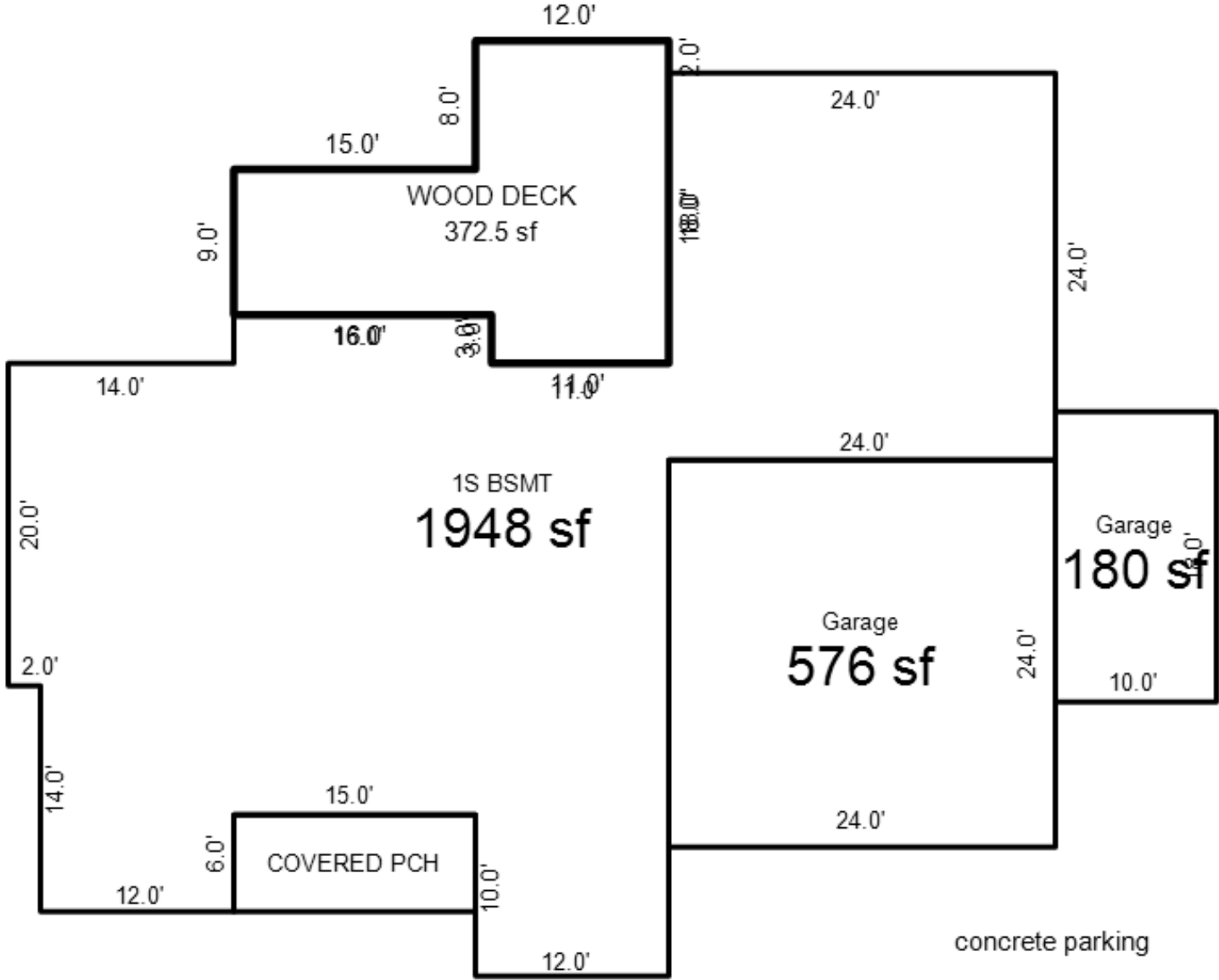


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90 372	Type CCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 1,948 Total Base New : 385,635 Total Depr Cost: 347,204 Estimated T.C.V: 322,900			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cls C 5 Blt 2004			
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1948 SF Floor Area = 1948 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,948 Total: 291,168 262,082						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1000 19,330 17,397 Basement, Outside Entrance, Below Grade 1 2,560 2,304 Plumbing Average Fixture(s) 1 1,476 1,328 3 Fixture Bath 3 13,937 12,543 Water/Sewer 1000 Gal Septic 1 4,864 4,378 Water Well, 100 Feet 1 5,808 5,227 Porches CCP (1 Story) 90 2,560 2,406 * Deck Treated Wood 372 6,224 5,602 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 26,869 Common Wall: 2 Wall 1 -5,371 -4,834 Door Opener 1 547 492 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 1 547 492 Base Cost 180 12,051 10,846			Carport Area: Roof:			
(1) Exterior		(6) Ceilings		X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1948 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Building Areas						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Building Areas						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		1000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)						Building Areas					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Building Areas						
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed							Building Areas					
X	Asphalt Shingle									Building Areas						
Chimney:										Building Areas						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEHL COYLA	KEHL RICHARD R	1	07/07/2011	QC	09-FAMILY	2011-02587	PROPERTY TRANSFER	0.0
MCLEOD CRAIG J & TONYA M	KEHL RICHARD R & COYLA	180,000	03/02/2004	WD	03-ARM'S LENGTH	04-0/0784	DEED	100.0
		17,500	05/01/2001	WD	33-TO BE DETERMINED	01-0:2119	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4845 RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/02/2004					
	MAP #:					
	2024 Est TCV 238,978 TCV/TFA: 170.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
				Description	Frontage	Depth	Value
LOT 29. RIVER WOODS ESTATES NO 2.							
Comments/Influences							
20802695 \$184,000 2004							

Public Improvements	X	* Factors *				EFF
		Description	Frontage	Depth	Rate	
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

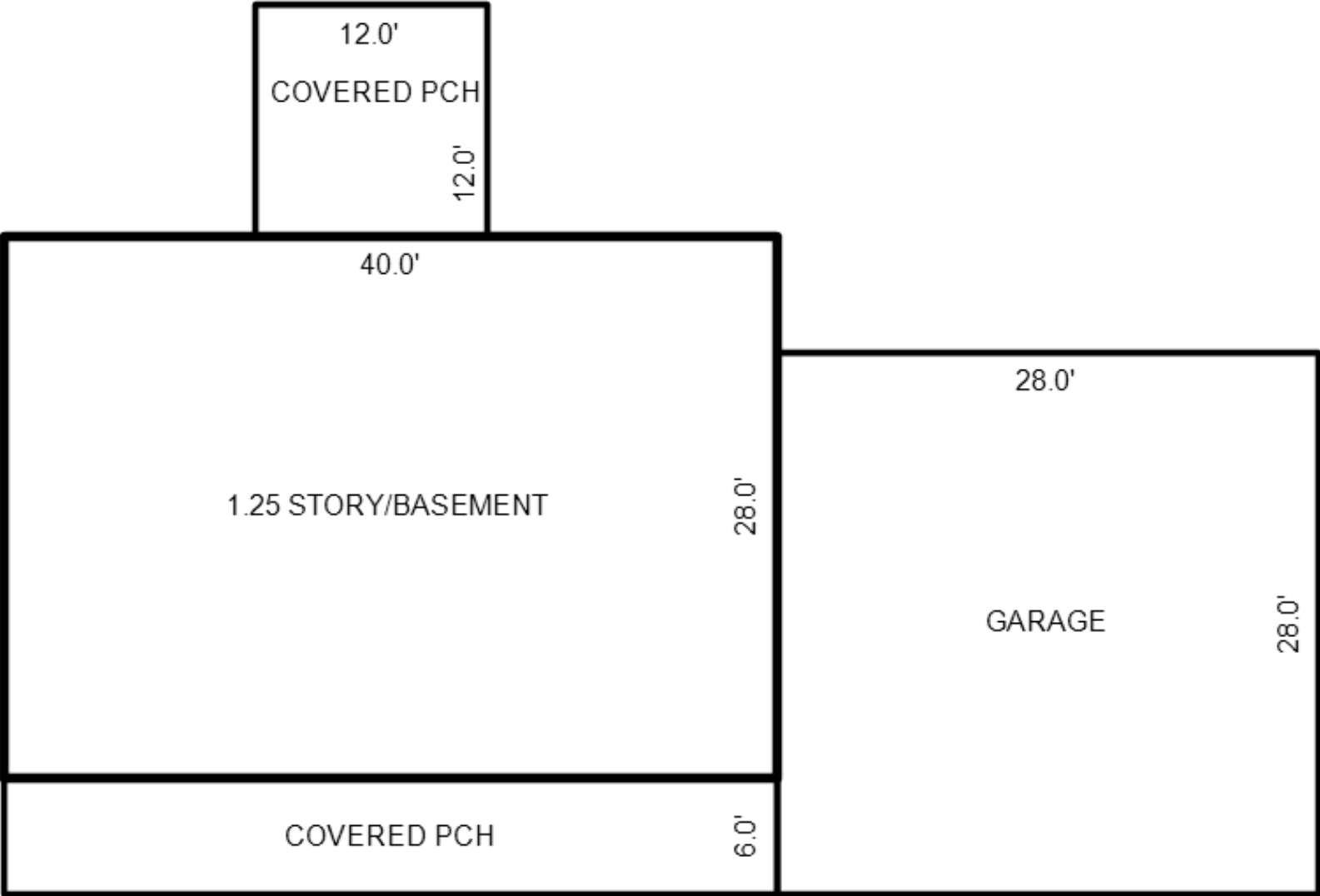
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,000	111,500	119,500			86,018C
2023	8,000	108,100	116,100			81,922C
2022	7,500	99,500	107,000			78,021C
2021	4,000	91,000	95,000			75,529C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2001					
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		(12) Electric			200 Amps Service			Ground Area = 1120 SF			Floor Area = 1400 SF.					
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Basement 1,120					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing					
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 4,646 3,949 2 Fixture Bath 3,108 2,642			Water/Sewer 1000 Gal Septic 4,864 4,134 Water Well, 100 Feet 5,808 4,937					
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Ceramic Tile Floor 144 6,372 5,416 WCP (1 Story) 240 8,926 7,587			Garages					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 784 37,232 31,647 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465			Built-Ins					
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 2,766 2,351			Fireplaces			Interior 2 Story 1 6,647 5,650 Raised Hearth 1 443 377					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Totals: 278,936 237,073			Interior 2 Story 1 6,647 5,650 Raised Hearth 1 443 377			Totals: 278,936 237,073					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			Interior 2 Story 1 6,647 5,650 Raised Hearth 1 443 377			Totals: 278,936 237,073					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			Interior 2 Story 1 6,647 5,650 Raised Hearth 1 443 377			Totals: 278,936 237,073					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	RENDON BRUCE R & DAIRE LY	37,500	05/24/2007	WD	03-ARM'S LENGTH	2007/1964	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4833 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/17/2007	20070262	Complete
	P.R.E. 100% 02/23/2009					

Owner's Name/Address	MAP #:
RENDON BRUCE R & DAIRE LYNN 4833 RIVER WOODS RD Lake City MI 49651	2024 Est TCV 453,385 TCV/TFA: 226.24

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
Public Improvements		* Factors * EFF						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		<Site Value F> SITE \$16000						16,000
		260 Actual Front Feet, 1.79 Total Acres						Total Est. Land Value = 16,000

Tax Description	X	Dirt Road						
LOT 30. RIVER WOODS ESTATES NO 2.		Gravel Road						
Comments/Influences	X	Paved Road						
LOT PRICED AS RIVERWOODS #1 DUE TO NO RIVERFRONT.		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
	X	Underground Utils.						

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Asphalt Paving	3.61	2250	94	7,636
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =						10,136

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
X	Flood Plain



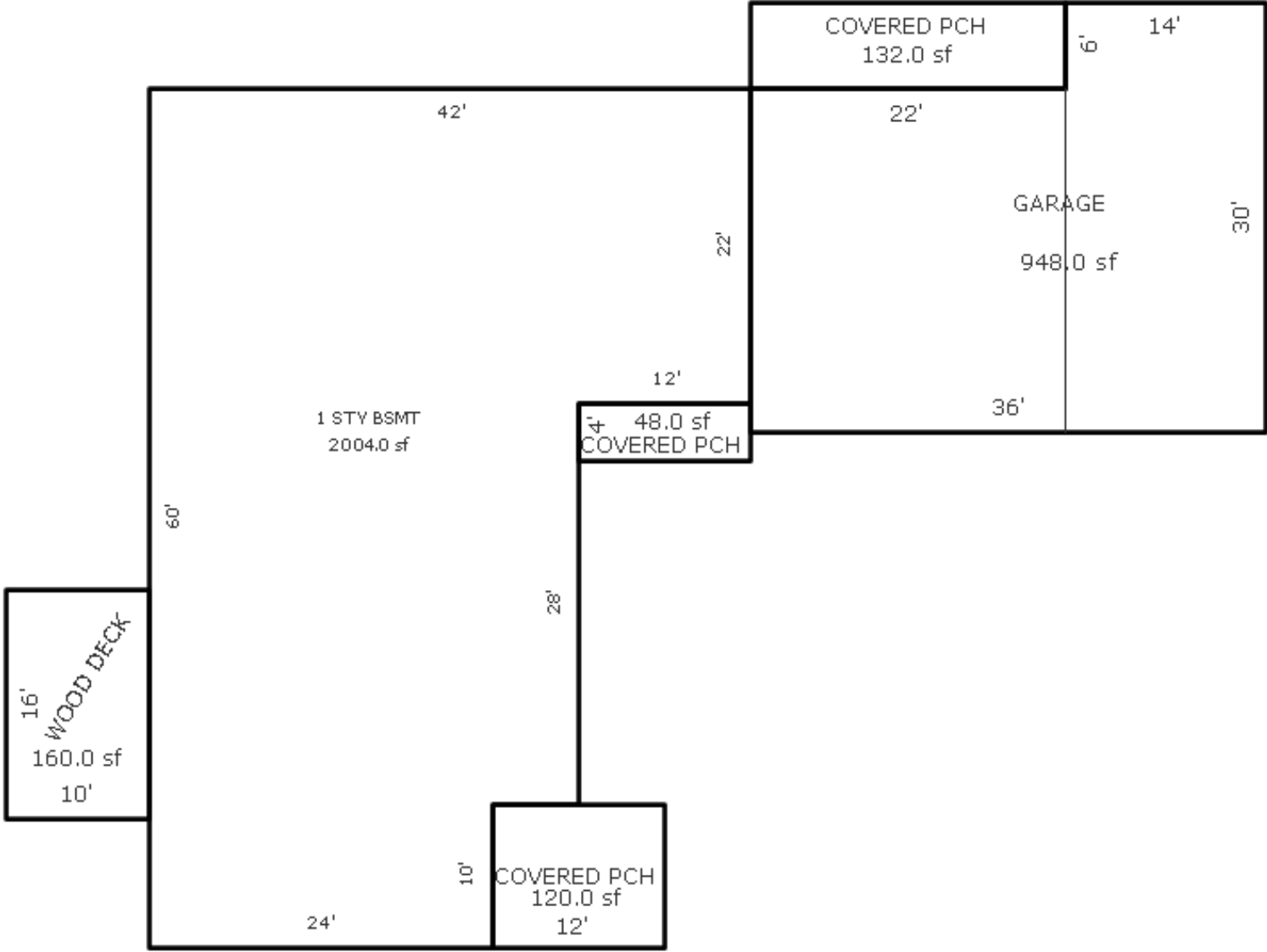
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,000	218,700	226,700			158,378C
	TPC 05/06/2018	INSPECTED	2023	8,000	216,500	224,500			150,837C
	TPC 12/27/2017	INSPECTED	2022	14,300	199,100	213,400			143,655C
	RJG 11/18/2008	INSPECTED	2021	13,000	182,000	195,000			139,066C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 120 132 160	Type CCP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 980 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 12 Floor Area: 2,004 Total Base New : 522,053 Total Depr Cost: 459,408 Estimated T.C.V: 427,249			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2004 SF Floor Area = 2004 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls BC		Blt 2007					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories			Exterior		Foundation					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story			Siding		Basement		2,004			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments			Total:		364,150		320,453			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 2004 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Recreation Room		1000		27,330		24,050	
X	(2) Windows	Many Avg.	X	Large Avg.		Small	(8) Basement			Exterior			Stone Veneer		416		19,402		17,074	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Water/Sewer			Basement, Outside Entrance, Below Grade		1		3,593		3,162	
X	(3) Roof	1000	Recreation	SF			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s)		1		2,172		1,911	
X	Gable Hip Flat		Gambrel Mansard Shed	1	Walkout Doors (B) No Floor Walkout Doors (A)		Lump Sum Items:			Porches			CCP (1 Story)		120		4,270		3,758	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood		160		3,790		3,335	
Chimney:		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			980		56,066		49,338						
		Common Wall: 1 Wall		1			-3,117			-2,743		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CORELL DAVE	CORELL DAVID J	0	10/15/2019	QC	09-FAMILY	2019-03810	PROPERTY TRANSFER	0.0				
KIRBY BENJAMIN R & LYNETT	CORELL DAVE	255,000	06/01/2018	WD	03-ARM'S LENGTH	2018-01781	PROPERTY TRANSFER	100.0				
INGRAO SALVATORE & ANNE (	KIRBY (H/W) & SWINEHART (	228,000	02/07/2007	WD	03-ARM'S LENGTH	2007/482	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status			
1876 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
CORELL DAVID J 1470 WOODLAWN AVE CLARE MI 48617-1020		2024 Est TCV 338,239 TCV/TFA: 289.09										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 1200/	79.00	100.00	0.8919	1.0000	1200	100		84,556
				79 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	84,556	
Comments/Influences		X Sewer		Land Improvement Cost Estimates								
NEW HOUSE FOR 04		X Electric		Description								
		X Gas		Rate								
		X Curb		Size % Good								
		X Street Lights		Cash Value								
		X Standard Utilities		Residential Local Cost Land Improvements								
		X Underground Utils.		Description								
				Rate								
				Size % Good								
				Cash Value								
				LAND IMPROVE 2500								
				2,500.00								
				1 97								
				2,425								
				Total Estimated Land Improvements True Cash Value =								
				2,425								
Topography of Site												
Level												
Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
X Private Drive				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	42,300	126,800	169,100			130,854C		
TPC 12/27/2017		INSPECTED		2023	33,500	121,100	154,600			124,623C		
TPC 09/26/2017		INSPECTED		2022	23,300	109,200	132,500			118,689C		
TPC 03/30/2015		INSPECTED		2021	23,300	107,800	131,100			114,898C		



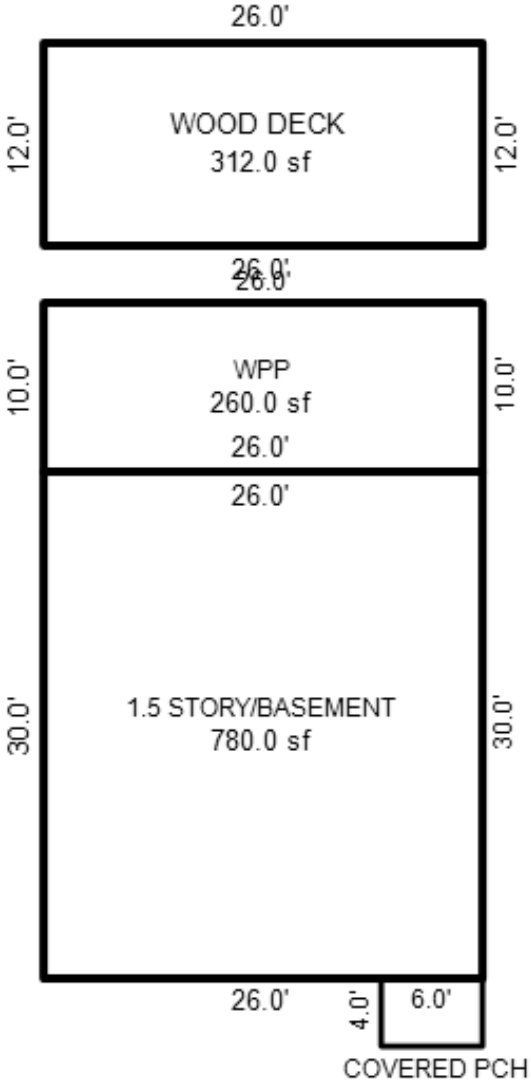
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:							
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		24 260 312	WCP (1 Story) WPP Treated Wood	Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Class: C			E.C.F.		Cls C Blt 2003						
Yr Built 2003	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 780 SF Floor Area = 1170 SF.			Total Base New : 202,465			X 1.460							
Condition: Average		Size of Closets		150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Total Depr Cost: 172,094			X 1.460		Estimated T.C.V: 251,258						
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Building Areas			Total:			153,124		130,155					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation			Size			Cost New		Depr. Cost						
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			1.5 Story Siding Basement			780											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			Other Additions/Adjustments			Total:			153,124		130,155						
(2) Windows		(7) Excavation		(13) Plumbing			Recreation Room			575			11,115		9,448						
X	Many Avg. X Few	Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Plumbing			Average Fixture(s)			1		1,476		1,255				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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			Porches			3 Fixture Bath			2		9,291		7,897				
X	Many Avg. X Few	Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			WCP (1 Story)			WCP (1 Story)			24		1,811		1,539				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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			Deck			Treated Wood			312		5,544		4,712				
(3) Roof		8 Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer			1		1,494		1,270				
X	Gable Hip Flat	Gambrel Mansard Shed		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			Water Well, 100 Feet			Built-Ins			Appliance Allow.			1		2,766		2,351	
X	Asphalt Shingle	(10) Floor Support		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			Fireplaces			Prefab 2 Story			1		3,169		2,694				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items			SANITARY SEWER			1		0		0				
Notes:															Totals:		202,465		172,094		
ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:																			251,258		

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