

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
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1876 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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CORELL DAVID J 1470 WOODLAWN AVE CLARE MI 48617-1020	2024 Est TCV 338,239 TCV/TFA: 289.09
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	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

Tax Description	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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X Sewer					
X Electric	LAND IMPROVE 2500	2,500.00	1	97	2,425
X Gas	Total Estimated Land Improvements True Cash Value =				2,425

Comments/Influences	Water	Street Lights	Standard Utilities	Underground Utils.
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NEW HOUSE FOR 04	Topography of Site
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Level	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X Private Drive
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	42,300	126,800	169,100			130,854C
2023	33,500	121,100	154,600			124,623C
2022	23,300	109,200	132,500			118,689C
2021	23,300	107,800	131,100			114,898C

Who	When	What
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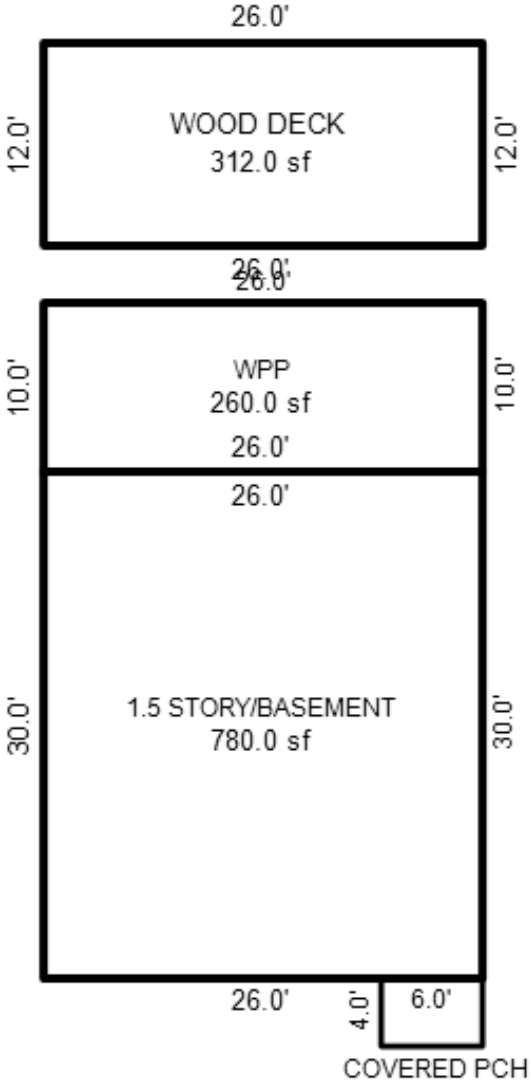
TPC 12/27/2017	INSPECTED	
TPC 09/26/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWAGER SUSANNA	SCHWAGER SUSANNA	0	05/23/2023	QC	09-FAMILY	2023-01484	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1850 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/27/1994					
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Owner's Name/Address	MAP #:
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SCHWAGER SUSANNA 1850 SCHNEIDER PARK RD LAKE CITY MI 49651	2024 Est TCV 195,340 TCV/TFA: 250.12
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A 1200/	60.00	110.00	0.9554	1.0241	1200	100		70,451
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60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 70,451
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Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value

Wood Frame	26.12	165	72	3,103
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Wood Frame	23.74	288	72	4,923
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Total Estimated Land Improvements				True Cash Value = 8,026
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Comments/Influences	X Electric
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ADD SEWER FOR 05	X Gas
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	X Curb
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	X Street Lights
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	X Standard Utilities
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	X Underground Utils.
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Topography of Site

	X Level
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	X Rolling
--	-----------

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

	X Waterfront
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	Ravine
--	--------

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

	X Flood Plain
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	X Private Drive
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	35,200	62,500	97,700			49,750C
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	TPC 04/30/2021	INSPECTED	2023	27,900	57,500	85,400			47,381C
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	TPC 12/27/2017	INSPECTED	2022	19,500	51,800	71,300			45,125C
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	TPC 03/30/2015	INSPECTED	2021	19,500	48,300	67,800			43,684C
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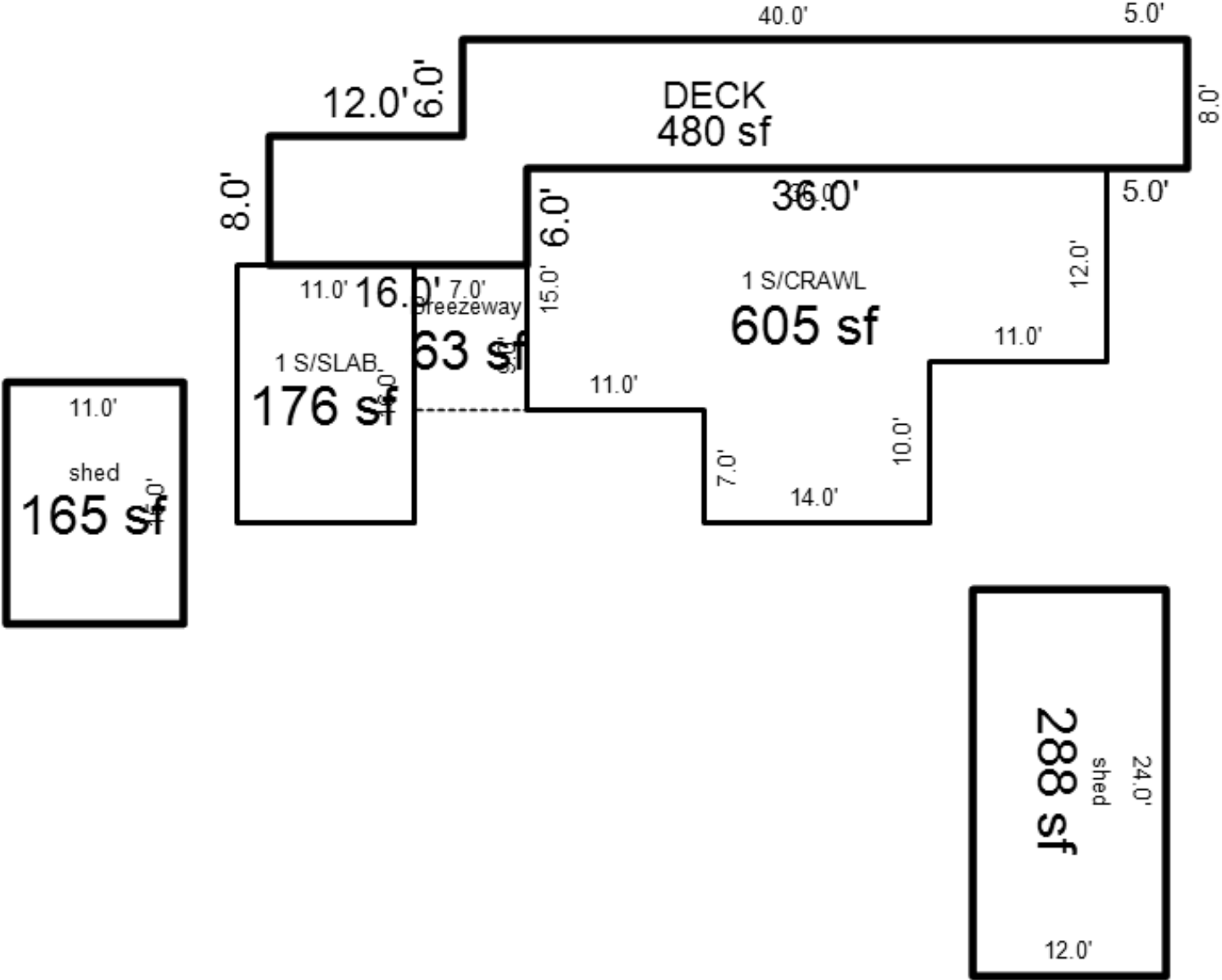


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 480 63	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: Exterior: Brier 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 Lg X Ord Min			Condition: Average				
Building Style: 1S				Central Air Wood Furnace			(12) Electric 200 Amps Service			Class: C -5 Effec. Age: 35 Floor Area: 781 Total Base New : 123,152 Total Depr Cost: 80,043 Estimated T.C.V: 116,863			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1958	Remodeled 1983	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 = 781 SF Floor Area = 781 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Cls C -5 Blt 1958		
Room List Basement 1st Floor 2nd Floor Bedrooms		(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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 605 1 Story Siding Slab 176 Total: 100,883 65,569								
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall			(14) Water/Sewer 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 Deck Treated Wood 480 7,354 4,780 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Breezeways Frame Wall 63 3,371 2,191 Local Cost Items SANITARY SEWER 1 0 0								
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 605 S.F. Slab: 176 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 116,863								
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Totals: 123,152 80,043								
(3) Roof X Gable X Hip X Flat X Asphalt Shingle		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney: Block		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLOGG PAULA M & KAMILOS	EDBERG KENETH D & WENDY S	77,000	03/15/2012	WD	03-ARM'S LENGTH	2012-00780	PROPERTY TRANSFER	100.0
FEDRIGO MICHAEL G & KIMBE	KELLOGG PAULA M & KAMILOS	92,000	02/19/2004	WD	03-ARM'S LENGTH	04-0/0718	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1846 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2019	2019-0173	100%

Owner's Name/Address	MAP #:
EDBERG KENETH D & WENDY S 1846 S SCHNEIDER ST LAKE CITY MI 49651	2024 Est TCV 440,759 TCV/TFA: 314.83

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. LOT 3 SAPPHIRE LAKE ACRES.			

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
21100836 \$89,500	X	Dirt Road	65.00	110.00	0.9365	1.0241	1200	100		74,810	
	X	Gravel Road	65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	74,810
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	37,400	183,000	220,400			181,100C
	Low	2023	29,600	180,100	209,700			172,477C
	High	2022	20,500	162,300	182,800			164,264C
	Landscaped	2021	20,500	151,400	171,900			159,017C
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							



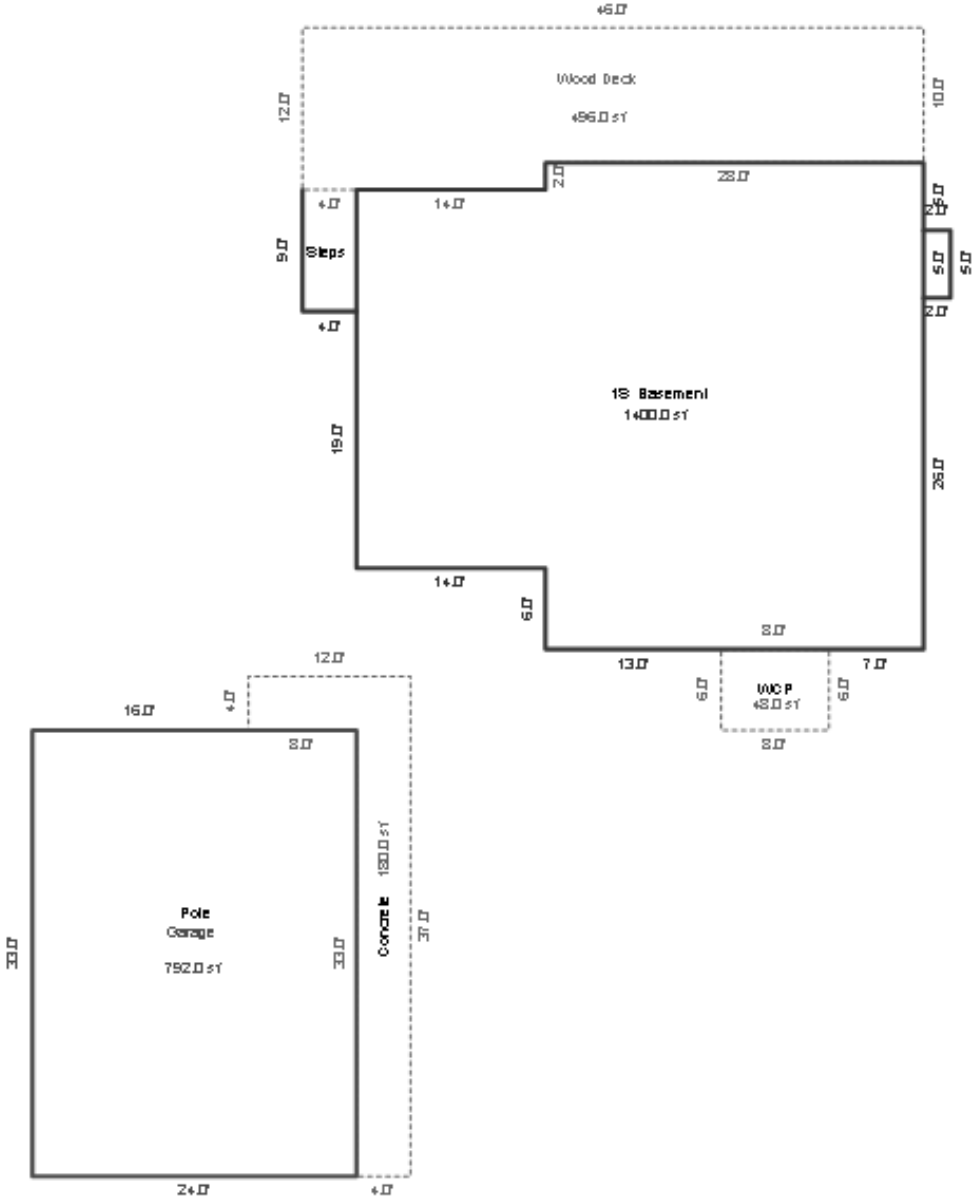
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/11/2020	INSPECTED	2024	37,400	183,000	220,400			181,100C
TPC	12/06/2019	INSPECTED	2023	29,600	180,100	209,700			172,477C
TPC	10/10/2019	INSPECTED	2022	20,500	162,300	182,800			164,264C
			2021	20,500	151,400	171,900			159,017C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 48 496	Type WCP (1 Story) Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 792 % 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: 1,400 Total Base New : 260,380 Total Depr Cost: 249,965 Estimated T.C.V: 364,949			E.C.F. X 1.460		Bsmnt Garage:			
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
	Yr Built 2020	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C Blt 2020			
	Condition: Average	Size of Closets			No. of Elec. Outlets			Building Areas							
	Room List	Lg	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 1 Bedrooms	Doors	Solid	H.C.	(12) Electric			1 Story Siding Basement 1,400			Total: 208,627 200,283				
	(1) Exterior	(5) Floors		0 Amps Service			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:		Ex. Ord. Min			Basement, Outside Entrance, Above Grade			1 1,870 1,795					
	Insulation	(6) Ceilings		Many Ave. Few			Plumbing			Average Fixture(s)					
	(2) Windows	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Average Fixture(s)			1 1,476 1,417					
	Many Avg. Few Large Avg. Small	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 2,686 2,579					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Built-Ins			1 2,766 2,655					
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well, 50 Feet			Fireplaces			1 3,021 2,900					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Notes:			Direct-Vented Gas			Totals: 260,380 249,965				
X	Asphalt Shingle	(10) Floor Support		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 364,949											
	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.
PRANGLEY JEAN L	KORNACKI MICHAEL & LESLEY	175,000	10/07/2021	WD	03-ARM'S LENGTH	2021-03438	PROPERTY TRANSFER	100.0
BALL MARIE	PRANGLEY JEAN L	135,000	05/24/2021	WD	03-ARM'S LENGTH	2021-02320	PROPERTY TRANSFER	100.0
CHANDLER DONNA J	BALL MARIE	75,000	07/09/2019	WD	03-ARM'S LENGTH	2019-02092	PROPERTY TRANSFER	100.0
CHANDLER WAYNE L	CHANDLER DONNA J	0	08/10/2016	AFF	07-DEATH CERTIFICATE	2018-00022	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1840 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KORNACKI MICHAEL & LESLEY 1684 CHESTNUT ST CADILLAC MI 49601	MAP #:					
	2024 Est TCV 127,238 TCV/TFA: 424.13					

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	
X	Dirt Road		65.00	110.00	0.9365	1.0241	1200 100	74,810
	Gravel Road		65 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =	74,810

Tax Description	X	Description	Rate	Size % Good	Cash Value
. LOT 4 SAPPHIRE LAKE ACRES.	X	Wood Frame	33.51	49 50	821

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM	X	Residential Local Cost Land Improvements			

X	Description	Rate	Size % Good	Cash Value
X	Electric			
X	Gas	1,000.00	1 100	1,000
X	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			
	Total Estimated Land Improvements True Cash Value = 1,821			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	2024	37,400	26,200	63,600			47,517C

X	2023	29,600	25,000	54,600			45,255C
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X	2022	20,500	22,600	43,100			43,100S
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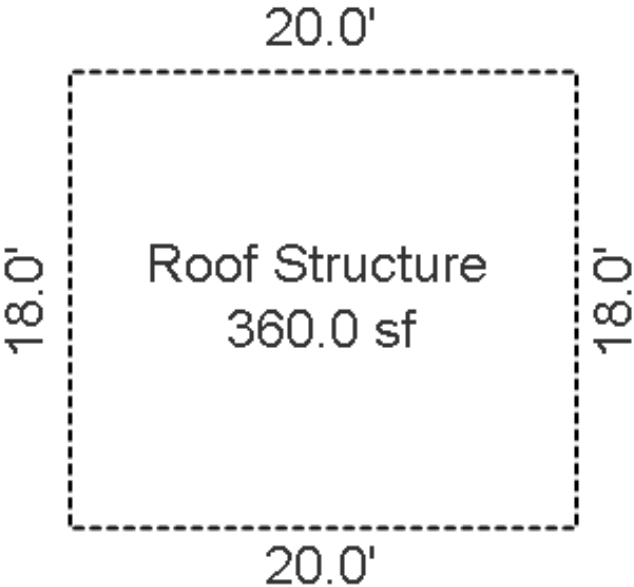
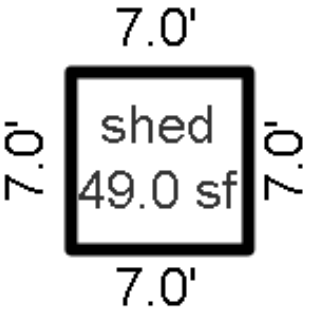
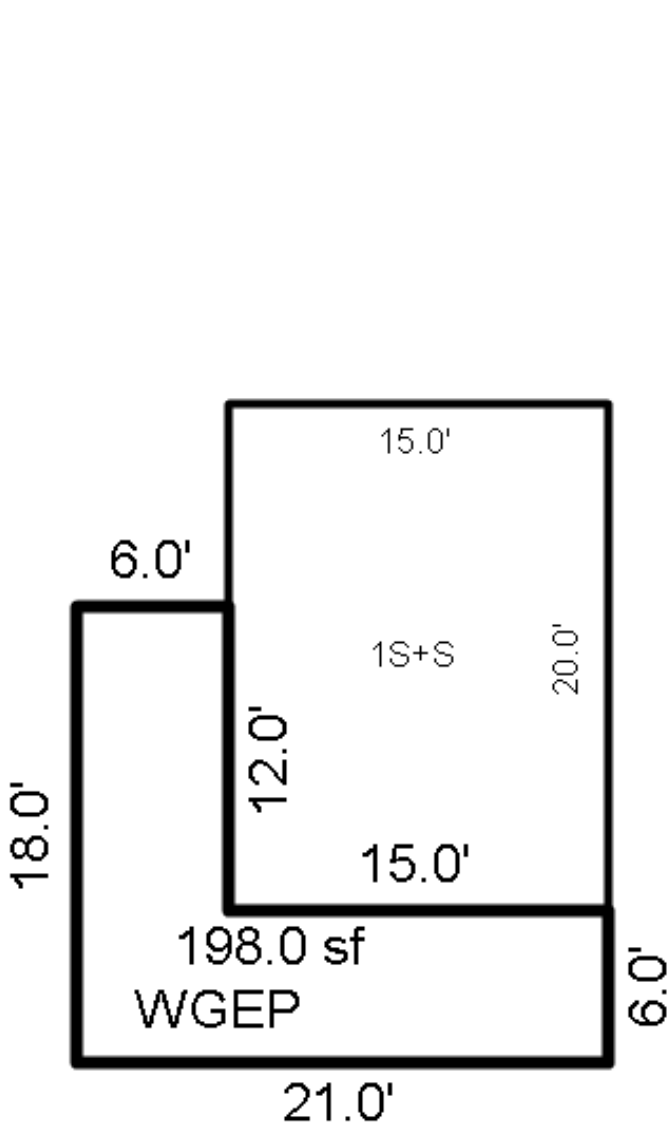
X	2021	20,500	18,800	39,300			38,633C
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Who	When	What
TPC	07/27/2021	INSPECTED
TPC	01/08/2018	INSPECTED
TPC	12/27/2017	INSPECTED



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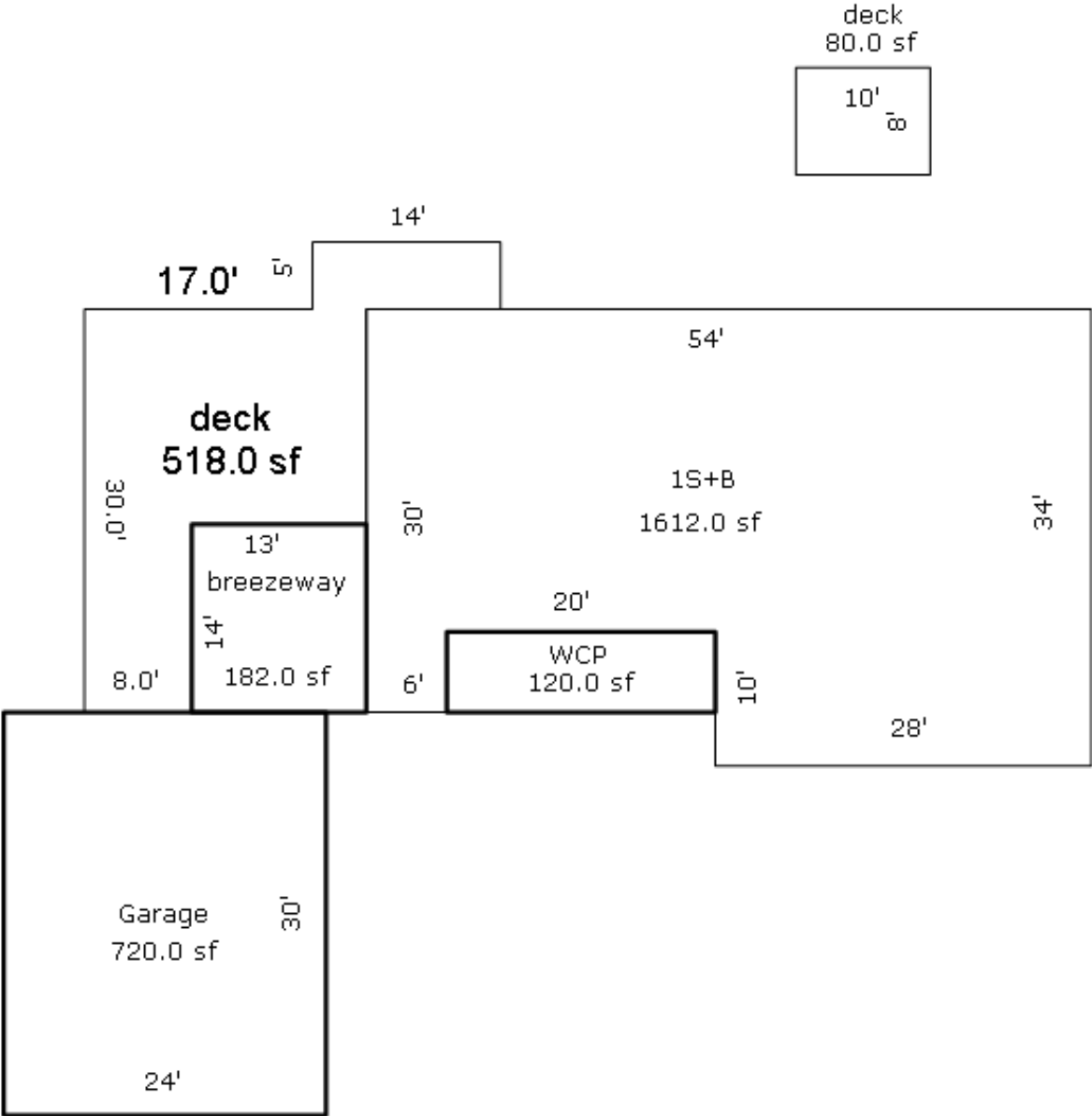
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VERPLANCK JACK A & MARY L	SYKORA DANIEL & JAMIE	380,000	08/03/2020	WD	03-ARM'S LENGTH	2020-02280	PROPERTY TRANSFER	100.0				
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0				
VER PLANCK JACK & MARY LO	VERPLANCK JACK A & MARY L	0	04/21/2016	QC	09-FAMILY	2016-0120	DEED	0.0				
VER PLANCK MARY LOU	VER PLANCK JACK & MARY LO	0	09/16/2004	QC	21-NOT USED/OTHER	04-0/3876	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1830 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		New House		07/30/2009		20090370	Complete			
Owner's Name/Address		P.R.E. 100% 10/07/2022		MAP #:		2024 Est TCV 461,613 TCV/TFA: 286.36						
SYKORA DANIEL & JAMIE 1830 S SCHNEIDER ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		GROUP A 1200/ 66.00 113.00 0.9329 1.0310 1200 100 76,182								
REMOVE MH ADD NEW HOUSE FOR 2010. 04 Combo w/580-006-50 for 05		X Paved Road		66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 76,182								
		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 1028 0 0								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 2500 2,500.00 1 94 2,350								
		X Curb		Total Estimated Land Improvements True Cash Value = 2,350								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X 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	38,100	192,700	230,800		199,759C		
		TPC 05/06/2019 INSPECTED			2023	30,200	183,900	214,100		190,247C		
		TPC 12/27/2017 INSPECTED			2022	20,700	165,900	186,600	186,600W	181,188C		
		TPC 03/30/2015 INSPECTED			2021	20,700	154,700	175,400		175,400S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	SMITH CHRISTOPHER (M/M)	95,000	11/14/2007	WD	03-ARM'S LENGTH	2008/0202	DEED	100.0
HOLLINGSWORTH RICHARD L	HOLLINGSWORTH RICHARD L E	0	04/17/2007	OTH	21-NOT USED/OTHER	2007/3968	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Other	12/27/2018	2008-05021	100%
Owner's Name/Address	P.R.E. 0%		New House	08/28/2008	20080502	100%
SMITH CHRISTOPHER 1324 NORTHRUP GRAND RAPIDS MI 49504	MAP #:					
	2024 Est TCV 456,700 TCV/TFA: 233.01					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.	X	Dirt Road		GROUP A 1200/	68.00	121.00	0.9260	1.0488	1200	100	79,250
Comments/Influences		Gravel Road		68 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	79,250		

ADD SEWER FOR 05 REMOVE OLD MH FOR 05..NO VALUE 04 Combo w/568-006-00 for 05	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric	D/W/P: 4in Ren. Conc.	6.61	792 50	2,617
	X	Gas	Total Estimated Land Improvements True Cash Value =			2,617

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	39,600	188,800	228,400			128,392C
2023	31,400	190,600	222,000			122,279C
2022	21,200	171,700	192,900			116,457C
2021	21,200	160,000	181,200			112,737C

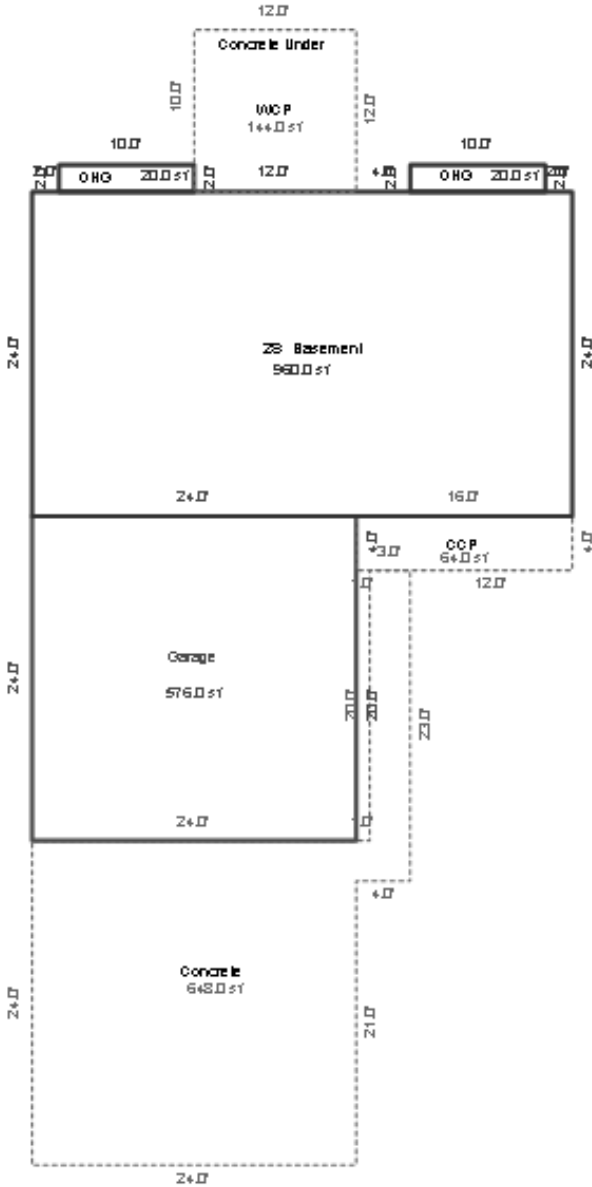


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 144	Type CCP (1 Story) WCP (2 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: C +5 Effec. Age: 15 Floor Area: 1,960 Total Base New : 302,053 Total Depr Cost: 256,735 Estimated T.C.V: 374,833			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
Building Style: 2S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C 5 Blt 2008								
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85											
Condition: Average		Size of Closets		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 4 Bedrooms	(5) Floors		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Basement 960 1 Story Siding Overhang 20 1 Story Siding Overhang 20			Total: 246,329 209,369								
(1) Exterior		(6) Ceilings		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,560 2,176								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Plumbing			Plumbing			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
(2) Windows		(8) Basement		Plumbing			Porches			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
X	Many Avg. X Few	Large Avg. X Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Plumbing			Garages			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
(3) Roof		(10) Floor Support		Plumbing			Base Cost 576 24,808 21,087 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Plumbing			Water/Sewer			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Plumbing			Water/Sewer			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								
Chimney:		Lump Sum Items:		Plumbing			Water/Sewer			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SEJAT JOSEPH J & SUSAN Y	SEJAT JOSEPH J & SUSAN Y	0	06/27/2023	WD	09-FAMILY	2023-01775	PROPERTY TRANSFER	0.0				
COLLINS WILLIAM C TRUSTEE	SEJAT JOSEPH J & SUSAN Y	85,000	09/06/2011	WD	03-ARM'S LENGTH	2011-02773	PROPERTY TRANSFER	100.0				
ALLEN DORENE S &	COLLINS WILLIAM C TRUSTEE	0	04/20/2010	WD	23-PART OF REF	2010_1323WD	DEED	50.0				
ALLEN DORENE S	ALLEN DOREN S & COLLINS W	0	09/25/2009	QC	21-NOT USED/OTHER	2009/3408	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1792 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SEJAT JOSEPH J & SUSAN Y 3282 W SISSON RD FREEPORT MI 49325		MAP #:										
		2024 Est TCV 155,416 TCV/TFA: 236.91										
		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *								
Tax Description		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 8 SAPPHIRE LAKE ACRES.		X Gravel Road		GROUP A 1200/	60.00	110.00	0.9554	1.0241	1200	100		70,451
Comments/Influences		X Paved Road		60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 70,451								
21100638 \$99,000		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: Patio Blocks	14.27	16	50	114				
		X Sewer		Wood Frame	26.25	96	50	1,260				
		X Electric		Total Estimated Land Improvements True Cash Value = 1,374								
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		X 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	35,200	42,500	77,700			51,792C	
		TPC 04/30/2021 INSPECTED			2023	27,900	40,500	68,400			49,326C	
		TPC 09/14/2019 INSPECTED			2022	19,500	36,800	56,300			46,978C	
		TPC 12/27/2017 INSPECTED			2021	19,500	34,700	54,200			45,478C	

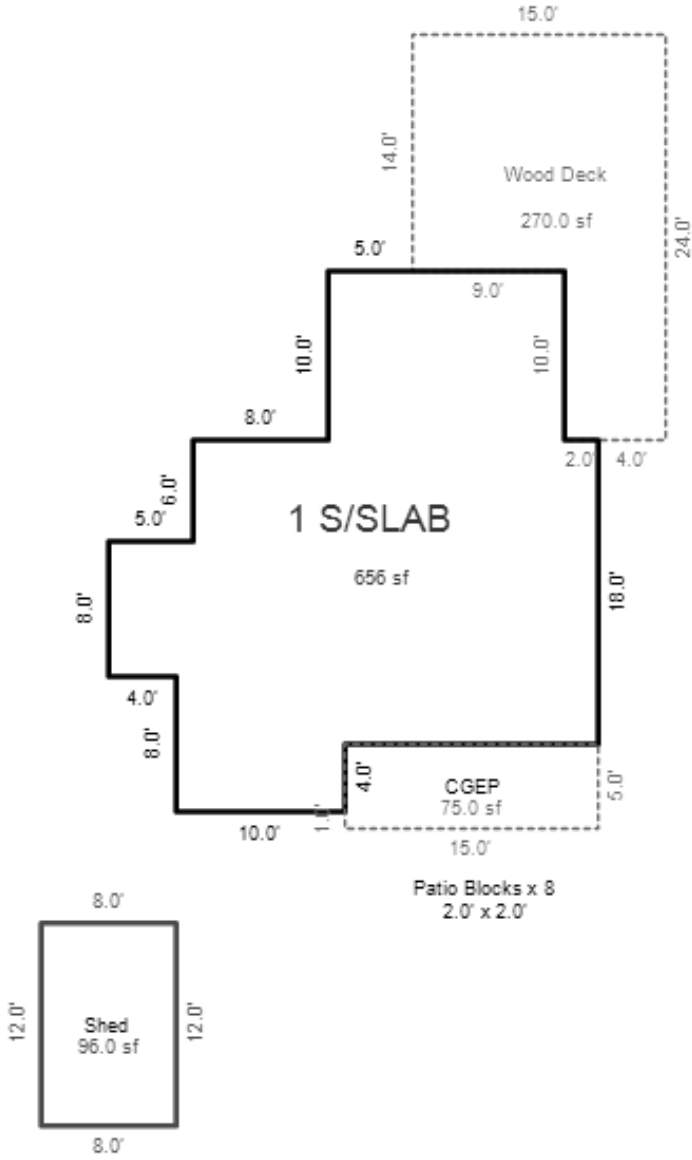


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 270	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
	Building Style: 1S		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Yr Built 1960	Remodeled 0	Ex X Ord Min		Central Air Wood Furnace												
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service												
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min												
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few												
	(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 656 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
	(2) Windows	Many Avg. X Few	Large Avg. X Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
	(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle				Notes: COTTAGE												
	Chimney: Block				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 656 SF Floor Area = 656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 656 Total: 78,221 46,933 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,195 717 Porches CGEP (1 Story) 75 5,369 3,221 Deck Treated Wood 270 4,793 2,876 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Local Cost Items SANITARY SEWER 1 0 0 Totals: 95,423 57,254 ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 83,591												

*** 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.
LUDDEN JULIE B & GREG A	LUDDEN JULIE B & GREG A	0	05/04/2022	WD	15-LADY BIRD	2022-01528	PROPERTY TRANSFER	0.0
HORNER TIMOTHY L TR	LUDDEN JULIE B & GREG A	475,000	07/12/2021	WD	03-ARM'S LENGTH	2021-02489	PROPERTY TRANSFER	100.0
SMITH RICK A & SUSAN L	HORNER TIMOTHY L TR	259,900	06/25/2010	WD	03-ARM'S LENGTH	2010-2467WD	PROPERTY TRANSFER	100.0
DEVELOPMENTS BY HOFFMAN L	SMITH RICK A & SUSAN L (H	269,500	07/30/2007	WD	25-PARTIAL CONSTRUCTION	2007/2733	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1790 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/31/2007	20070505	Complete
	P.R.E. 0%		Addition	09/26/2006	20060320	Complete
Owner's Name/Address	MAP #:					
LUDDEN JULIE B & GREG A 5907 GREEN RD HASLETT MI 48840	2024 Est TCV 521,482 TCV/TFA: 246.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements		* Factors *							
. LOT 9 SAPPHIRE LAKE ACRES.				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				GROUP A 1200/	60.00	107.00	0.9554 1.0171	1200	100	69,965	
				60 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	69,965

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water		Dock: Light posts	47.56	160	0	0
	X	Sewer		D/W/P: 3.5 Concrete	7.59	160	0	0
	X	Electric		Metal Prefab	30.98	70	46	998
	X	Gas		Residential Local Cost Land Improvements				
		Curb		Description	Rate	Size	% Good	Cash Value
		Street Lights		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				3,373
		Underground Utils.						

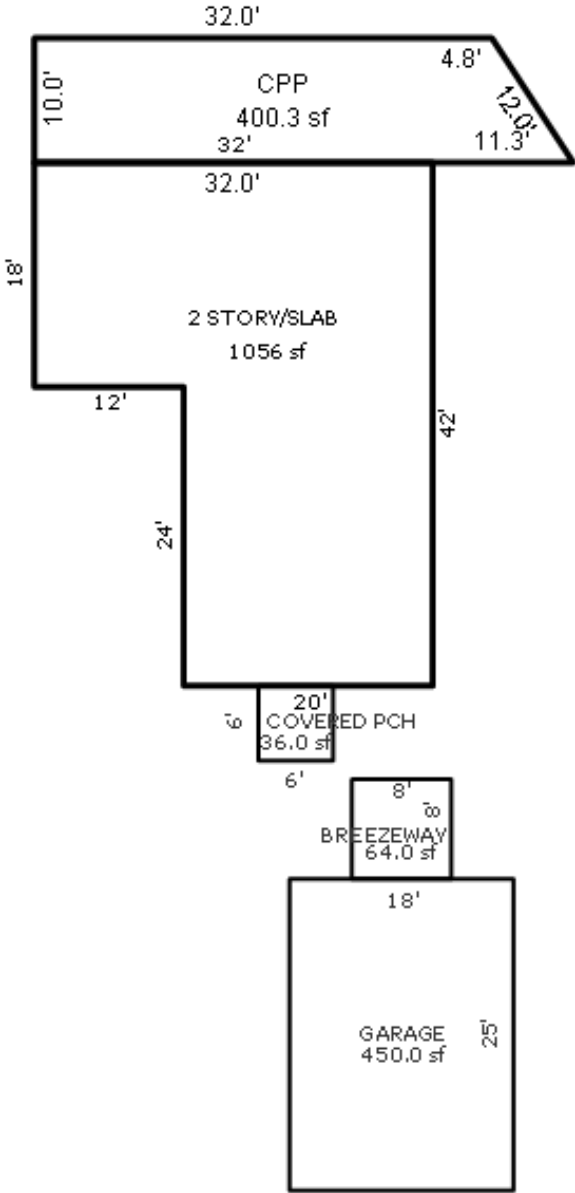
Topography of Site	X								
		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	Private Road							



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	35,000	225,700	260,700			242,770C
2023	27,700	223,300	251,000			231,210C
2022	19,500	200,700	220,200			220,200S
2021	19,500	186,200	205,700			119,508C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)	0	11/06/2009	QC	21-NOT USED/OTHER	2009/3888	DEED	0.0					
ST PIERRE MARGARET E, BRIA	ST PIERRE MARGARET	0	12/30/2006	QC	21-NOT USED/OTHER	07-0/255	DEED	0.0					
ST PIERRE MARGARET E	SELF & ST PIERRE B & J (T	0	12/04/2006	QC	21-NOT USED/OTHER	06-0/4364	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status					
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/01/1995									
Owner's Name/Address		MAP #:		2024 Est TCV 66,628									
ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *									
. LOT 10 SAPPHIRE LAKE ACRES.		X		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Dirt Road		60.00	88.00	0.9554	0.9685	1200	100		66,628
		X		Gravel Road		60 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	66,628
		X		Paved Road									
		X		Storm Sewer									
		X		Sidewalk									
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
		X		Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				Wooded									
				Pond									
		X		Waterfront									
				Ravine									
				Wetland									
		X		Flood Plain									
		X		Private Drive									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	33,300	0	33,300			19,671C		
					2023	26,400	0	26,400			18,735C		
					2022	24,000	0	24,000			17,843C		
					2021	22,500	0	22,500			17,273C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VERPLANCK JACK A & MARY L	BENITES RICARDO & DEBORAH	139,000	07/09/2020	WD	03-ARM'S LENGTH	2020-01933	PROPERTY TRANSFER	100.0
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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1774 S SCHNEIDER 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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BENITES RICARDO & DEBORAH 3912 MICHAEL AVE SW WYOMING MI 49509	2024 Est TCV 191,483
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GROUP A 1200/	170.00	263.92	0.7364	1.2746	1200	100	191,483
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170 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	191,483
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Tax Description	X	Dirt Road
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. LOT 11 SAPPHIRE LAKE ACRES.		Gravel Road
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Comments/Influences		Paved Road
---------------------	--	------------

		Storm Sewer
--	--	-------------

		Sidewalk
--	--	----------

		Water
--	--	-------

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

		Level
--	--	-------

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

		Private Drive
--	--	---------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	95,700	0	95,700			67,762C
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		TPC 04/30/2021 INSPECTED	2023	75,800	0	75,800			64,536C
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		TPC 05/06/2018 INSPECTED	2022	68,000	0	68,000			61,463C
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		TPC 12/27/2017 INSPECTED	2021	59,500	0	59,500			59,500S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2024 Est TCV 59,098					

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Tax Description	Public Improvements			* Factors *		PUBLIC BEACH	
SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.				Description	Frontage	Depth	Rate %Adj. Reason
				GROUP A 1200/	49.00	100.00	1.0051 1.0000 1200 100
				49 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value =
							Value
							59,098
							59,098

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	29,500	0	29,500			18,981C
2023	23,400	0	23,400			18,078C
2022	19,700	0	19,700			17,218C
2021	18,500	0	18,500			16,668C

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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.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842 WD	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1784 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 142,532 TCV/TFA: 181.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
				Description	Frontage	Depth	Rate	Value
. SEC 10 T22N R8W LOT 2 SAPPHIRE LAKE PLAT.				GROUP A 1200/	49.00	100.00	1.0051	59,098
Comments/Influences				49 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value =	59,098

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer		23.41	96	78
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
				Total Estimated Land Improvements True Cash Value =		1,753

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	29,500	41,800	71,300			40,309C
		TPC 12/27/2017 INSPECTED	2023	23,400	39,800	63,200			38,390C
		TPC 03/30/2015 INSPECTED	2022	19,700	35,900	55,600			36,562C
		TPC 04/27/2014 INSPECTED	2021	18,500	33,400	51,900			35,394C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace												
Yr Built 1938		Trim & Decoration			(12) Electric												
Remodeled 0		Ex	Ord	X	60 Amps Service												
Condition: Average		Size of Closets			No./Qual. of Fixtures												
Room List		Lg	X	Ord		X	Min										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			No. of Elec. Outlets												
(1) Exterior		Kitchen: Other: Other:			Many			Ave.	X	Few							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing												
Insulation		(7) Excavation			1 Average Fixture(s)												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0			1 3 Fixture Bath												
X	Many Avg.	X	Large Avg.		2 Fixture Bath												
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												
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												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer												
Asphalt Shingle		(10) Floor Support			1 Water Well												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:			Notes:												
					Public Water												
					Public Sewer												
					Water Well												
					1000 Gal Septic												
					2000 Gal Septic												
					Lump Sum Items:												
					Notes:												
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					Public Sewer												
					Water Well												
					1000 Gal Septic												
					2000 Gal Septic												
					Lump Sum Items:												



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.
BECK JOHN M & MARY LOU	BECK JOHN S	0	09/28/2018	WD	09-FAMILY	2018-03301	PROPERTY TRANSFER	0.0
BECK JOHN M	BECK JOHN M & MARY LOU	0	04/20/2010	QC	09-FAMILY	2010_01299QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	06/30/2009	20090289	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	06/30/2009	20090288	Complete
BECK JOHN S 126 WYNHURST COURT NE GRAND RAPIDS MI 49546	MAP #:					
	2024 Est TCV 330,736 TCV/TFA: 281.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.	X		GROUP A 1200/	51.00	100.00	60,898
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres			60,898
			* Factors * PUBLIC BEACH			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	6.16	260 99	1,586
			Wood Frame	26.25	96 78	1,966
			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 = 4,492			

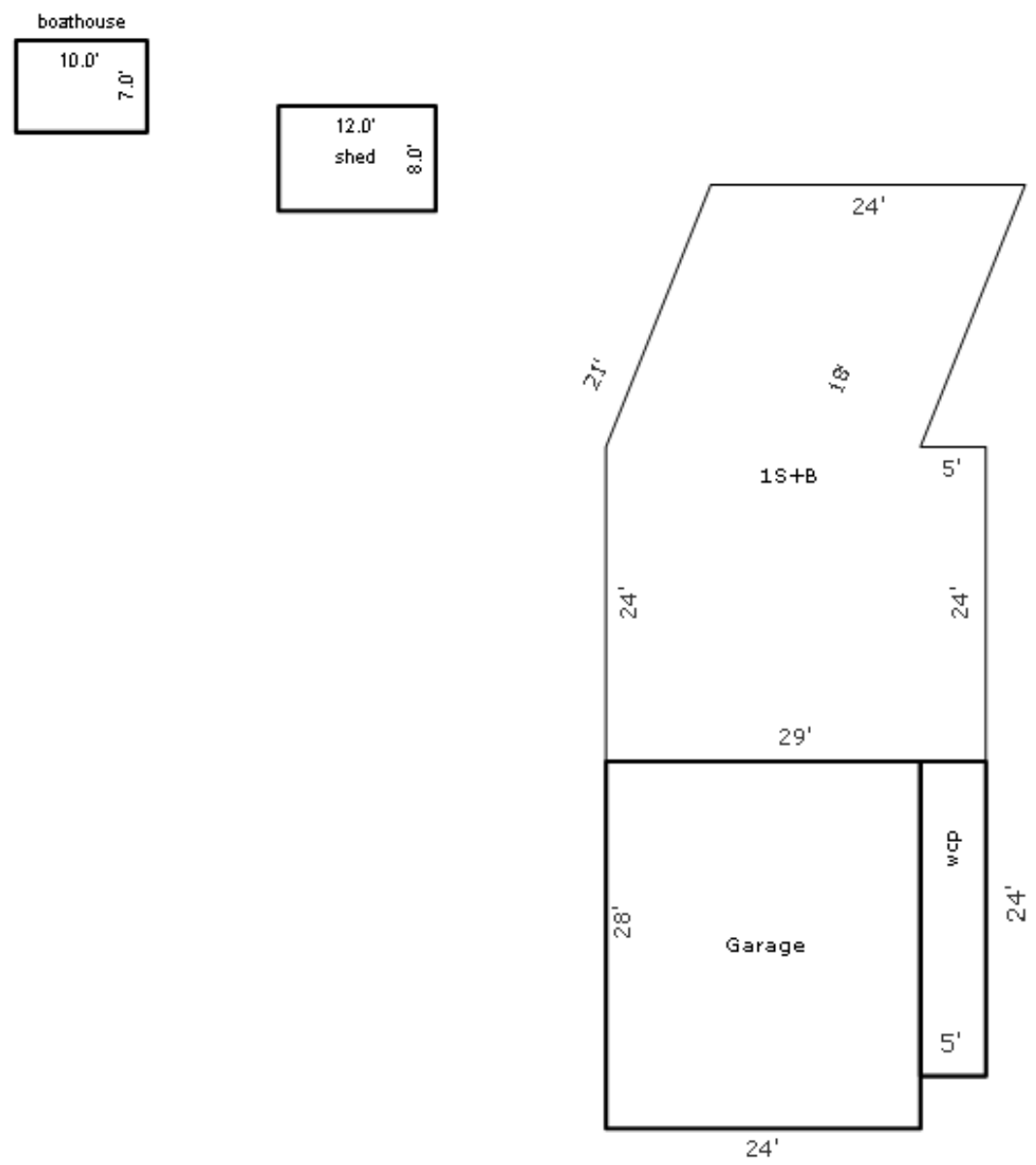


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	30,400	135,000	165,400			101,704C
X	Rolling		2023	24,100	128,800	152,900			96,861C
X	Low		2022	20,300	116,000	136,300			92,249C
X	High		2021	19,000	110,500	129,500			89,303C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	Private Drive								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	03/30/2015	INSPECTED						
	TPC	11/08/2010	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 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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: 10 Floor Area: 1,176 Total Base New : 208,550 Total Depr Cost: 181,744 Estimated T.C.V: 265,346			120	Treated Wood	E.C.F. X 1.460	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 2009											
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1176 SF			Floor Area = 1176 SF.											
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories											
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Exterior			Foundation		Size		Cost New		Depr. Cost					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Siding			Basement			1,176		Total:		154,598		139,137		
(1) Exterior		(6) Ceilings		No. of Plumbing			1			Other Additions/Adjustments			Recreation Room			800		14,824		7,412				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			2			Basement, Outside Entrance, Below Grade			1			2,160		1,944						
(2) Windows		(8) Basement		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			3 Fixture Bath			1		1,230		1,107	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Deck			Treated Wood			120			2,880		2,592						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		800			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,810		22,329	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Water/Sewer			Public Sewer			1		1,326		1,193				
(3) Roof		Chimney:		1			Public Sewer			Water Well, 50 Feet			1			2,585		2,326						
X	Gable Hip Flat	X	Gambrel Mansard Shed	1			Water Well			Built-Ins			Appliance Allow.			1			1,934		1,741			
X	Asphalt Shingle	Lump Sum Items:		1000 Gal Septic 2000 Gal Septic			Water/Sewer			Unit-in-Place Cost Items			BOAT HOUSE (BY SQ FT)			70			370		314		*	
*** Information herein deemed reliable but not guaranteed***		Local Cost Items		SANITARY SEWER			1			0			0			0		0		*				
<<<<< 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.			
STOLP KIMBERLY & STAFFORD	STOLP KIMBERLY & STAFFORD	0	10/30/2023	QC	09-FAMILY	2023-03008	DEED	0.0			
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	AFF	07-DEATH CERTIFICATE	2017-03980	PROPERTY TRANSFER	0.0			
STAFFORD CHARLES E LE/ETA	STOLP K & STAFFORD B & ST	0	08/12/2010	AFF	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0			
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E LE/ETA	0	07/16/2004	AFF	07-DEATH CERTIFICATE		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1760 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		09/24/2009		20090506	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:							
STOLP KIMBERLY & STAFFORD BRUCE 6734 LEXINGTON PLACE TEMPERANCE MI 48182		2024 Est TCV 166,533 TCV/TFA: 180.23									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.		X		Public Improvements		* Factors *		PUBLIC BEACH			
Comments/Influences		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
		Water		X Sewer		X Electric		X Gas		Curb	
		Street Lights		Standard Utilities		Underground Utils.					
		Topography of Site		X Level		X Rolling		Low		X High	
		Landscaped		Swamp		Wooded		Pond		X Waterfront	
		Ravine		Wetland		Flood Plain		X Private Road			
		Who		When		What		Year		Land Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED		TPC 03/30/2015 INSPECTED		TPC 11/08/2010 INSPECTED		2024		30,400	
								2023		24,100	
								2022		20,300	
								2021		19,000	
										Building Value	
										Assessed Value	
										Board of Review	
										Tribunal/Other	
										Taxable Value	
										43,264C	
										41,204C	
										39,242C	
										37,989C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 175 259 217 132 115	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: D Effec. Age: 45 Floor Area: 924 Total Base New : 131,550 Total Depr Cost: 72,353 Estimated T.C.V: 105,635		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 1942			
Yr Built 1942	Remodeled 2009	Ex	Ord	X	Min	100 Amps Service		(11) Heating System: Electric Wall Heat							
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Ground Area = 924 SF Floor Area = 924 SF.							
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:		Average Fixture(s)		Building Areas		Stories Exterior Foundation		Size		Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		1 Story Siding Slab		924		96,675 53,172			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. X Few		Plumbing		Other Additions/Adjustments		Total:		96,675 53,172			
(2) Windows		(8) Basement		1 Average Fixture(s)		Plumbing		Plumbing		1		1,025 564			
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 924 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CGEP (1 Story)		175		8,960 4,928		
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/Sewer		Deck		Treated Wood Treated Wood Treated Wood Treated Wood		259 217 132 115		4,688 2,578 4,182 2,300 3,018 1,660 2,722 1,497	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water/Sewer		Built-Ins		Public Sewer		1		1,638 901	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces		Exterior 1 Story		1		4,969 2,733		
X	Asphalt Shingle	Chimney:		Lump Sum Items:		Local Cost Items		SANITARY SEWER		1		0 0			
Notes:										Totals:		131,550 72,353			
ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:												105,635			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	09-FAMILY	2012-00950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE						

Owner's Name/Address	MAP #:	2024 Est TCV 167,337 TCV/TFA: 205.07
RITCHIE J C & GILLESPIE M J JT & LE GILLESPIE, BUNTING, MOCERI & CARLEY 30668 WHITTIER AVE MADISON HEIGHTS MI 48071		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.				

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100		60,898
			51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	60,898

	X	Water	Description	Rate	Size	% Good	Cash Value
			Residential Local Cost Land Improvements				

	X	Sewer	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	94	940

	X	Electric	Total Estimated Land Improvements True Cash Value =				940

	X	Gas					

	X	Curb					

	X	Street Lights					

	X	Standard Utilities					

	X	Underground Utils.					

	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	30,400	53,300	83,700			49,057C
			2023	24,100	50,800	74,900			46,721C
			2022	20,300	45,800	66,100			44,497C
			2021	19,000	42,800	61,800			43,076C

Who When What

TPC 05/06/2019 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 03/30/2015 INSPECTED

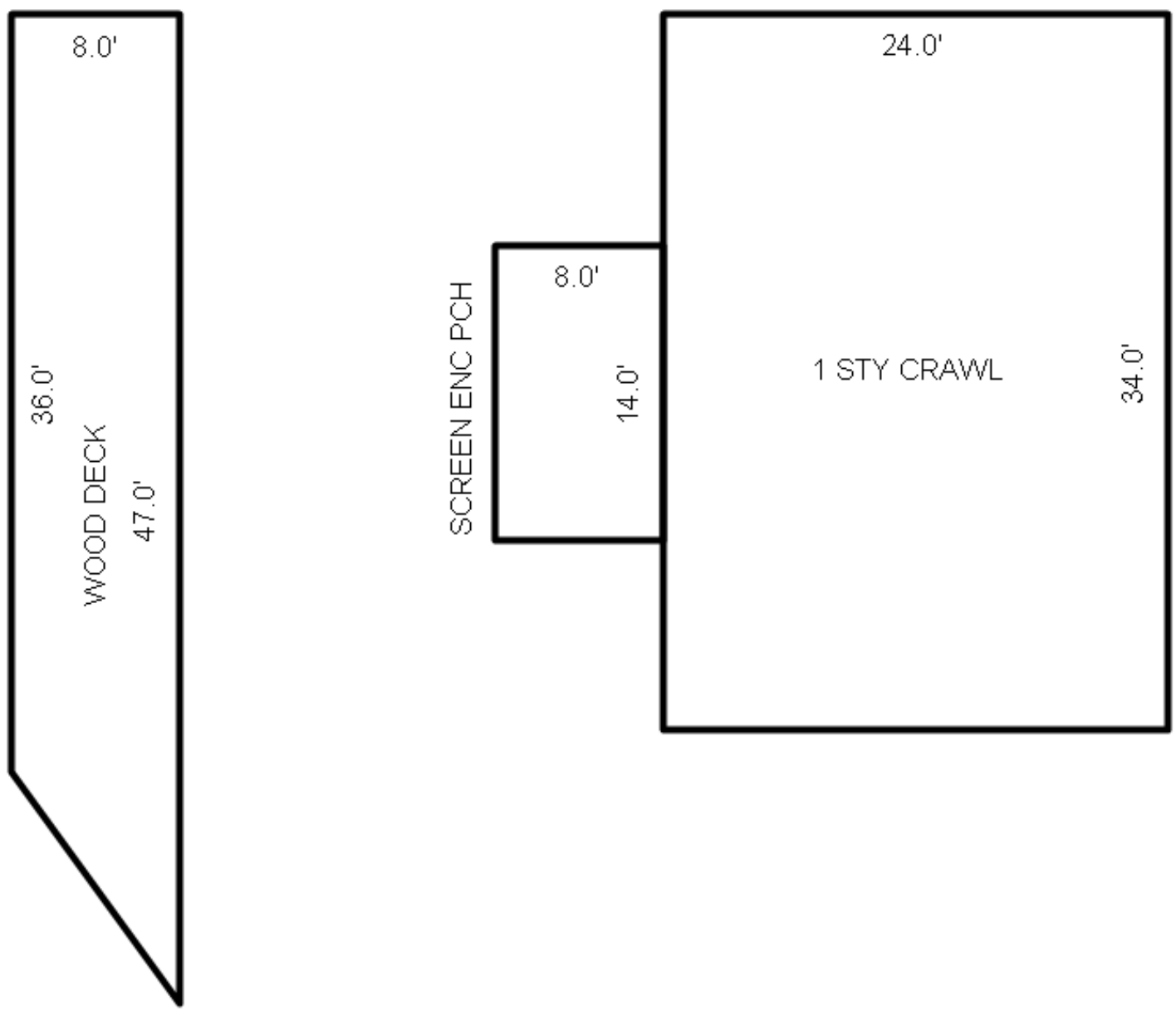


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 112 332	Type CSEP (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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 816 Total Base New : 120,433 Total Depr Cost: 72,260 Estimated T.C.V: 105,499				E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration				Central Air Wood Furnace								
Yr Built 1976	Remodeled 0	Ex	Ord		X	Min	Size of Closets				No./Qual. of Fixtures						
Condition: Average		Lg	Ord		X	Small	No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors	Solid	X	H.C.	(12) Electric				Building Areas							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:				100 Amps Service				Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				1 Story Siding Crawl Space				Total: 98,367		59,021			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. Ord. X Min				Other Additions/Adjustments									
(2) Windows		(8) Basement		Many Ave. X Few				Plumbing									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 816 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				Average Fixture(s) Average Fixture(s) Porches CSEP (1 Story) Deck Pine Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER				1 1,230 738 112 4,779 2,867 332 4,505 2,703 1 1,326 796 1 2,585 1,551 1 1,934 1,160 1 5,707 3,424					
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				Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 105,499									
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Totals: 120,433 72,260									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:									
X	Asphalt Shingle																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status
1740 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
EDWARDS MELVIN A 14854 GOLFFVIEW LIVONIA MI 48154		MAP #:		2024 Est TCV 195,922 TCV/TFA: 167.45				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		GROUP A 1200/	51.00	100.00	0.9951	1.0000
		Paved Road		51 Actual Front Feet, 0.12 Total Acres		Rate	%Adj.	Reason
		Storm Sewer		Total Est. Land Value =		60,898		
		Sidewalk		Land Improvement Cost Estimates				
		Water		Description	Rate	Size	% Good	Cash Value
		X Sewer		Wood Frame	20.87	160	50	1,669
		X Electric		Wood Frame	25.61	80	50	1,024
		X Gas		Total Estimated Land Improvements True Cash Value =				
		Curb		2,693				
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling						Tribunal/Other
		Low						Taxable Value
		X High		2024	30,400	67,600	98,000	
		Landscaped		2023	24,100	64,400	88,500	
		Swamp		2022	20,300	58,000	78,300	
		Wooded		2021	19,000	54,100	73,100	
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		X Private Drive						
Who		When	What	2024	30,400	67,600	98,000	48,646C
TPC 12/27/2017		INSPECTED		2023	24,100	64,400	88,500	46,330C
TPC 03/30/2015		INSPECTED		2022	20,300	58,000	78,300	44,124C
TPC 04/27/2014		INSPECTED		2021	19,000	54,100	73,100	42,715C

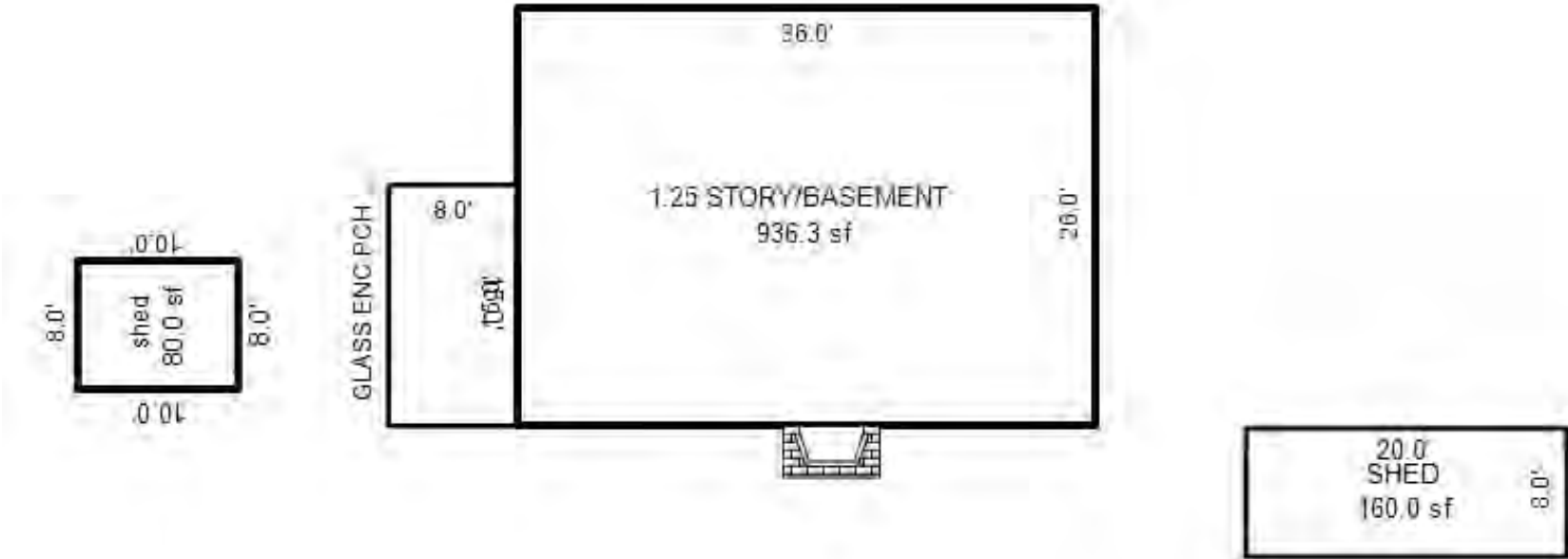


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		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: 1,170 Total Base New : 151,062 Total Depr Cost: 90,638 Estimated T.C.V: 132,331		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls D		Blt 1945		
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 936 SF Floor Area = 1170 SF.		Total New		Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Stories		Foundation		
Room List		Doors	Solid	X	H.C.	(12) Electric			1.25 Story Siding		Size		Basement			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			936		Total:		129,849 77,910		
(1) Exterior		(6) Ceilings		No. of Fixtures			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex.			3 Fixture Bath			Porches		CGEP (1 Story)		Water/Sewer		
(2) Windows		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ord.			2 Fixture Bath			Water/Sewer		Public Sewer		Water Well, 100 Feet		
X	Many Avg. Few	X	Large Avg. Small	X Min			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		Fireplaces		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many			1 Average Fixture(s)			Exterior		1		1,025 615		
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Ave.			1 3 Fixture Bath			Foundation		120		6,900 4,140		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		X Few			1 Extra Toilet 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove 1 Vent Fan			Built-Ins		1		1,638 983	
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			1 No Plumbing 1 Extra Toilet 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove 1 Vent Fan			Fireplaces		1		4,969 2,981		
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items		1		0 0		
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			SANITARY SEWER			SANITARY SEWER		Totals:		151,062 90,638		
										Notes:				ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 132,331		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOGUSZ ROMAN ETAL	LOGUSZ ROMAN ETAL	0	06/10/2004	QC	21-NOT USED/OTHER	04-0/2733	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1730 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER DR DEARBORN HEIGHTS MI 48127	MAP #:					
	2024 Est TCV 171,500 TCV/TFA: 201.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH			
			GROUP A 1200/	51.00	100.00	60,898
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 60,898			
	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Wood Frame	31.19	64 94	1,876
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			Gas	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value = 2,826			

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
													2023	24,100	52,800	76,900			48,671C
													2022	20,300	47,600	67,900			46,354C
													2021	19,000	44,400	63,400			44,874C

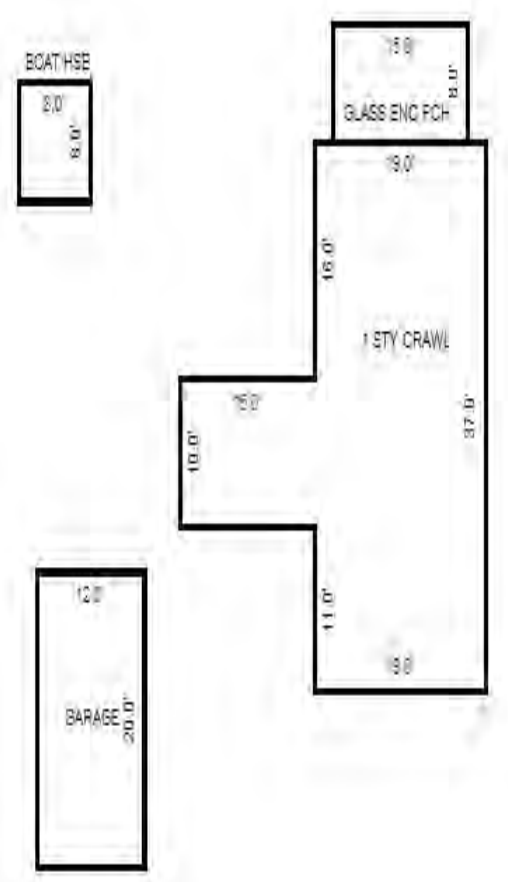


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WGEP (1 Story)	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater													
Building Style: 1S		X	Drywall		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1934			Plaster	X	Central Air Wood Furnace													
Remodeled 1982		X	Paneled		(12) Electric													
Condition: Average			Wood T&G		100 Amps Service													
Room List			Trim & Decoration		No./Qual. of Fixtures													
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets		Ex. X Ord. Min													
	(1) Exterior		Lg X Ord Small		No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick		Doors Solid X H.C.		Many X Ave. Few													
	Insulation		(5) Floors		(13) Plumbing													
	(2) Windows		Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few X Avg. Small		(6) Ceilings		(14) Water/Sewer													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	(3) Roof		Basement: 0 S.F. Crawl: 853 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:													
X	Gable Hip Flat		(8) Basement		Notes:													
X	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 107,776													
X	Asphalt Shingle		(9) Basement Finish		Totals: 134,215 73,819													
	Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		* Information herein deemed reliable but not guaranteed**													

*** 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.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/2773	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PROMER JODY R & MARLENE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	2024 Est TCV 224,712 TCV/TFA: 195.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.	X		GROUP A 1200/	51.00	100.00	60,898
			51 Actual Front Feet, 0.12 Total Acres			60,898

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value
					Wood Frame	26.25	96 94	2,369
					Residential Local Cost Land Improvements			
					LAND IMPROVE 2500	2,500.00	1 95	2,375
					Total Estimated Land Improvements True Cash Value =			4,744

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	30,400	82,000	112,400			74,761C
													2023	24,100	78,200	102,300			71,201C
													2022	20,300	70,600	90,900			67,811C
													2021	19,000	65,900	84,900			65,645C

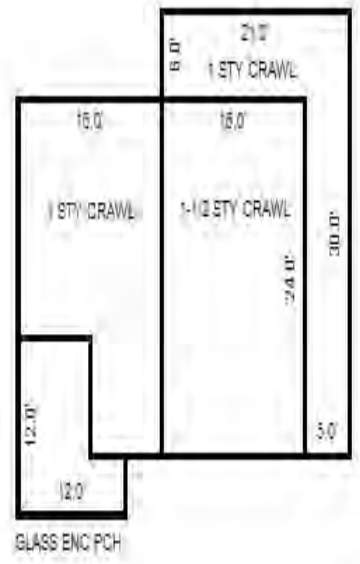


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 126 240	Type CGEP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 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: 35 Floor Area: 1,152 Total Base New : 167,620 Total Depr Cost: 108,952 Estimated T.C.V: 159,070		E.C.F. X 1.460		Bsmnt Garage:				
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1965				
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
Condition: Average		Size of Closets		Lg	X Ord	Small	100 Amps Service			1.5 Story		Siding	Crawl Space	384				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Other Additions/Adjustments			1 Story		Siding	Crawl Space	246			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			1 Story		Siding	Crawl Space	330				
(1) Exterior		(6) Ceilings		No. of Fixtures			Plumbing			Total:		127,339		82,770				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Average Fixture(s)		1						
(2) Windows		(8) Basement		No. of Fixtures			Plumbing			2 Fixture Bath		1						
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Fixtures			Plumbing			2 Fixture Bath		1					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No. of Fixtures			Plumbing			Average Fixture(s)		1						
(3) Roof		(10) Floor Support		No. of Fixtures			Plumbing			2 Fixture Bath		1						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Fixtures			Plumbing			Average Fixture(s)		1					
X	Asphalt Shingle	(14) Water/Sewer		No. of Fixtures			Plumbing			2 Fixture Bath		1						
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		No. of Fixtures			Plumbing			Average Fixture(s)		1						
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Fixtures			Plumbing			Average Fixture(s)		1						
		Lump Sum Items:		No. of Fixtures			Plumbing			Average Fixture(s)		1						
		SANITARY SEWER		No. of Fixtures			Plumbing			Average Fixture(s)		1						
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		No. of Fixtures			Plumbing			Average Fixture(s)		1						

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 61,122					

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
				* Factors * PUBLIC BEACH								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100	60,000	
				50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	60,000

Tax Description		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value	
. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.	X	Dirt Road							
Comments/Influences		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer			35.08	64	50	1,122	
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Total Estimated Land Improvements True Cash Value =							1,122

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	30,000	600	30,600			19,061C
	X High	2023	23,800	500	24,300			18,154C
	Landscaped	2022	20,000	600	20,600			17,290C
	Swamp	2021	18,800	500	19,300			16,738C
	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		2023	23,800	500	24,300			18,154C
TPC 12/27/2017	INSPECTED		2022	20,000	600	20,600			17,290C
TPC 03/30/2015	INSPECTED		2021	18,800	500	19,300			16,738C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1698 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KERASTAS FAMILY TRUST 1691 PARK SIDE COURT ANN ARBOR MI 48108	2024 Est TCV 159,108 TCV/TFA: 219.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				PUBLIC BEACH		Value	
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason		
. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.	X		GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100	60,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		60,000	

ADD SEWER FOR 05	X	Dirt Road	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good	Reason	
		Gravel Road	Wood Frame	26.25	96	94	2,369
		Paved Road	Residential Local Cost Land Improvements				
		Storm Sewer	Description	Rate	Size % Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
		Water	Total Estimated Land Improvements True Cash Value =				3,319

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low	2024	30,000	49,600	79,600			41,490C
		High	2023	23,800	47,200	71,000			39,515C
		Landscaped	2022	20,000	42,600	62,600			37,634C
		Swamp	2021	18,800	39,700	58,500			36,432C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

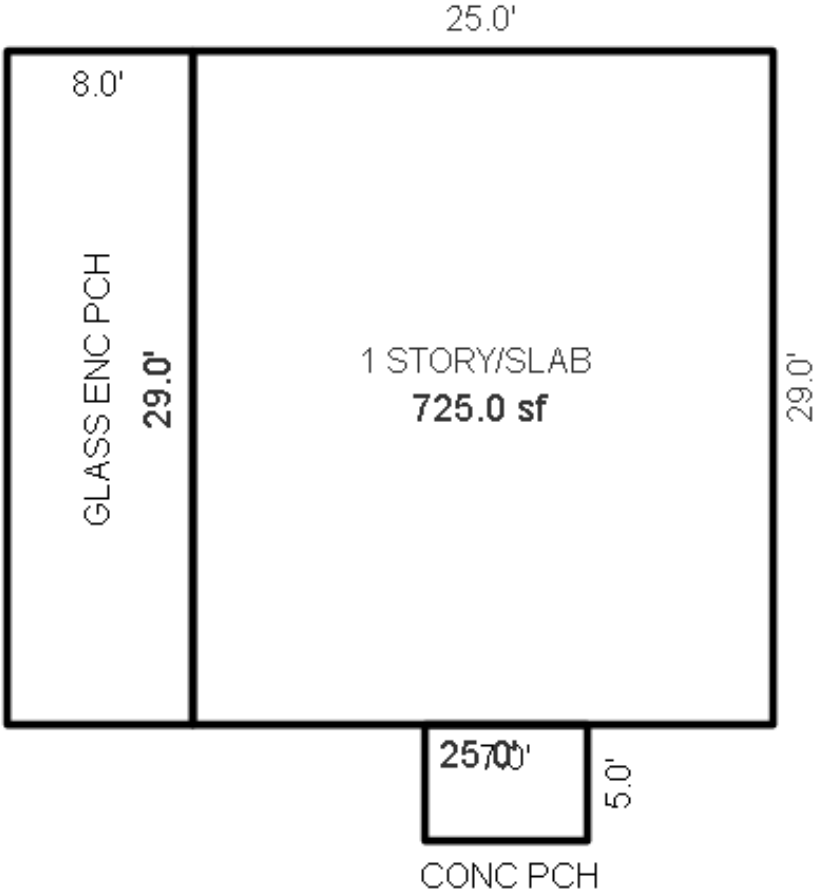
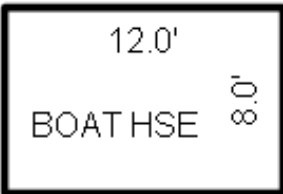


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*** Information herein deemed reliable but not guaranteed***

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 232 35	Type WGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		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: 45 Floor Area: 725 Total Base New : 119,291 Total Depr Cost: 65,609 Estimated T.C.V: 95,789		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1955		
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts		Ground Area = 725 SF		Floor Area = 725 SF.		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Building Areas		1 Story Pine Logs Slab		725 Total: 90,318 49,674		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,230 676	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches		WGEP (1 Story) 232 15,307 8,419		CPP 35 884 486	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 725 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1 1,326 729		Water Well, 50 Feet 1 2,585 1,422	
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Built-Ins		Appliance Allow. 1 1,934 1,064		Fireplaces	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			SANITARY SEWER			Exterior 1 Story 1 5,707 3,139		Local Cost Items		1 0 0 *	
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals: 119,291 65,609		ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 95,789		
X	Wood Sash Metal Sash Vinyl Sash	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Asphalt Shingle		Chimney: Brick			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS ESTATE	SKUKALEK JOHN M & BARBARA	115,000	03/17/2008	WD	03-ARM'S LENGTH	2008/859	DEED	100.0
COLLINS DONALD M & JEAN L	SKUKALEK JOHN M & BARBARA	110,000	02/18/2008	WD	21-NOT USED/OTHER	2008/549	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1688 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 161,575 TCV/TFA: 237.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 11 SAPPHIRE LAKE PLAT.	X		GROUP A 1200/	50.00	100.00	60,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			60,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size % Good	Cash Value
								Wood Frame	30.27	70 50	1,059
								Total Estimated Land Improvements True Cash Value = 1,059			

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



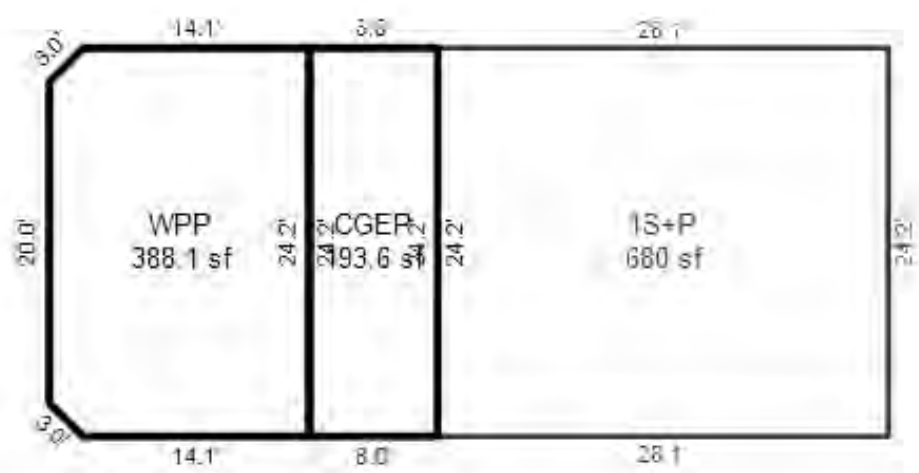
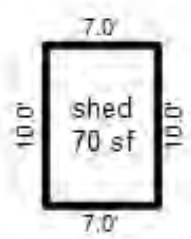
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													2023	23,800	48,400	72,200			46,621C
													2022	20,000	37,200	57,200			44,401C
													2021	18,800	34,600	53,400			42,983C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins				(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 193 386 20 60	Type CGEP (1 Story) WPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	Central Air Wood Furnace													
Condition: Average		Trim & Decoration		Size of Closets															
Room List		Doors	Solid	X	H.C.														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric													
(1) Exterior						100	Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1965							
				Ex.	Ord.	X	Min	(11) Heating System: Wall/Floor Furnace		Ground Area = 680 SF		Floor Area = 680 SF.							
(2) Windows		(7) Excavation		Many		Ave.	X	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 680 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1 Story		Siding		Crawl Space		680		Total:		82,458		49,475	
(3) Roof		(9) Basement Finish		14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		738			
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		Porches		CGEP (1 Story)		193		10,750		6,450					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Built-Ins		Appliance Allow.		1		1,934		1,160					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Fireplaces		Exterior 1 Story		Unit-in-Place Cost Items		70		370		351		*			
						Local Cost Items		BOAT HOUSE (BY SQ FT)		1		0		0		*			
						SANITARY SEWER		Notes:		Totals:		114,529		68,847					
								ECF (4087 SAPPHIRE LAKE) 1.460 =>		TCV:		100,516							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIND BEVERLY J	LIND BEVERLY J TRUSTEE OF	0	11/10/2011	QC	21-NOT USED/OTHER	2011-03716	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1678 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
LIND BEVERLY J TRUSTEE OF THE LIND BEVERLY J TRUST 1678 S SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 182,072 TCV/TFA: 251.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.0000	1.0000	1200	100	60,000		
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	60,000	
			Paved Road	Land Improvement Cost Estimates								
			Storm Sewer	Description						Rate	Size % Good	Cash Value
			Sidewalk	D/W/P: 3.5 Concrete						6.16	280 71	1,225
			Water	Total Estimated Land Improvements True Cash Value =								1,225
			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	30,000	61,000	91,000			51,918C
Rolling							
Low							
X High	2023	23,800	58,200	82,000			49,446C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	20,000	52,500	72,500			47,092C
Ravine							
Wetland							
Flood Plain	2021	18,800	48,900	67,700			45,588C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 280	Type Treated Wood Brzwy, FW	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % 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: 724 Total Base New : 137,954 Total Depr Cost: 82,772 Estimated T.C.V: 120,847		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1955		
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 724 SF Floor Area = 724 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 1 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 724		Total: 86,332 51,799				
(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: 724 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			Deck						
(2) Windows		(8) Basement		Basement Finish			Plumbing			Treated Wood						
X	Many Avg. Few	X	Large Avg. Small	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			Garages						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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)						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost						
X	Gable Hip Flat	Gambrel Mansard Shed	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			Water/Sewer			Public Sewer				
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
Chimney: Brick		(15) Fireplaces		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
		(16) Porches/Decks		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
		(17) Garage		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
		Totals:		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
		Notes:		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			
		ECF (4087 SAPPHERE LAKE) 1.460 => TCV:		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			

*** 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.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	03-ARM'S LENGTH	2010-4053wd &	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1666 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	07/12/2011	2011-0342	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY CT WHITEHOUSE OH 43571	MAP #:					
	2024 Est TCV 211,669 TCV/TFA: 220.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.	X		PUBLIC BEACH					
Comments/Influences			* Factors *					
21000771 \$115,000-10 20808943 \$134,9-08			GROUP A 1200/ 50.00 100.00 1.0000 1.0000 1200 100 60,000					
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 60,000					
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
			Metal Prefab	25.08	36 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2024	30,000	75,800	105,800			69,952C
TPC 12/27/2017 INSPECTED	2023	23,800	72,400	96,200			66,621C
TPC 03/30/2015 INSPECTED	2022	20,000	65,300	85,300			63,449C
TPC 11/22/2011 INSPECTED	2021	18,800	60,800	79,600			61,423C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 Drywall Plaster X Paneled Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S																
Yr Built 1950	Remodeled 2011		Ex Ord X Min													
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 1 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 60 Amps Service											
(1) Exterior					No./Qual. of Fixtures Ex. Ord. X Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Tile		No. of Elec. Outlets Many Ave. X Few											
(2) Windows			(7) Excavation Basement: 0 S.F. Crawl: 768 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											
X	Many Avg. Large X Few X Small				(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung 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 Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block					Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 768 Total: 122,363 79,537 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Porches WCP (1 Story) 124 5,669 3,685 CPP 16 447 291 Deck Treated Wood 225 4,480 2,912 Treated Wood 290 5,284 3,435 Treated Wood 97 2,517 1,636 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 158,817 103,232											E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 150,719																

*** 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.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	03-ARM'S LENGTH	2012-02787	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1656 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	07/20/2022	2022-0491	100%

Owner's Name/Address	MAP #:
MULLEN ERIN 1656 S SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 224,023 TCV/TFA: 201.10

Tax Description	Public Improvements	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																													
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.	<table border="1"> <tr> <td>X Improved</td> <td>Vacant</td> </tr> </table>	X Improved	Vacant	<table border="1"> <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> <tr> <td>GROUP A 1200/</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> <td>60,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 60,000</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 60,000
X Improved	Vacant																														
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000																							
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 60,000																							

Comments/Influences	Land Improvement Cost Estimates																														
X Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>36</td> <td>50</td> <td>118</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>2.27</td> <td>576</td> <td>50</td> <td>654</td> </tr> <tr> <td>Wood Frame</td> <td>35.77</td> <td>60</td> <td>50</td> <td>1,073</td> </tr> <tr> <td>Wood Frame</td> <td>31.61</td> <td>84</td> <td>50</td> <td>1,327</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,172</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	36	50	118	D/W/P: Crushed Rock	2.27	576	50	654	Wood Frame	35.77	60	50	1,073	Wood Frame	31.61	84	50	1,327	Total Estimated Land Improvements True Cash Value =				3,172
Description		Rate	Size	% Good	Cash Value																										
D/W/P: 3.5 Concrete		6.58	36	50	118																										
D/W/P: Crushed Rock		2.27	576	50	654																										
Wood Frame		35.77	60	50	1,073																										
Wood Frame		31.61	84	50	1,327																										
Total Estimated Land Improvements True Cash Value =				3,172																											
X Gravel Road																															
X Paved Road																															
X Storm Sewer																															
X Sidewalk																															
X Water																															
X Sewer																															
X Electric																															
X Gas																															
X Curb																															
Street Lights																															
Standard Utilities																															
Underground Utils.																															

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



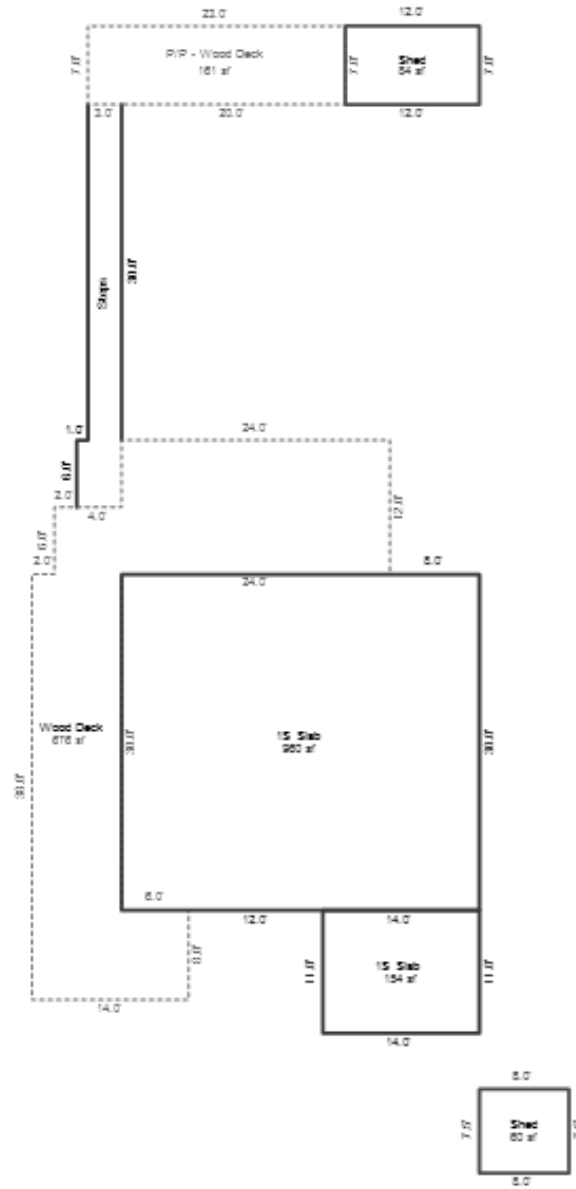
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/04/2022	INSPECTED	2024	30,000	82,000	112,000			70,421C
TPC	05/06/2018	INSPECTED	2023	23,800	78,200	102,000			67,068C
TPC	12/27/2017	INSPECTED	2022	20,000	58,100	78,100			50,827C
			2021	18,800	54,100	72,900			49,204C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 676 161	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,114 Total Base New : 169,495 Total Depr Cost: 110,172 Estimated T.C.V: 160,851			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1948 201	Remodeled 2022	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1948		
Condition: Average		Lg	Ord	X	Small	60 Amps Service			Ground Area = 1114 SF Floor Area = 1114 SF.							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Building Areas									
(1) Exterior		Kitchen: Other: Other:		60 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. X Min			1 Story Siding Slab 960									
(2) Windows		Other:		Many Ave. X Few			1 Story Siding Slab 154									
X	Insulation	(7) Excavation		(13) Plumbing			Total: 141,728 92,123									
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1114 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 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			Exterior Stone Veneer 32 1,215 790									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Plumbing Average Fixture(s) 1 1,476 959									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Deck Treated Wood 676 9,200 5,980 Treated Wood 161 3,592 2,335								
X	Asphalt Shingle Metal	(10) Floor Support		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									
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			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									
		Joists: Unsupported Len: Cntr.Sup:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 160,851			Totals: 169,495 110,172									

*** 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.
		93,500	06/01/2000	WD	33-TO BE DETERMINED	338:219	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1646 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 132,835 TCV/TFA: 214.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 15 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH			
			GROUP A 1200/	50.00	100.00	60,000
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 60,000

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates		
				Description	Rate	Cash Value
				Wood Frame	25.61	1,455
				Total Estimated Land Improvements True Cash Value = 1,455		

Topography of Site	X Level	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	30,000	36,400	66,400			46,673C
				2023	23,800	34,700	58,500			44,451C
				2022	20,000	31,300	51,300			42,335C
				2021	18,800	29,100	47,900			40,983C

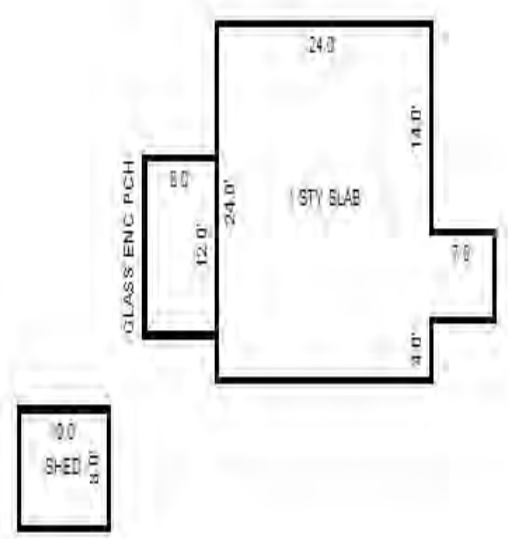


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S			Drywall Paneled		Plaster Wood T&G												
Yr Built 1959		Remodeled 0			Ex	Ord	X Min										
Condition: Average		Trim & Decoration			Size of Closets												
Room List			Doors		Lg	Ord	X Small										
	Basement 1st Floor 2nd Floor 1 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: 0 S.F. Slab: 618 S.F. Height to Joists: 0.0			(13) Plumbing												
		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 618 SF Floor Area = 618 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Cls D		Blt 1959					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Slab	618	Total:	69,546	38,251		
Other Additions/Adjustments																	
Plumbing										Average Fixture(s)	1	1,025	564				
Porches										CGEP (1 Story)	96	5,874	3,231				
Deck										Treated Wood	80	2,164	1,190				
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	*			
Notes:										Totals:		88,889	48,890				
										ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		71,380					

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1636 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		New House		09/22/2006	20060312	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/1994		Demolition/Removal		09/18/2006	20060306	Complete				
KISER JACK L 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #: 2024 Est TCV 314,810 TCV/TFA: 224.86										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
NORTHWESTERN MORTGAGE CO 109 E FRONT ST Traverse City MI 49684		Public Improvements		* Factors * PUBLIC BEACH								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.		Gravel Road		GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		60,000	
Topography of Site		Storm Sewer		Land Improvement Cost Estimates								
X Level		Sidewalk		Description			Rate	Size	% Good	Cash Value		
X High		Water		Residential Local Cost Land Improvements								
X Landscaped		Sewer		Description			Rate	Size	% Good	Cash Value		
X Swamp		Electric		LAND IMPROVE 1000			1,000.00	1	95	950		
X Wooded		Gas		Total Estimated Land Improvements True Cash Value =							950	
X Pond		Curb										
X Waterfront		Street Lights										
X Ravine		Standard Utilities										
X Wetland		Underground Utils.										
X Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	30,000	127,400	157,400			94,619C		
TPC 12/27/2017		INSPECTED		2023	23,800	121,600	145,400			90,114C		
TPC 03/30/2015		INSPECTED		2022	20,000	109,600	129,600			85,823C		
TPC 10/20/2014		INSPECTED		2021	18,800	103,300	122,100			83,082C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	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			16 CCP (1 Story) 168 WCP (1 Story)			Class: CD Effec. Age: 10 Floor Area: 1,400 Total Base New : 193,198 Total Depr Cost: 173,877 Estimated T.C.V: 253,860		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 10 Floor Area: 1,400 Total Base New : 193,198 Total Depr Cost: 173,877 Estimated T.C.V: 253,860			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:													
Yr Built 2006	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD			Blt 2006														
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 1120 SF			Floor Area = 1400 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90													
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story			Siding			Basement			1,120			Total:			166,705			150,033			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior			Stone Veneer			80			2,734			2,461							
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			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			3 Fixture Bath			1			3,860			3,474				
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Porches			WCP (1 Story)			168			6,419			5,777							
X	Many Avg.	X	Large Avg.	Height to Joists: 0.0			(14) Water/Sewer			Water/Sewer			Public Sewer			1			1,326			1,193							
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			Water/Sewer			Water Well, 100 Feet			Built-Ins			Appliance Allow.			1			1,934			1,741				
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:			SANITARY SEWER			1			0			0			*							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			Totals:			193,198			173,877												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:			253,860																

*** 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				
1624 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/06/2005	20050156	100%				
Owner's Name/Address		P.R.E. 100% 04/11/1997		Garage		05/28/2004	20040162	100%				
WOLFORD MARY ANN 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2024 Est TCV 383,602 TCV/TFA: 219.45								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
231-839-5341		Gravel Road		GROUP A 1200/		95.00	100.00	0.8517	1.0000	1200	100	97,099
		Paved Road		95 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =						97,099
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Picket, 12-24	18.72	60	0	0				
		Sewer		D/W/P: 4in Ren. Conc.	8.18	160	0	0				
		Electric		D/W/P: Crushed Rock	2.27	1040	0	0				
		Gas		Wood Frame	32.30	80	50	1,292				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				3,667				
		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	48,500	143,300	191,800			107,301C	
		TPC 12/27/2017	INSPECTED		2023	38,400	136,800	175,200			102,192C	
		TPC 03/30/2015	INSPECTED		2022	31,300	123,400	154,700			97,326C	
		RJG 12/01/2008	INSPECTED		2021	29,400	115,000	144,400			94,217C	

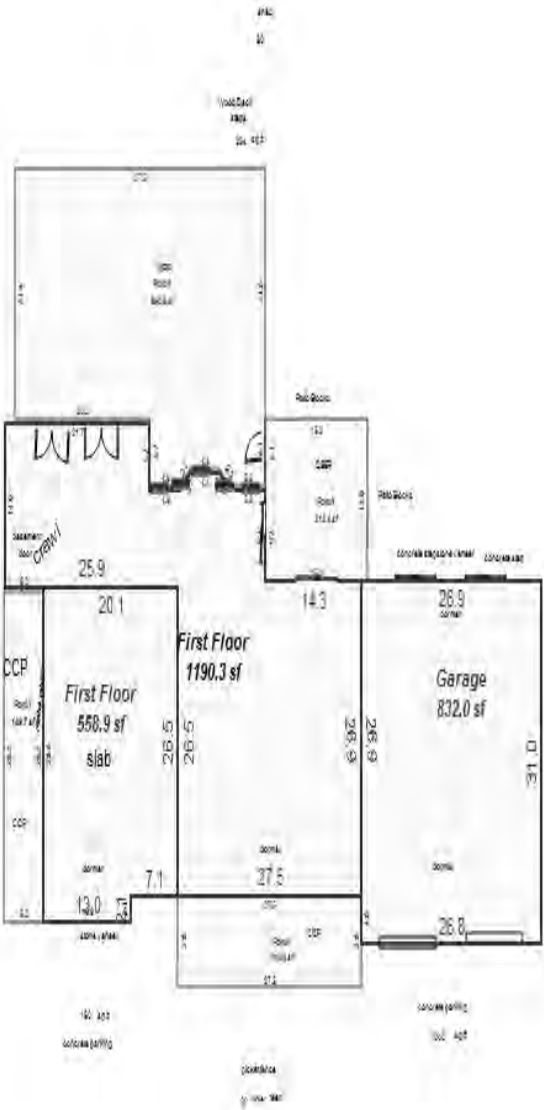


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 212 213 890 169 234	Type CCP (1 Story) CSEP (1 Story) WPP CCP (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?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,748 Total Base New : 322,851 Total Depr Cost: 193,723 Estimated T.C.V: 282,836			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 = 1748 SF Floor Area = 1748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C 5 Blt 1957												
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1957	2015					100 Amps Service			Many X Ave. Few			1 Story		Siding		Crawl Space		1,190							
Condition: Average		Size of Closets		Central Air Wood Furnace			No. of Elec. Outlets			Plumbing			1 Story		Siding		Slab		558						
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			13) Plumbing			1 Story		Siding		Slab		558		Total:		226,818 136,101			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1190 S.F. Slab: 558 S.F. Height to Joists: 0.0			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1190 S.F. Slab: 558 S.F. Height to Joists: 0.0			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
X	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			1 2 Fixture Bath			1 Story		Siding		Slab		558						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558							
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
Chimney: Block		(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
		(16) Porches/Decks		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						
		(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			1 2 Fixture Bath			1 Story		Siding		Slab		558						

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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 SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KELLY WILLIAM G 6230 S STATE RD APT 18 SALINE MI 48176	MAP #:					
		2024 Est TCV 10,670				

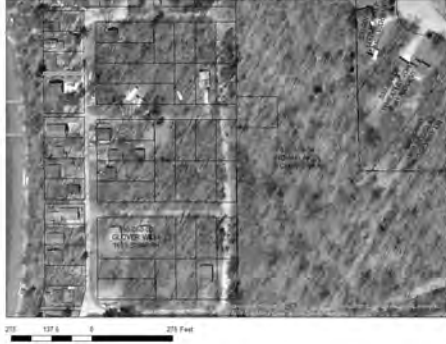
	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements			* Factors *			N 5' OF LOT 18			
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				GROUP A 1200/	5.00	100.00	1.7783	1.0000	1200 100	10,670
				5 Actual Front Feet, 0.01 Total Acres			Total Est. Land Value =			10,670

Tax Description
SEC 10 T22N R8W N 5 FT OF LOT 18.
SAPPHIRE 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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,300	0	5,300			1,920C
2023	4,200	0	4,200			1,829C
2022	4,000	0	4,000			1,742C
2021	3,700	0	3,700			1,687C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLY	KELLY WM G	28,000	12/31/1984	OTH	09-FAMILY		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1604 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/06/1987	1987-5205	100%
Owner's Name/Address	P.R.E. 0%					
KELLY WM G 6230 S STATE RD APT 18 SALINE MI 48176	MAP #:					
	2024 Est TCV 188,137 TCV/TFA: 184.81					

	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Tax Description			* Factors * PUBLIC BEACH			
. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.			Description	Frontage	Depth	Value
Comments/Influences	X		GROUP A 1200/	50.00	100.00	60,000
			50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =	60,000

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		6.16	200	0	0
D/W/P: Patio Blocks		14.27	150	0	0
Wood Frame		24.71	125	50	1,544
Wood Frame		28.72	80	50	1,149
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVE 1000		1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =					3,643

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	30,000	64,100	94,100			49,057C
TPC 12/27/2017	INSPECTED		2023	23,800	61,100	84,900			46,721C
TPC 04/19/2016	INSPECTED		2022	20,000	55,100	75,100			44,497C
TPC 10/27/2015	INSPECTED		2021	18,800	51,400	70,200			43,076C

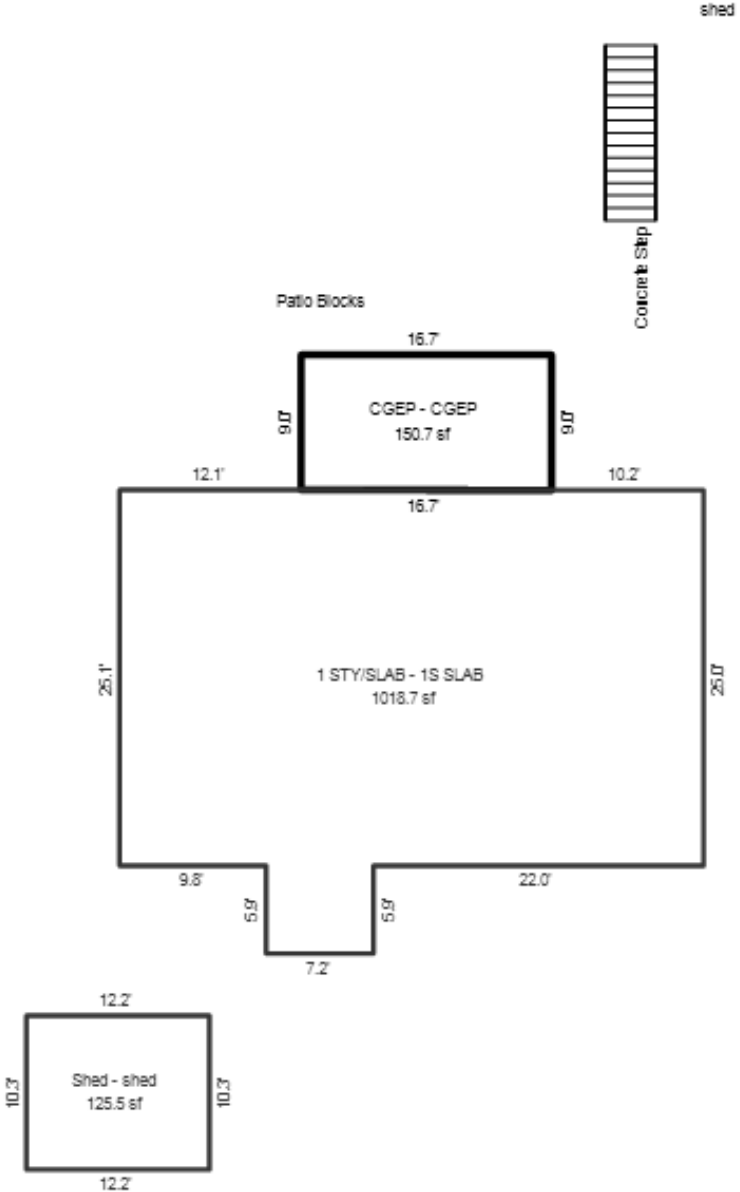
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 150	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,018 Total Base New : 142,117 Total Depr Cost: 85,270 Estimated T.C.V: 124,494		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																												
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1950																																												
Yr Built 1950 ADD	Remodeled 1988	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1018 SF		Floor Area = 1018 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																																												
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.	Average Fixture(s)			1 Story		Pine Logs		Slab		1,018		Total:		120,363		72,218																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		738																																						
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			1			Porches		CGEP (1 Story)		150		8,972		5,383																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1			Water/Sewer		Water/Sewer		Public Sewer		1		1,326		796																																						
	Insulation	(7) Excavation		Many			X			Ave.			Few			(14) Water/Sewer			1			Public Water																																				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1018 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	1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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:		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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:		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
		Totals:		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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:		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			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 (4087 SAPPHIRE LAKE) 1.460 => TCV:		1			Average Fixture(s)			1			3			Fixture Bath			2			Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TVORIK HAZEL E & ROBERT L	TVORIK ROBERT LOUIS	0	08/01/2022	WD	09-FAMILY	2022-02593	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1594 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TVORIK ROBERT LOUIS 13932 HARDENBURG TRAIL EAGLE MI 48822	MAP #:					
	2024 Est TCV 143,288 TCV/TFA: 218.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.	X		GROUP A 1200/	50.00	100.00	60,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			60,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size % Good	Cash Value	
								D/W/P: 3.5 Concrete	5.78	66	0	0
								Wood Frame	22.19	120	50	1,331
								Total Estimated Land Improvements True Cash Value = 1,331				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	30,000	41,600	71,600			35,154C
Rolling	2023	23,800	39,700	63,500			33,480C
Low	2022	20,000	35,800	55,800			31,886C
High	2021	18,800	33,300	52,100			30,868C



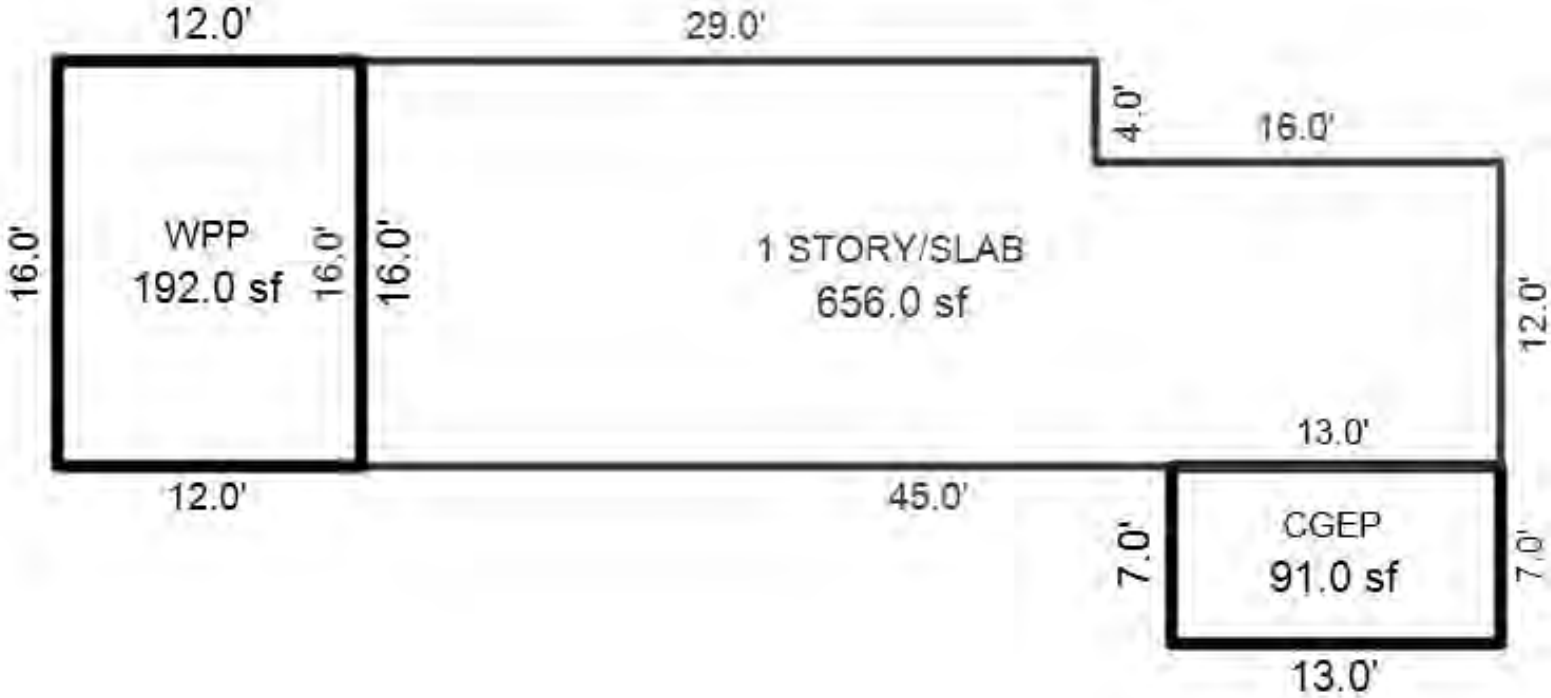
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	30,000	41,600	71,600			35,154C
			2023	23,800	39,700	63,500			33,480C
			2022	20,000	35,800	55,800			31,886C
			2021	18,800	33,300	52,100			30,868C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 91 192	Type CGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1963		Remodeled 0			Ex	Ord	X Min									
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	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	Tile		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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 656 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		1	(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: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 656 SF Floor Area = 656 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 656 Total: 73,043 43,824										E.C.F. X 1.460		Cls D Blt 1963				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 Porches CGEP (1 Story) 91 5,670 3,402 WPP 192 3,544 2,126 Water/Sewer Public Sewer 1 1,175 705 Water Well, 50 Feet 1 2,498 1,499 Built-Ins Appliance Allow. 1 1,638 983 Fireplaces Exterior 1 Story 1 4,969 2,981 Local Cost Items SANITARY SEWER 1 0 0										Totals: 93,562 56,135						
Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 81,957																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRINGTON RICHARD A	HERRINGTON KAREN S TRUSTE	0	05/17/2011	WD	03-ARM'S LENGTH	2011-01729	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1584 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HERRINGTON KAREN S TRUSTEE 29099 BELMONT FARM ROAD PERRYSBURG OH 43551	2024 Est TCV 263,553 TCV/TFA: 161.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				PUBLIC BEACH,#21 & 35-40				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT.	X	Dirt Road		GROUP A 1200/	50.00	100.00	0.6389	1.0000	1200	100		38,337
COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35 SAPPHIRE LAKE PLAT.	X	Gravel Road		BACKLOTS 150/	50.00	100.00	0.6389	1.0000	150	100	LOT 35	4,792
	X	Paved Road		BACKLOTS 150/	200.00	100.00	0.6389	1.0000	150	100	4 LOTS 37-40	19,168
	X	Storm Sewer		300 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =			62,297	
	X	Sidewalk		Land Improvement Cost Estimates								
	X	Water		Description				Rate	Size	% Good	Cash Value	
	X	Sewer		D/W/P: 3.5 Concrete				6.16	102	0	0	
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description				Rate	Size	% Good	Cash Value	
	X	Curb		LAND IMPROVE 2500				2,500.00	1	95	2,375	
	X	Street Lights		Total Estimated Land Improvements True Cash Value =								2,375
	X	Standard Utilities										
	X	Underground Utils.										

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN. -TIM 7/8/2013	X	Level	2024	31,100	100,700	131,800			90,397C
	X	Rolling	2023	24,800	96,100	120,900			86,093C
	X	Low	2022	26,700	86,700	113,400			81,994C
	X	High	2021	23,500	80,800	104,300			79,375C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

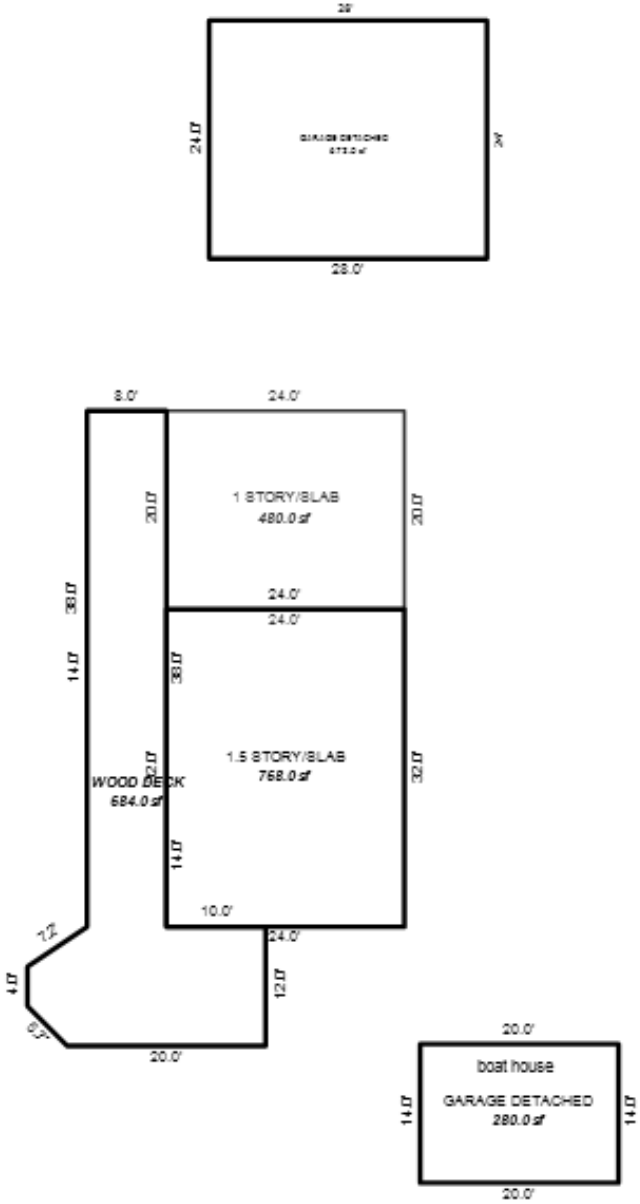


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*** Information herein deemed reliable but not guaranteed***

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 684	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min			Lg X Ord Small		Doors Solid X H.C.		Central Air Wood Furnace		
Building Style: 1.25S		Yr Built Remodeled 1946 1992		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1632 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 480 1.5 Story Siding Slab 768 Total: 165,098 99,059 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 3 Fixture Bath 1 3,860 2,316 2 Fixture Bath 1 2,596 1,558 Deck Treated Wood 684 9,056 5,434 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 12,326 7,396 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 22,129 13,277 Storage Over Garage 400 4,892 2,935 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Local Cost Items SANITARY SEWER 1 0 0 *
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1248 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:		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support														Totals: 227,032 136,220

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/4076	DEED	100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	21-NOT USED/OTHER	06-0/3912	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1572 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/18/2013	2013-0231	100%

Owner's Name/Address	MAP #:	2024 Est TCV 183,840 TCV/TFA: 234.79
TRAYNOR DANIEL M & MICHELLE 727 GOLDENROD AVE HOLLAND MI 49423		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	60,000
Comments/Influences			Gravel Road			
20806140 \$184,900 2006- REMODELED			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			D/W/P: 3.5 Concrete			
			Sewer			
			Metal Prefab			
			Wood Frame			
			Gas			
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			5,296

Topography of Site	X Level	X Rolling	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Landscaped					2024	30,000	61,900	91,900			63,075C
Swamp					2023	23,800	59,100	82,900			60,072C
Wooded					2022	20,000	53,400	73,400			57,212C
Pond					2021	18,800	49,800	68,600			55,385C
Waterfront											
Ravine											
Wetland											
Flood Plain											

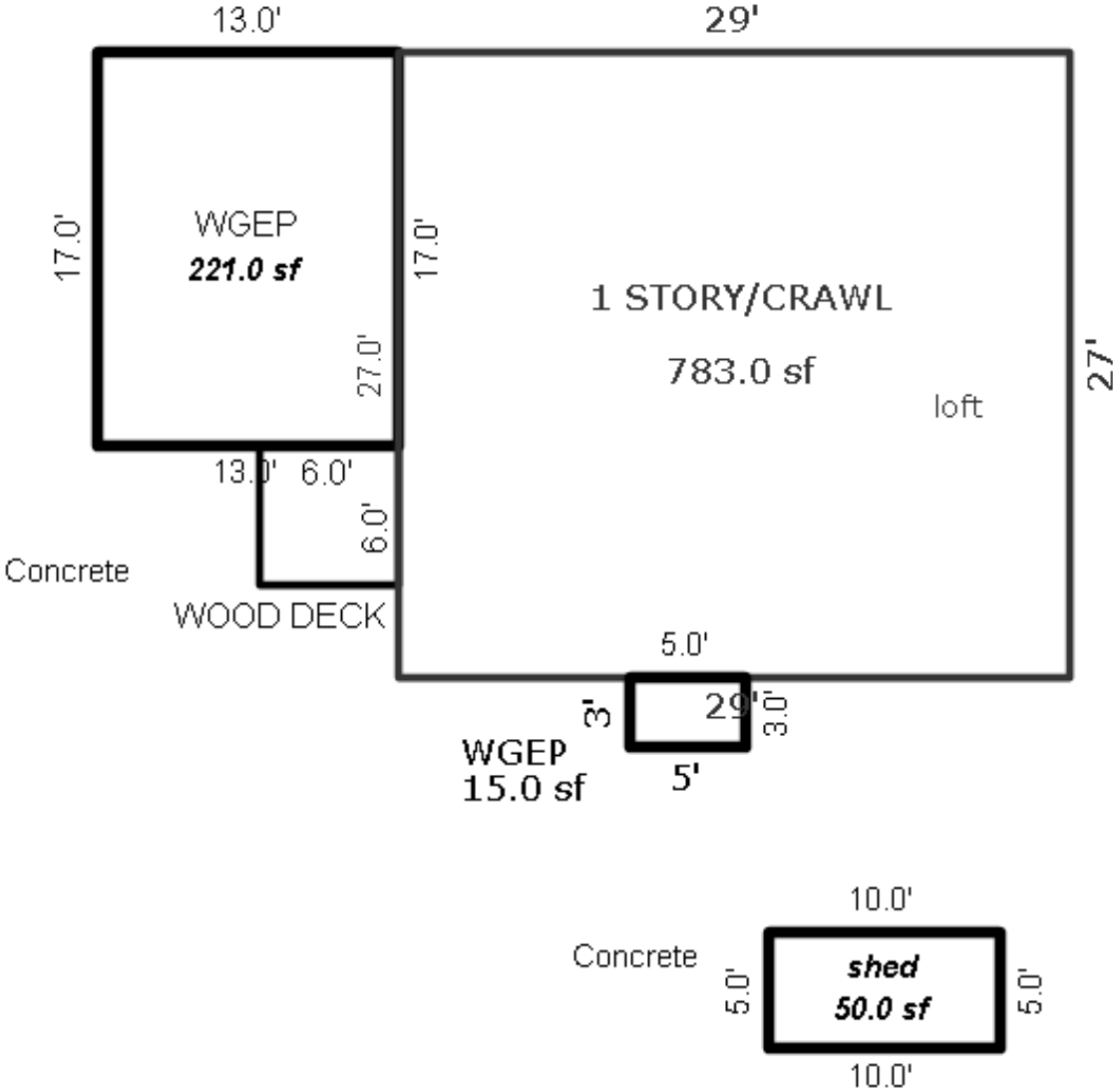


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*** Information herein deemed reliable but not guaranteed***

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 221 15 36 80	Type WGEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced 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: LOG		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1944		Remodeled 2006			Ex	X	Ord										
Condition: Average			Trim & Decoration														
Room List			Lg	X	Ord		Small										
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:											
(1) Exterior			(6) Ceilings				(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		No. of Elec. Outlets				100 Amps Service										
(2) Windows			No./Qual. of Fixtures				Ex. X Ord. Min										
X	Many Avg. X Few		Large Avg. X Small				Many X Ave. Few										
X	Wood Sash Metal Sash Vinyl Sash		(7) Excavation				(13) Plumbing										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle		(8) Basement				(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			(9) Basement Finish				Lump Sum Items:										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Notes:										
X	Gambrel Mansard Shed		(10) Floor Support				Appliance Allow. Local Cost Items SANITARY SEWER										
Totals:			Joists: Unsupported Len: Cntr.Sup:				Totals:										
E.C.F. X 1.460			Cost Est. for Res. Bldg: 1 Single Family LOG				Class: C Effec. Age: 40 Floor Area: 783 Total Base New : 135,324 Total Depr Cost: 81,194 Estimated T.C.V: 118,544										
Cls C Blt 1944			Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost										
Ground Area = 783 SF Floor Area = 783 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				1 Story Pine Logs Piers 783										
Total: 101,962 61,177			Other Additions/Adjustments				Plumbing										
Average Fixture(s) 1 1,476 886			Porches				WGEP (1 Story) 221 16,239 9,743 CGEP (1 Story) 15 1,806 1,084										
Deck			Treated Wood 36 1,509 905 Treated Wood 80 2,264 1,358				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										
Totals: 135,324 81,194			Notes:				ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 118,544										

*** 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.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	20-MULTI PARCEL SALE REF	06-0/4076	DEED	100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	21-NOT USED/OTHER	06-0/3912	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 21,804 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.0000	1.0000	150	100	7,500	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		7,500

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
Moved GRG & SHED ASSESSMENT TO HERE FROM 022-00 FOR 09. ALSO ADDED FINISH TO GRG.	X	Water	D/W/P: 3.5 Concrete	5.78	100 0	0
	X	Sewer	Total Estimated Land Improvements True Cash Value =			0
	X	Electric				
	X	Gas				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	3,800	7,100	10,900			6,968C
Rolling	2023	3,000	6,200	9,200			6,637C
Low	2022	5,000	5,700	10,700			6,321C
High	2021	5,000	5,000	10,000			6,120C
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	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: 1955 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 783 % 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: D Effec. Age: 40 Floor Area: 0 Total Base New : 21,673 Total Depr Cost: 13,004 Estimated T.C.V: 14,304
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D Blt 1955		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1955		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Class: D Exterior: Pole (Finished)		Base Cost				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Base Cost		783 21,673 13,004				
Basement		(6) Ceilings		Solar Water Heat			2000 Gal Septic		Notes:		Totals: 21,673 13,004				
1st Floor		No. of Elec. Outlets		No Plumbing			Lump Sum Items:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv:		14,304				
2nd Floor		Many Ave. Few		Extra Toilet											
Bedrooms		(7) Excavation		Extra Sink											
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower											
Wood/Shingle		(8) Basement		Ceramic Tile Floor											
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Ceramic Tile Wains											
Brick		Treated Wood Concrete Floor		Ceramic Tub Alcove											
Insulation		(9) Basement Finish		Vent Fan											
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few		Large Avg. Small													
Wood Sash		(10) Floor Support													
Metal Sash		Joists: Unsupported Len: Cntr.Sup:													
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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.
		74,900	07/01/2000	WD	33-TO BE DETERMINED	338:660	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1562 S HILL ST	School: LAKE CITY AREA SCHOOL DIST		New House	10/04/2006	20060328	Complete
Owner's Name/Address	P.R.E. 100% 08/08/2010					
NORMAN RANDY & CHRISTIE M 1562 HILL ST LAKE CITY MI 49651	MAP #: 2024 Est TCV 551,764 TCV/TFA: 225.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.			* Factors * PUBLIC BEACH						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200 100	60,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 60,000						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Dock: Light posts	38.74	320	0	0		
	X		D/W/P: 4in Ren. Conc.	6.61	600	0	0		
	X		Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVE 2500	2,500.00	1	95	2,375		
			Total Estimated Land Improvements True Cash Value = 2,375						



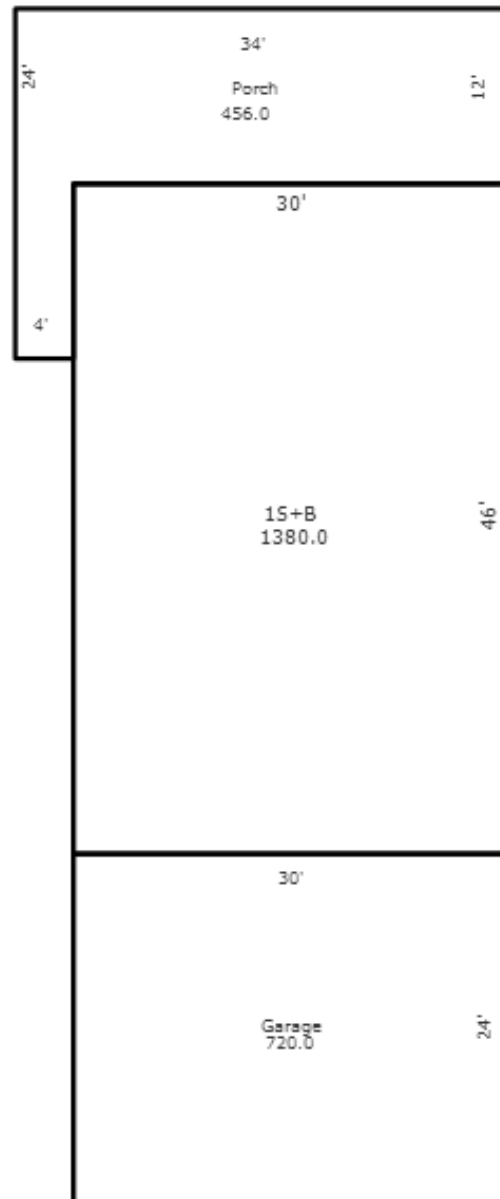
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	30,000	245,900	275,900			148,443C
Rolling							
X High	2023	23,800	234,700	258,500			141,375C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	20,000	211,600	231,600			134,643C
Ravine							
Wetland							
Flood Plain	2021	18,800	197,200	216,000			130,342C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 456	Type WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																												
Building Style: 1.25S				Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.																									
Yr Built 2007	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			No. of Elec. Outlets		Many X Ave. Few																									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X Drywall																																	
(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			(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																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1380 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 X Concrete Floor																																	
(3) Roof		(9) Basement Finish																																			
X	Gable Hip Flat	X	Gambrel Mansard Shed	1000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																														
Chimney:																																					
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 2445 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,380</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>300,192</td> <td>270,181</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1000 19,330 9,665 Basement, Outside Entrance, Below Grade 1 2,560 2,304 Plumbing Average Fixture(s) 1 1,476 1,328 3 Fixture Bath 2 9,291 8,362 Porches WPP 456 7,656 6,890 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 29,023 26,121 Common Wall: 1 Wall 1 -2,686 -2,417 Door Opener 2 1,093 984 Water/Sewer Public Sewer 1 1,494 1,345 Water Well, 100 Feet 1 5,808 5,227 Built-Ins Appliance Allow. 1 2,766 2,489 Fireplaces Direct-Vented Gas 1 3,021 2,719 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,380			1 Story	Siding	Overhang	720			Total:				300,192	270,181
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.25 Story	Siding	Basement	1,380																																		
1 Story	Siding	Overhang	720																																		
Total:				300,192	270,181																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANGER-SPICER PATRICIA J	PRANGLEY JEAN L	323,000	07/26/2021	WD	03-ARM'S LENGTH	2021-02586	PROPERTY TRANSFER	100.0
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	09-FAMILY	2018-03151	PROPERTY TRANSFER	0.0
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	09-FAMILY	2018-02610	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1552 S HILL 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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PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 392,687 TCV/TFA: 211.12					
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors *		PUBLIC BEACH, LOTS 25 & 26			
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	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	GROUP A 1200/	100.00	100.00	0.8409	1.0000	1200	100		100,908
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	100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	100,908
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Tax Description	Land Improvement Cost Estimates								
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. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	Water	Wood Frame	32.30	80	94	2,429
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X Sewer	Residential Local Cost Land Improvements				
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X Electric	Description	Rate	Size	% Good	Cash Value
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X Gas	LAND IMPROVE 1000	1,000.00	1	95	950
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X Curb	Total Estimated Land Improvements True Cash Value = 3,379				
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X Street Lights					
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X Standard Utilities					
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X Underground Utils.					
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Topography of Site					
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X Level					
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Rolling					
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X Low					
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X High					
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Landscaped					
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Swamp					
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Wooded					
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Pond					
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X Waterfront					
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Ravine					
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Wetland					
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Flood Plain					
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X Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	50,500	145,800	196,300	174,195C
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TPC 12/27/2017	INSPECTED	2023	39,900	139,300	179,200		165,900C
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TPC 03/30/2015	INSPECTED	2022	32,500	125,500	158,000		158,000S
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TPC 12/10/2013	INSPECTED	2021	30,500	101,400	131,900		95,998C
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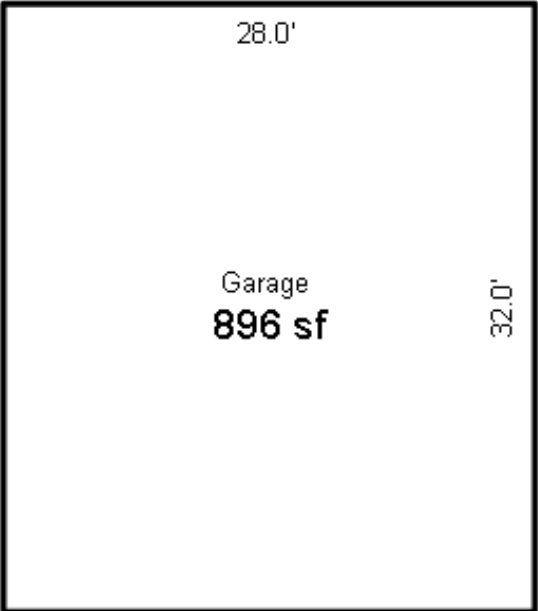
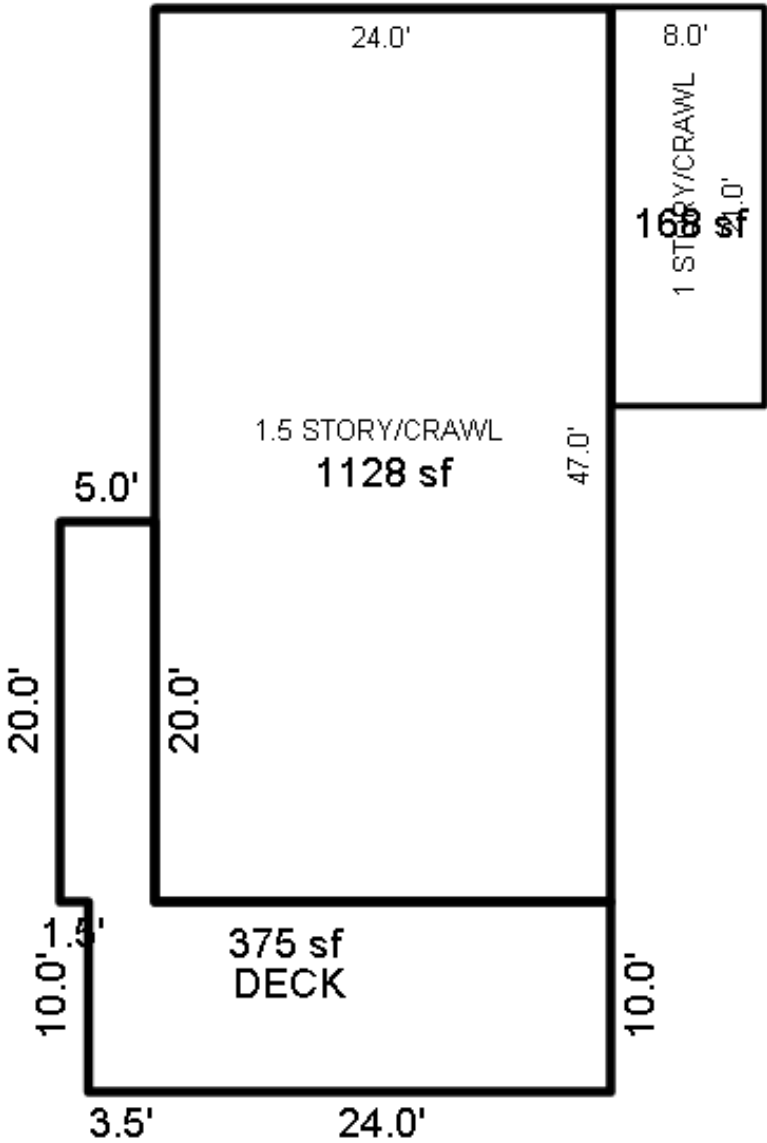


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 375	Type WPP	Year Built: 2003 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G			1						
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 1,860 Total Base New : 263,394 Total Depr Cost: 197,534 Estimated T.C.V: 288,400		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 263,394						
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Depr Cost: 197,534							
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Total Base New : 263,394						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5		Blt 1993				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Total Depr Cost: 197,534						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex.			X	Ord.		Floor Area = 1860 SF.						
Insulation		X Drywall		No. of Elec. Outlets			Many	X	Ave.	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas			Stories		Exterior		Foundation		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1296 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			1.5 Story		Siding		Crawl Space		
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) 2 3 Fixture Bath			1 Story		Siding		Crawl Space		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Size		Cost New		Depr. Cost		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing		1,128					
Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Plumbing			168						
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:					Porches			Total:		202,163		151,613		
							Garages			1		1,476		1,107		
							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			1		4,646		3,484		
							Base Cost			896		30,706		23,029		
							Water/Sewer			1		1,494		1,120		
							Public Sewer			1		5,808		4,356		
							Water Well, 100 Feet			1						
							Built-Ins			1		2,766		2,074		
							Appliance Allow.			1		2,766		2,074		
							Fireplaces			1		8,024		6,018		
							Exterior 2 Story			1		8,024		6,018		
							Local Cost Items			1		0		0		
							SANITARY SEWER			1		0		0		
							Notes:			Totals:		263,394		197,534		
							ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:							288,400		

*** 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.
SHAW TIMOTHY J	PRANGLEY JEAN L	6,000	07/14/2021	WD	03-ARM'S LENGTH	2021-02501	PROPERTY TRANSFER	100.0
DAUGHERTY BETTY R & CURRY	SHAW TIMOTHY J	5,000	05/21/2015	QC	03-ARM'S LENGTH	2015-02464	PROPERTY TRANSFER	100.0
BROWN BETTY R	DAUGHERTY BETTY R & CURRY	100	02/16/2015	QC	21-NOT USED/OTHER	2015-00867	PROPERTY TRANSFER	100.0

Property Address: 1543 HILL ST
 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: PRANGLEY JEAN L
 8675 W SAPPHIRE AVE
 LAKE CITY MI 49651
 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

Tax Description: . SEC 10 T22N R8W LOT 27 SAPPHIRE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,057C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANGER-SPICER PATRICIA J	PRANGLEY JEAN L	1	07/26/2021	QC	03-ARM'S LENGTH	2021-02585	DEED	100.0
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	09-FAMILY	2018-03150	PROPERTY TRANSFER	0.0
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	09-FAMILY	2018-02610	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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HILL 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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PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 12,613					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements			* Factors * LOTS 28 & 33		
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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				BACKLOTS 150/	100.00	100.00	0.8409	1.0000	150	100	12,613
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				100 Actual Front Feet,	0.23	Total Acres			Total Est. Land Value =	12,613
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
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		Sidewalk								
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		Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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	X	High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	6,300	0	6,300			3,307C
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		TPC 12/27/2017 INSPECTED	2023	5,000	0	5,000			3,150C
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		TPC 04/19/2016 INSPECTED	2022	3,000	0	3,000			3,000S
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		TPC 03/30/2015 INSPECTED	2021	3,000	0	3,000			2,036C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HERBA KAREN	HERBA KAREN J TRUST	0	01/13/2024	WD	09-FAMILY	2024-00205	DEED	0.0				
HOGAN KANDICE M & DANIEL	HERBA KAREN	181,000	05/11/2023	WD	03-ARM'S LENGTH	2023-01314	PROPERTY TRANSFER	100.0				
MEYER CALE L	HOGAN KANDICE M & DANIEL	150,000	02/04/2022	WD	03-ARM'S LENGTH	2022-00448	PROPERTY TRANSFER	100.0				
VIPOND CHRISTINA	MEYER CALE L	125,000	10/16/2019	WD	03-ARM'S LENGTH	2019-03249	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1550 S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		08/13/2013		2013-0374	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 162,086 TCV/TFA: 150.78						
HERBA KAREN J TRUST 122 LINDEN DR OSWEGO IL 60543		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOTS 29 - 32 INCL SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		BACKLOTS 150/	50.00	100.00	0.7071	1.0000	150	100	LOT 29	5,303
		Paved Road		BACKLOTS 150/	50.00	100.00	0.7071	1.0000	150	100	LOTS 31 & 32	5,303
		Storm Sewer		BACKLOTS 150/	100.00	100.00	0.7071	1.0000	150	100	LOTS 31 & 32	10,607
		Sidewalk		200 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =		21,213				
		Water		Land Improvement Cost Estimates								
		X Sewer		Description				Rate		Size % Good	Cash Value	
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description				Rate		Size % Good	Cash Value	
				LAND IMPROVE 1000		0.00		0		95		950
				Total Estimated Land Improvements True Cash Value = 950								
		Topography of Site										
		X Level										
			Rolling									
			Low									
		X High										
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	10,600	70,400	81,000			81,000S	
		TPC 04/06/2023	INSPECTED		2023	8,500	59,200	67,700			67,700S	
		TPC 09/17/2018	INSPECTED		2022	4,500	54,500	59,000			52,896C	
		TPC 12/27/2017	INSPECTED		2021	4,500	48,700	53,200			51,207C	

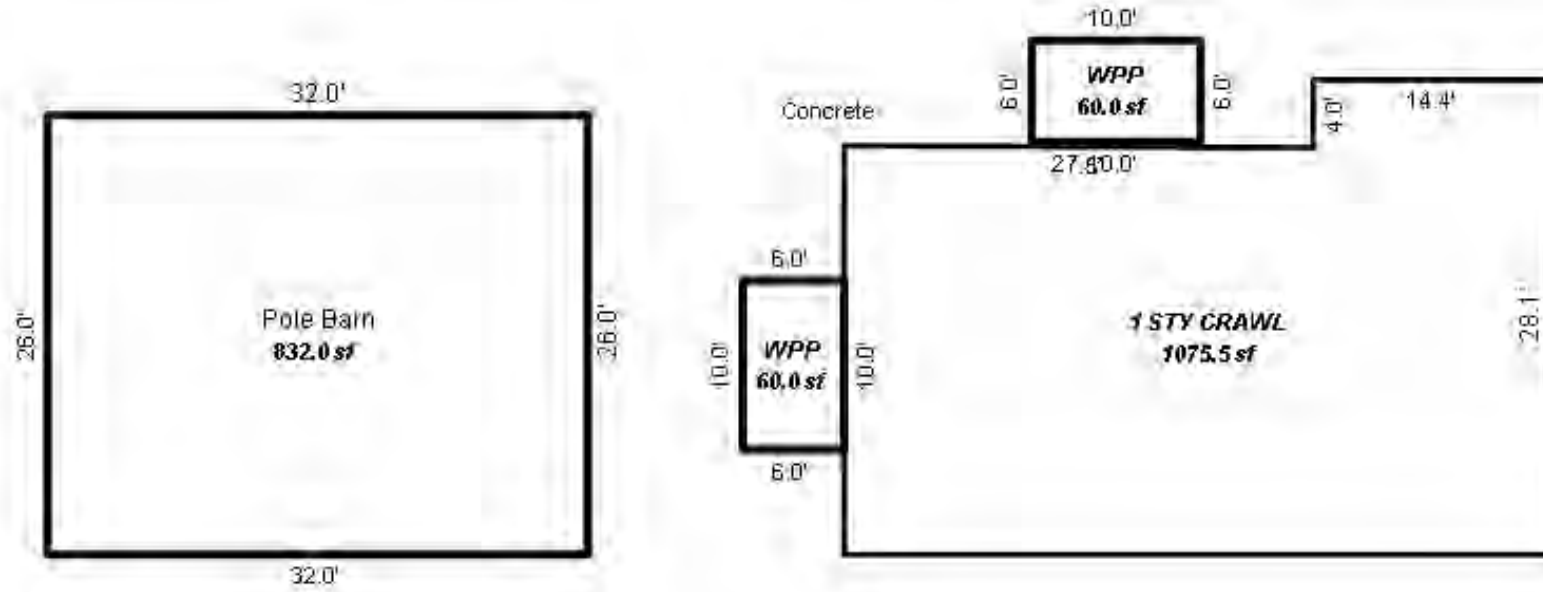


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WPP 60 WPP	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,075 Total Base New : 181,720 Total Depr Cost: 127,203 Estimated T.C.V: 139,923			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		X	Drywall		X	Plaster	Central Air Wood Furnace			Total Base New : 181,720 Total Depr Cost: 127,203 Estimated T.C.V: 139,923			E.C.F. X 1.100		Carpport Area:	
Yr Built 1973		Remodeled 2013			Ex	X	Ord	Min	No./Qual. of Fixtures			E.C.F. X 1.100		Roof:		
Condition: Average		Size of Closets			Lg	X	Ord	Small	100 Amps Service			E.C.F. X 1.100				
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1973		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 1075 SF Floor Area = 1075 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X		Tile	Many			X	Ave.	Few	1 Story Siding Crawl Space 1,075 Total: 146,924 102,846					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1075 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) Porches WPP WPP Garages Class: C Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,476 1,033 60 2,321 1,625 60 2,321 1,625 832 21,732 15,212 1 1,494 1,046 1 2,686 1,880 1 2,766 1,936 1 0 0			
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 181,720 127,203			*		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv: 139,923						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
	Chimney: Metal															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BASALLA GAIL M	STANKOV DON F	0	07/21/2017	AFF	09-FAMILY	SOC SEC DEATH	DEED	0.0
STANKOV MARY	STANKOV DON F & BASSALLA	0	08/22/2014	AFF	09-FAMILY	SOC SEC DEATH	PROPERTY TRANSFER	0.0
STANKOV MARY	STANKOV MARY ETAL	0	09/19/2000	WD	09-FAMILY	340P935	PROPERTY TRANSFER	0.0

Property Address: FIFTH 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: STANKOV DON F
 296 HARPHAM ST
 COMMERCE TOWNSHIP MI 48382
 2024 Est TCV 75,047 TCV/TFA: 97.72

X Improved Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,500

Tax Description: . SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.
 Comments/Influences:

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	94	1,926
Total Estimated Land Improvements True Cash Value =				1,926



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

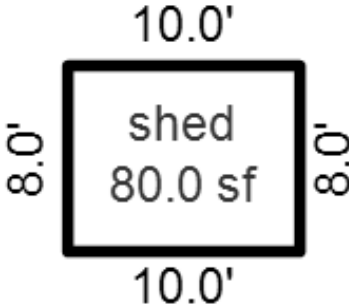
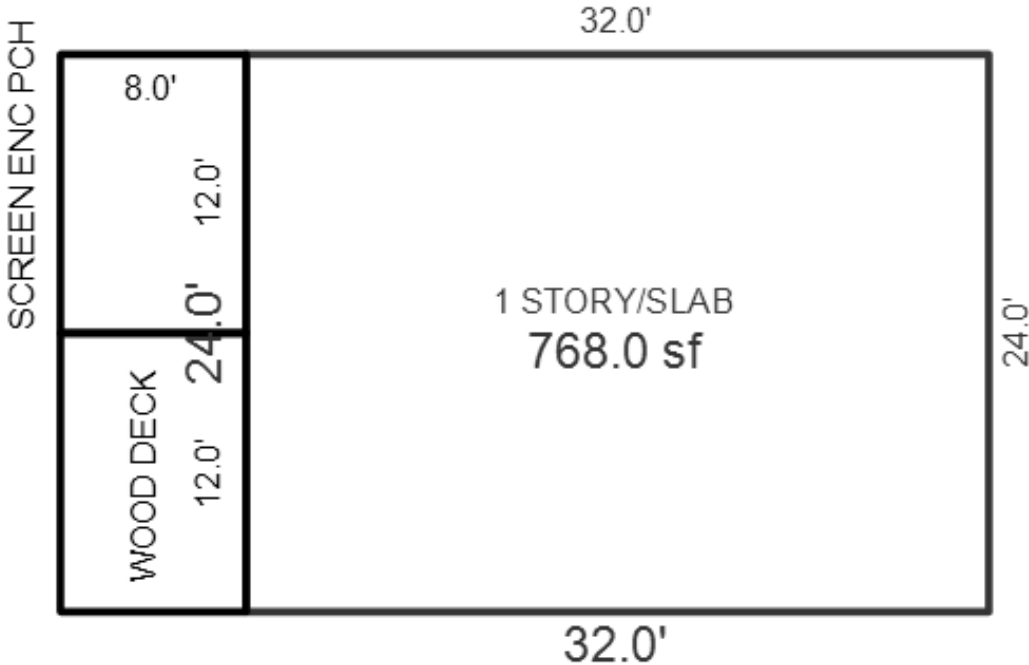
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	33,700	37,500			19,813C
2023	3,000	29,200	32,200			18,870C
2022	1,500	26,800	28,300			17,972C
2021	1,500	23,800	25,300			17,398C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 96 96	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 768 Total Base New : 99,427 Total Depr Cost: 59,655 Estimated T.C.V: 65,621		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Cls D Blt 1951		
Yr Built 1951	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 85,111 51,066				
Condition: Average		Lg	Ord	X	Small	100 Amps Service			1 Story Siding Slab 768		85,111		51,066		
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) Porches CSEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER		1,025 615		3,817 2,290		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Plumbing		1,175 705		2,498 1,499	
		Kitchen: Other: Other:		100 Amps Service			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		1,638 983		1,779 1,067	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
(2) Windows		(8) Basement		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1,025 615		3,817 2,290	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			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		1,025 615		3,817 2,290	
Totals: 99,427 59,655 Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 65,621															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TVORIK HAZEL E & ROBERT L	TVORIK ROBERT LOUIS	0	08/01/2022	WD	09-FAMILY	2022-02593	DEED	0.0

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

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

Owner's Name/Address: TVORIK ROBERT LOUIS
 13932 HARDENBURG TRAIL
 EAGLE MI 48822
 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPHIRE LAKE

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

BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

Tax Description: . SEC 10 T22N R8W LOT 36 SAPHIRE 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
 Low
 X High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,481C
2023	3,000	0	3,000			1,411C
2022	5,000	0	5,000			1,344C
2021	5,000	0	5,000			1,302C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEWINSKI CHERYL KNA MCRO	MCROBERTS THOMAS & CHERYL	0	11/14/2023	QC	09-FAMILY	2023-03071	DEED	0.0
DUNLAP ROSE	SIEWINSKI CHERYL	176,000	10/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03478	PROPERTY TRANSFER	100.0
CHASE DOUGLAS	DUNLAP ROSE	126,500	10/16/2020	WD	03-ARM'S LENGTH	2020-03194	PROPERTY TRANSFER	100.0
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	07/09/2015	WD	16-LC PAYOFF	2015-02526	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1620 CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	07/25/2013	2013-0340	100%
	P.R.E. 100% 10/28/2022					

Owner's Name/Address	MAP #:
MCROBERTS THOMAS & CHERYL 1620 S CHIPPEWA AVE LAKE CITY MI 49651	2024 Est TCV 182,294 TCV/TFA: 119.07

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		BACKLOTS 150/ 150.00 100.00 0.7598 1.0000 150 100 17,096
		150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 17,096

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC 10 T22N R8W LOTS 41, 42, 43 SAPPHIRE LAKE PLAT.		Dirt Road	Description Rate Size % Good Cash Value
2024 COMBINATION ON 11/2023 WITH 590-042-00 & 590-043-00	X	Gravel Road	D/W/P: 3.5 Concrete 6.58 500 0 0
FORMERLY . SEC 10 T22N R8W LOT 41	X	Paved Road	Residential Local Cost Land Improvements
SAPPHIRE LAKE PLAT.	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

Comments/Influences	X	Gas
PB FINISHED AS RESIDENCE	X	Curb
		Street Lights
		Standard Utilities
		Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,500	82,600	91,100			90,405C
2023	3,000	71,200	74,200		74,200A	74,200S
2022	1,500	57,600	59,100		59,100W	54,749C
2021	1,500	51,500	53,000			53,000S

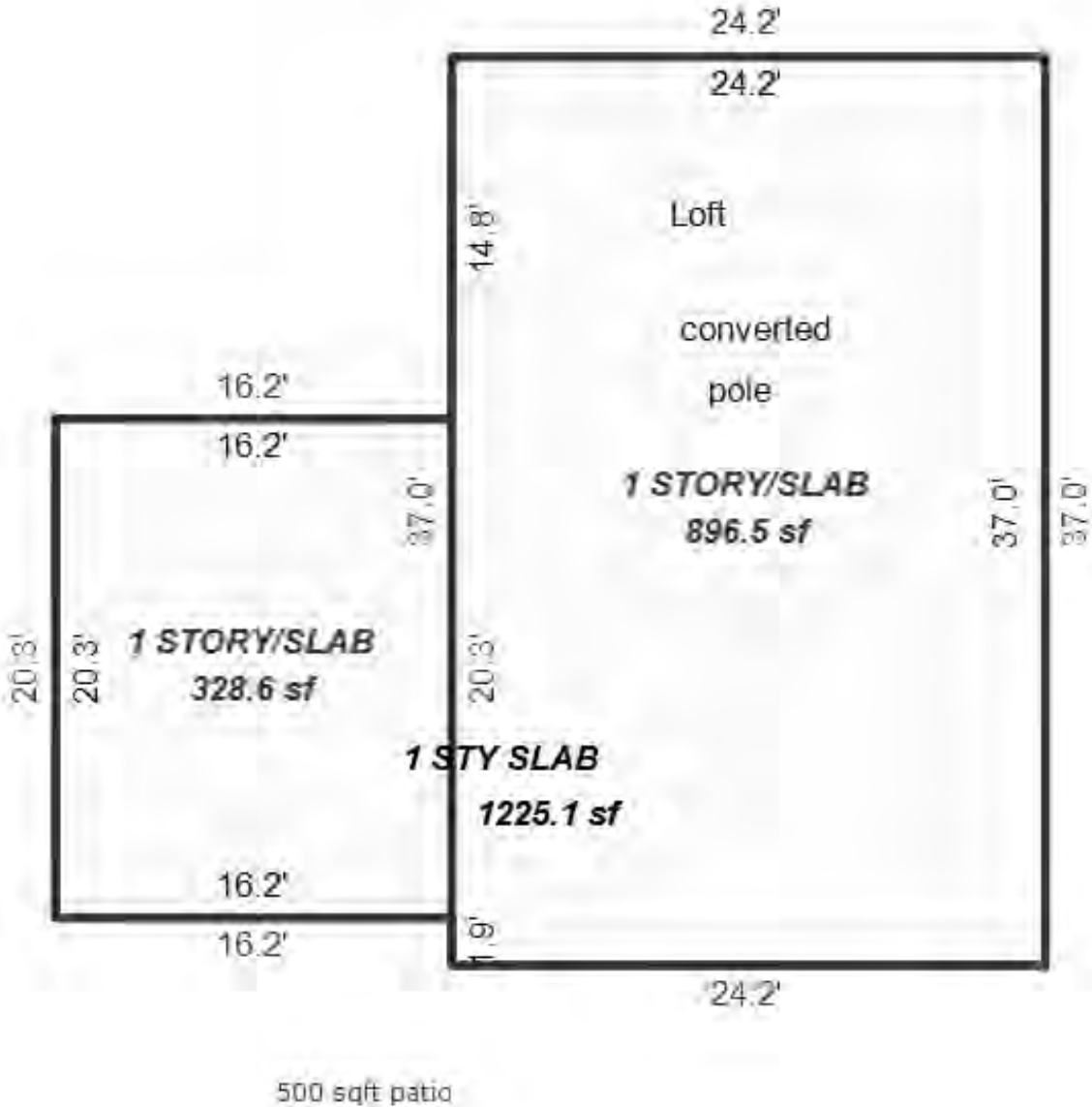


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	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											
Building Style: 1S		Trim & Decoration		X			Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C -5 Effec. Age: 20 Floor Area: 1,531 Total Base New : 186,632 Total Depr Cost: 149,316 Estimated T.C.V: 164,248		E.C.F. X 1.100		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C -5 Blt 1980		
1980 201	2013	Ex	X	Ord		Min	(11) Heating System: Electric Wall Heat Ground Area = 1225 SF Floor Area = 1531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Condition: Average		Lg		X	Ord		Building Areas									
Room List		Doors		Solid		H.C.	(13) Plumbing									
	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									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing Areas									
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation			Many			X	Ave.		Few						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1225 S.F. Height to Joists: 0.0			Water/Sewer									
X	Many Avg. Few	X	Large Avg. Small				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof		(9) Basement Finish					(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:									
Chimney: Block							SANITARY SEWER									
							Totals:			186,632		149,316		164,248		
							ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
W FOURTH ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
KELLY WILLIAM G 6230 S STATE RD APT 18 SALINE MI 48176		MAP #:		2024 Est TCV 11,610								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
		Paved Road		BACKLOTS 150/	50.00	50.00	0.8409	0.8409	150	100		5,303
		Storm Sewer		100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 11,610								
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	5,800	0	5,800		1,654C		
		TPC 04/30/2021 INSPECTED			2023	4,600	0	4,600		1,576C		
		TPC 12/27/2017 INSPECTED			2022	5,400	0	5,400		1,501C		
		TPC 04/19/2016 INSPECTED			2021	5,400	0	5,400		1,454C		



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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				
1624 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 04/11/1997										
WOLFORD MARY ANN 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2024 Est TCV 41,767 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
		X	Paved Road	BACKLOTS 150/	50.00	50.00	0.8409	0.8409	150	100		5,303
		X	Storm Sewer	100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 11,610								
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	5,800	15,100	20,900		10,319C		
		TPC 04/30/2021	INSPECTED		2023	4,600	13,900	18,500		9,828C		
		TPC 12/27/2017	INSPECTED		2022	5,400	12,700	18,100		9,360C		
		TPC 04/16/2016	INSPECTED		2021	5,400	11,300	16,700		9,061C		

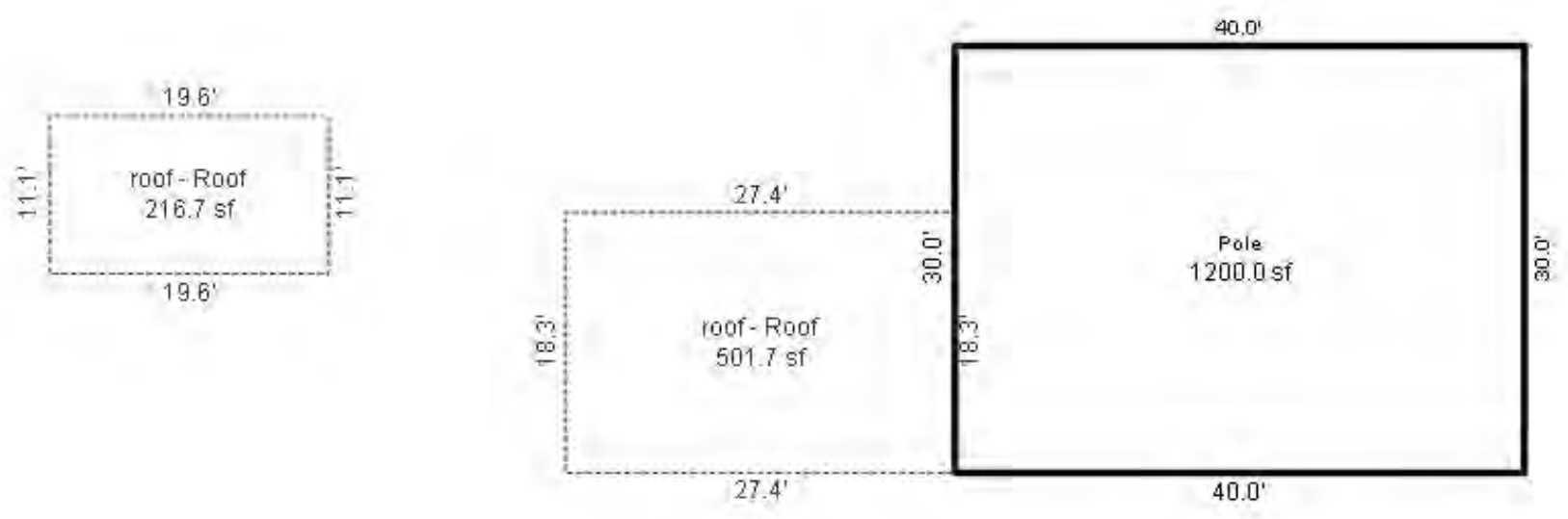


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*** Information herein deemed reliable but not guaranteed***

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 216 501	Type Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Roof	E.C.F. X 1.100	Bsmnt Garage:	Carport Area:		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Duplex		Drywall Paneled		X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Wood Frame		Trim & Decoration		(12) Electric			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Building Style: GRG		Ex Ord Min		0 Amps Service			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Yr Built 1992	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Condition: Average		Lg Ord Small		Ex. Ord. Min			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Room List		Doors Solid H.C.		No. of Elec. Outlets			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Many Ave. Few			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Insulation		(7) Excavation		(14) Water/Sewer			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Many Avg. Few		Large Avg. Small		Lump Sum Items:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
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		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 30,157			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
(3) Roof		(9) Basement Finish		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Gambrel Mansard Shed		(10) Floor Support		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	
Chimney:		Notes:		Notes:			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 36,554 Total Depr Cost: 27,415 Estimated T.C.V: 30,157		Roof		E.C.F. X 1.100		Bsmnt Garage:		Carport Area:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
KISER JACK 1636 S SAPPHIRE AVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 34,320 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
			Paved Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		7,500	
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description								
			Water	D/W/P: 4in Ren. Conc.				Rate	Size	% Good	Cash Value	
		X	Sewer					7.35	400	0	0	
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate		Size		% Good	Cash Value		
		X	Curb	LAND IMPROVE 1000	1,000.00		1		95	950		
			Street Lights	Total Estimated Land Improvements True Cash Value =								
			Standard Utilities	950								
			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	3,800	13,400	17,200			9,181C		
				2023	3,000	11,600	14,600			8,744C		
				2022	5,000	10,700	15,700			8,328C		
				2021	5,000	9,600	14,600			8,062C		

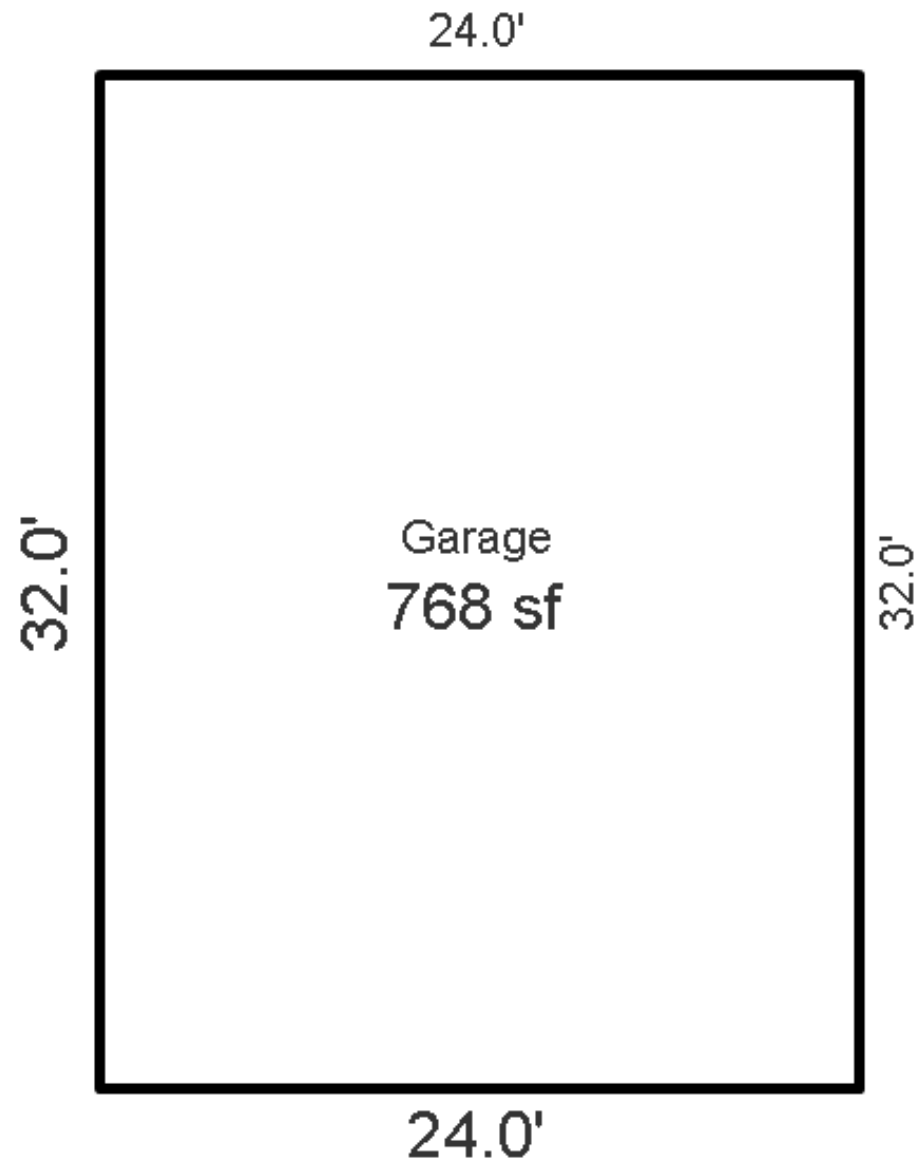


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 1 Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 29,398 Total Depr Cost: 23,518 Estimated T.C.V: 25,870
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1991		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Wall/Floor Furnace		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Ex Ord Min		Many Ave. Few			(13) Plumbing		Building Areas		Other Additions/Adjustments		Garages		
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		768 27,249 21,799		
Yr Built	Remodeled	Lg Ord Small		3 Fixture Bath			2 Fixture Bath		Fireplaces		Direct-Vented Gas		1 2,149 1,719		
1991	0	Doors Solid H.C.		2 Fixture Bath			Softener, Auto		Totals:		29,398 23,518		Notes:		
Condition: Average		Basement		Softener, Manual			Solar Water Heat		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		25,870				
Room List		1st Floor		No Plumbing			Extra Toilet								
Basement		2nd Floor		Extra Sink			Separate Shower								
1st Floor		Bedrooms		Ceramic Tile Floor			Ceramic Tile Wains								
2nd Floor		(5) Floors		Ceramic Tub Alcove			Vent Fan								
Bedrooms		Kitchen:		(14) Water/Sewer			Public Water								
(1) Exterior		Other:		Public Sewer			Water Well								
Wood/Shingle		Other:		1000 Gal Septic			2000 Gal Septic								
Aluminum/Vinyl		(6) Ceilings		Lump Sum Items:											
Brick		No. of Elec. Outlets													
Insulation		Many Ave. Few													
(2) Windows		(7) Excavation													
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Large Avg. Small		(8) Basement													
Wood Sash		Conc. Block													
Metal Sash		Poured Conc.													
Vinyl Sash		Stone													
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass		Recreation SF													
Patio Doors		Living SF													
Storms & Screens		Walkout Doors (B)													
(3) Roof		No Floor SF													
Gable		Walkout Doors (A)													
Hip		(10) Floor Support													
Flat		Joists:													
Asphalt Shingle		Unsupported Len:													
Chimney:		Cntr.Sup:													

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



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

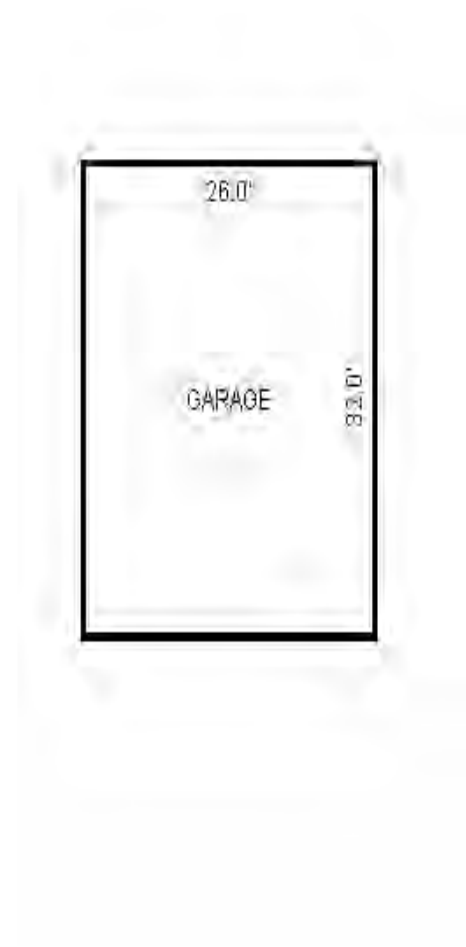
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status	
1646 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		10/26/2004	20040429	Complete	
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 44,598 TCV/TFA: 0.00				
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Taxpayer's Name/Address		Public Improvements		* Factors *					
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Tax Description		X Gravel Road		BACKLOTS 150/	50.00	100.00	1.0000 1.0000	150 100	7,500
. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.		X Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	7,500
Comments/Influences		X Storm Sewer							
248375-2579		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							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	3,800	18,500	22,300	13,155C
		TPC 12/27/2017	INSPECTED		2023	3,000	16,000	19,000	12,529C
		TPC 04/19/2016	INSPECTED		2022	5,000	14,700	19,700	11,933C
		TPC 03/30/2015	INSPECTED		2021	5,000	13,800	18,800	11,552C

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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: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 554 No Conc. Floor: 0	Bsmnt Garage:	Roof:	E.C.F. X 1.100	Cls C	Blt 2005	
	Mobile Home															0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 39,677 Total Depr Cost: 33,725 Estimated T.C.V: 37,098		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Duplex		(4) Interior		X No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family GRG		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
A-Frame		(4) Interior		Central Air Wood Furnace			Ground Area = 0 SF Floor Area = 0 SF.		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Wood Frame		(4) Interior		Central Air Wood Furnace			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Building Style: GRG		(4) Interior		Central Air Wood Furnace			Building Areas		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Yr Built 2005		(4) Interior		Central Air Wood Furnace			Stories Exterior Foundation Size Cost New Depr. Cost		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Remodeled 0		(4) Interior		Central Air Wood Furnace			Other Additions/Adjustments		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Condition: Average		(4) Interior		Central Air Wood Furnace			Garages		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Room List		(4) Interior		Central Air Wood Furnace			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Basement		(4) Interior		Central Air Wood Furnace			Base Cost 832 32,065 27,255		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
1st Floor		(4) Interior		Central Air Wood Furnace			Storage Over Garage 554 7,612 6,470		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
2nd Floor		(4) Interior		Central Air Wood Furnace			Totals: 39,677 33,725		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Bedrooms		(4) Interior		Central Air Wood Furnace			Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCVCV: 37,098		E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
(1) Exterior		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Wood/Shingle		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Aluminum/Vinyl		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Brick		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Insulation		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
(2) Windows		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Many Avg. Few		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Large Avg. Small		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Wood Sash		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Metal Sash		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Vinyl Sash		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Double Hung		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Horiz. Slide Casement		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Double Glass		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Patio Doors		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Storms & Screens		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
(3) Roof		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Gable		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Hip		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Flat		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Asphalt Shingle		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	
Chimney:		(4) Interior		Central Air Wood Furnace					E.C.F. X 1.100		Bsmnt Garage:		Roof:		Cls C Blt 2005	

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



Sketch by Apex I/M

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8211 W FOURTH ST	School: LAKE CITY AREA SCHOOL DIST		New House	06/10/2016	2016-0228	100%

Owner's Name/Address	MAP #:	2024 Est TC	TCV	TCV/TFA:	218.59
YOUNGS DON R 8211 W FORTH ST LAKE CITY MI 49651					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W LOTS 49 & 50 & 51 & 54 & 55 SAPPHIRE LAKE PLAT. COMBINE ON 4/2021 LOTS 49 & 54 & 55.	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACKLOTS 150/	100.00	200.00	0.7071 1.1892	150 100		12,613
			BACKLOTS 150/	100.00	100.00	0.7071 1.0000	150 100		10,607
			200 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		23,220

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
Add shed for 08. 12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51	X	X	X	Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	8.18	1749 0	0
				D/W/P: 4in Ren. Conc.	8.18	291 0	0
				Wood Frame	27.00	144 50	1,944

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	11,600	176,600	188,200			140,563C
2023	9,300	153,200	162,500			133,870C
2022	13,000	141,000	154,000			127,496C
2021	3,000	107,100	110,100			95,462C

Who	When	What
JWV	12/24/2017	INSPECTED
TPC	12/24/2016	INSPECTED
JWV	10/08/2016	INSPECTED



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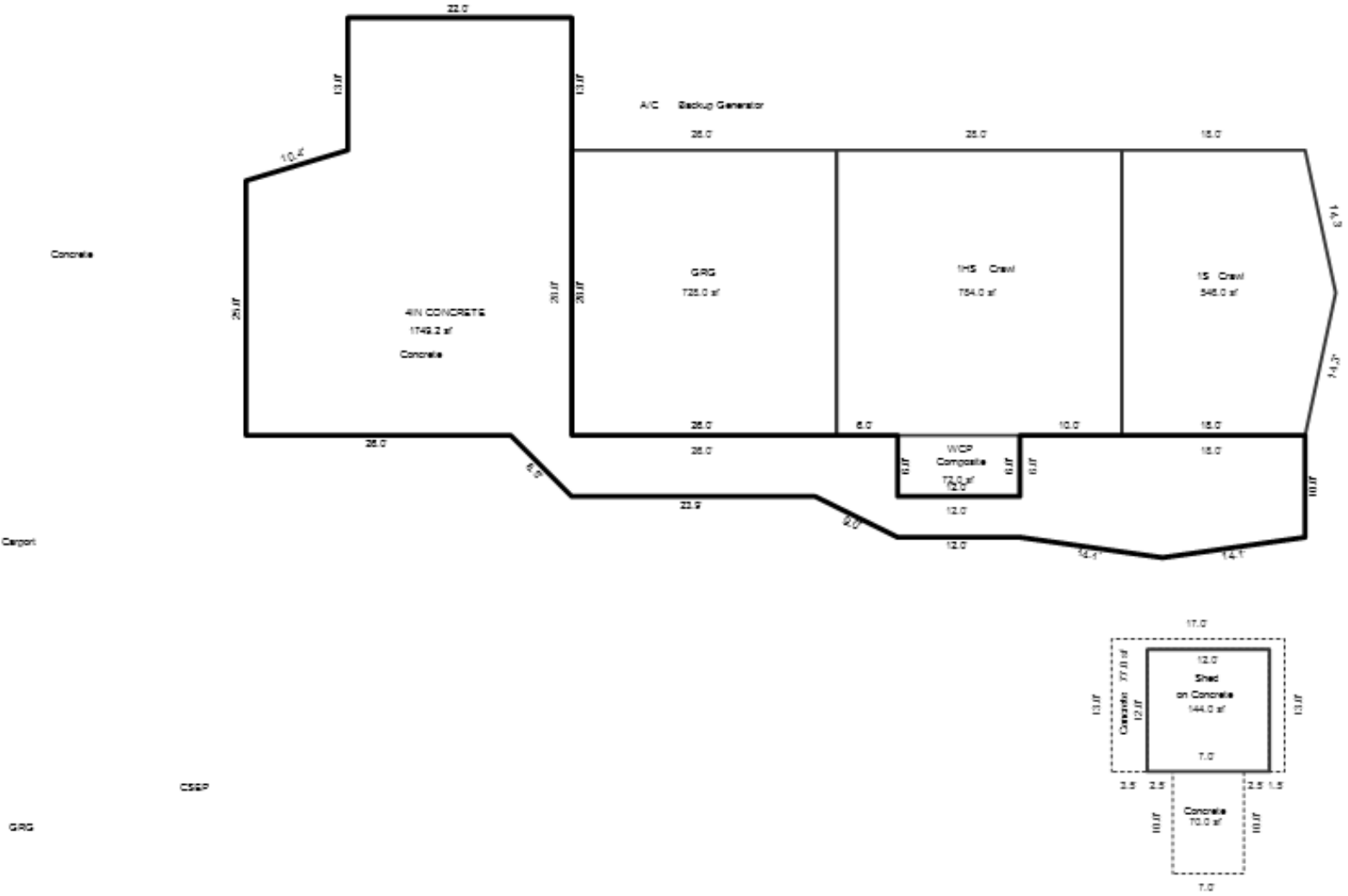
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 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			Class: C +5 Effec. Age: 5 Floor Area: 1,722 Total Base New : 272,834 Total Depr Cost: 259,213 Estimated T.C.V: 285,134			72 WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.100								
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls C 5 Blt 2017							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1330 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas							
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		0 Amps Service			1.5 Story Siding Crawl Space 784											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			1 Story Siding Crawl Space 546			Total: 219,959 208,981								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. Min			Other Additions/Adjustments											
	Insulation	(7) Excavation		Many Ave. Few			Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 1330 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			Water/Sewer											
Many Avg. Few	Large Avg. Small	(8) Basement		2 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1 Lump Sum Items:			Garages										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			WCP (1 Story)											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Notes:			Base Cost 728 29,244 27,782 Common Wall: 1 Wall 1 -2,686 -2,552 Door Opener 2 1,093 1,038											
Chimney:				Lump Sum Items:			Built-Ins											
							Appliance Allow. 1 2,766 2,628											
							Local Cost Items											
							GENERATOR 1 1 1											
							Totals: 272,834 259,213											
							E.C.F. (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TC.V: 285,134											

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

009-590-050-00

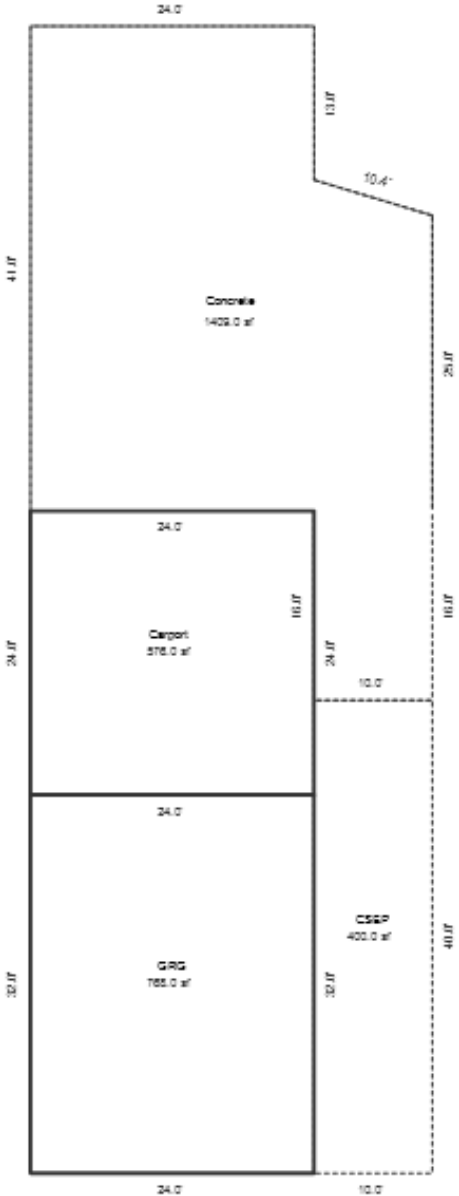
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 400	Type CSEP (2 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
Wood Frame		(4) Interior		X			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 69,446 Total Depr Cost: 55,556 Estimated T.C.V: 61,112		E.C.F. X 1.100		Bsmnt Garage: Carport Area: 576 Roof: Aluminum					
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: Wall/Floor Furnace 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		Cls C Blt 1990							
Yr Built 1990	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Plumbing			Plumbing								
Condition: Average		Size of Closets		0 Amps Service			Average Fixture(s)			Average Fixture(s)		1,476		1,181					
Room List		Doors	Solid	H.C.	Ex. Ord. Min			1 3 Fixture Bath			Extra Sink		950		760				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			2 Fixture Bath			Porches		400		24,408		19,526			
(1) Exterior		Kitchen: Other: Other:		Many Ave. Few			Softener, Auto			CSEP (2 Story)		768		26,918		21,534			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing			Softener, Manual			Garages		1		1,494		1,195			
Insulation		(7) Excavation		1 Average Fixture(s)			Solar Water Heat			Class: C Exterior: Pole (Finished)		1		5,808		4,646			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath			No Plumbing			Base Cost		768		26,918		21,534			
Many Avg. Few	Large Avg. Small	(8) Basement		1 Extra Toilet			Extra Toilet			Water/Sewer		1		1,494		1,195			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Extra Sink			Separate Shower			Public Sewer		1		1,494		1,195			
(3) Roof		(9) Basement Finish		1 Water Well			Ceramic Tile Floor			Water Well, 100 Feet		1		5,808		4,646			
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic			Ceramic Tile Wains			Carports		576		8,392		6,714			
Asphalt Shingle		(10) Floor Support		1 2000 Gal Septic			Ceramic Tub Alcove			Aluminum		576		8,392		6,714			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Local Cost Items		1		0		0		*	
										SANITARY SEWER		1		0		0			
										Totals:		69,446		55,556					
										Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		61,112							

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



*** 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

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

Owner's Name/Address 2024 Est TCV 7,500

ARMSTRONG TIMOTHY D
18601 SAVAGE ROAD
BELLEVILLE MI 48111

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Taxpayer's Name/Address Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

ARMSTRONG TIMOTHY D X Dirt Road BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500

18601 SAVAGE ROAD X Gravel Road 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

BELLEVILLE MI 48111 X Paved Road

Tax Description X Storm Sewer

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT. X Sidewalk

Comments/Influences X Water

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C
2021	1,500	0	1,500			1,014C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNGS DON R	BALL SAM & RACHEL	2,000	03/01/2017	WD	03-ARM'S LENGTH	2017-00602	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W THIRD 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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BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 7,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
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50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500
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Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.		Gravel Road
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Comments/Influences		Paved Road
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		Storm Sewer
--	--	-------------

		Sidewalk
--	--	----------

		Water
--	--	-------

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

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

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

		Curb
--	--	------

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

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

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

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
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2024	3,800	0	3,800			1,202C
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2023	3,000	0	3,000			1,145C
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2022	1,500	0	1,500			1,091C
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2021	1,500	0	1,500			1,057C
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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.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	03-ARM'S LENGTH	2012-02878	PROPERTY TRANSFER	100.0
		159,900	07/01/2001	WD	33-TO BE DETERMINED	01-0:2962	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/06/2023					
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Owner's Name/Address	MAP #:
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MULLEN ERIN 773 W RIO MOCTEZUMA GREEN VALLEY AZ 85614	2024 Est TCV 29,792 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
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50 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =							7,500
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Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.	X	Gravel Road
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Comments/Influences	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

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

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

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

	Pond
--	------

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

	Ravine
--	--------

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	3,800	11,100	14,900			10,661C
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2023	3,000	10,200	13,200			10,154C
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2022	5,000	9,400	14,400			9,671C
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2021	5,000	8,300	13,300			9,363C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1997	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Two Sided		Exterior 1 Story		Class: CD		Exterior: Siding	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Prefab 1 Story		Foundation: 18 Inch		Finished?:	
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 2 Story		Heat Circulator		Storage Area: 0		% Good: 0	
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Raised Hearth		Raised Hearth		Mech. Doors: 0		Area: 768	
	Building Style: GRG	Paneled		Elec. Ceil. Radiant			Hot Tub	Wood Stove		Direct-Vented Ga		Auto. Doors: 2		Area: 768	
	Yr Built 1997	Plaster Wood T&G		Radiant (in-floor)			Unvented Hood	Class: CD		Effec. Age: 20		E.C.F. X 1.100		Storage Area: 0	
	Remodeled 0	Trim & Decoration		Electric Wall Heat			Vented Hood	Floor Area: 0		Total Base New : 25,331		Bsmnt Garage:		Roof:	
	Condition: Average	Ex Ord Min		Space Heater			Intercom	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	Room List	Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Basement	Lg Ord Small		Forced Heat & Cool			Jacuzzi repl.Tub	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	1st Floor	Doors Solid H.C.		Heat Pump			Oven	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	2nd Floor	(5) Floors		No Heating/Cooling			Oven	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	Bedrooms	Kitchen:		Central Air			Microwave	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	(1) Exterior	Other:		Wood Furnace			Standard Range	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	Wood/Shingle	Other:		(12) Electric			Self Clean Range	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Aluminum/Vinyl	(6) Ceilings		0 Amps Service			Sauna	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	Brick	No./Qual. of Fixtures		No Heating/Cooling			Trash Compactor	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Insulation	Ex. Ord. Min		No. of Elec. Outlets			Central Vacuum	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	(2) Windows	Many Ave. Few		Many Ave. Few			Security System	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Many Avg. Few	Large Avg. Small		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family GRG	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Wood Sash	Basement: 0 S.F.		Average Fixture(s)			(11) Heating System: No Heating/Cooling	Total Depr Cost: 20,265		Estimated T.C.V: 22,292		Carpport Area:		Roof:	
	Metal Sash	Crawl: 0 S.F.		3 Fixture Bath			Ground Area = 0 SF Floor Area = 0 SF.	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Vinyl Sash	Slab: 0 S.F.		2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Double Hung	Height to Joists: 0.0		Softener, Auto			Building Areas	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Horiz. Slide	(8) Basement		Softener, Manual			Stories Exterior Foundation Size Cost New Depr. Cost	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Casement	Conc. Block		Solar Water Heat			Other Additions/Adjustments	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Double Glass	Poured Conc.		No Plumbing			Garages	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Patio Doors	Stone		Extra Toilet			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Storms & Screens	Treated Wood		Extra Sink			Base Cost 768 24,361 19,489	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	(3) Roof	Concrete Floor		Separate Shower			Door Opener 2 970 776	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Gable	(9) Basement Finish		Ceramic Tile Floor			Totals: 25,331 20,265	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Hip	Recreation SF		Ceramic Tile Wains			Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 22,292	Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Flat	Living SF		Ceramic Tub Alcove				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Asphalt Shingle	Walkout Doors (B)		Vent Fan				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
	Chimney:	No Floor SF		(14) Water/Sewer				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
		Walkout Doors (A)		Public Water				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
		(10) Floor Support		Public Sewer				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
		Joists:		Water Well				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
		Unsupported Len:		1000 Gal Septic				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
		Cntr.Sup:		2000 Gal Septic				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	
				Lump Sum Items:				Total Base New : 25,331		E.C.F. X 1.100		Bsmnt Garage:		Roof:	

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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.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	03-ARM'S LENGTH	2010-4053wd &	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	04/26/2013	2013-0109	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY CT WHITEHOUSE OH 43571	MAP #:					
	2024 Est TCV 39,484 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.	X		BACKLOTS 150/	50.00	100.00	7,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			7,500

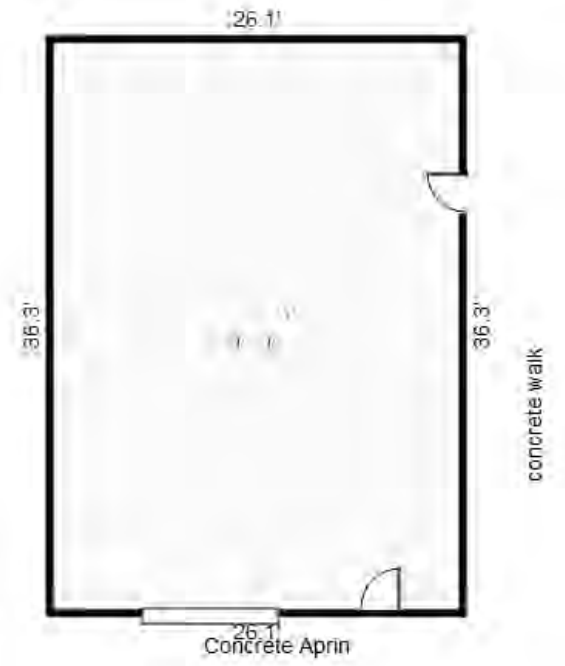
Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates		
				Description	Rate	Cash Value
				Residential Local Cost Land Improvements		
				LAND IMPROVE 1000	1,000.00	950
				Total Estimated Land Improvements True Cash Value =		950

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2023	3,000	14,700	17,700			10,910C
													2022	5,000	13,600	18,600			10,391C
													2021	5,000	12,100	17,100			10,060C



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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
1689 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/02/2009	20090214	Complete

Owner's Name/Address	P.R.E. 100% 04/11/1997	MAP #:	2024 Est TCV 87,570 TCV/TFA: 135.14
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651			

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651	X	Dirt Road	BACKLOTS 150/	50.00	100.00	0.7598	1.0000	150	100	LOT 59	5,699
		Gravel Road	BACKLOTS 150/	50.00	100.00	0.7598	1.0000	150	100	LOT 60	5,699
		Paved Road	BACKLOTS 150/	50.00	100.00	0.7598	1.0000	150	100	LOT 61	5,699
		Storm Sewer	150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,096

Tax Description	X Sewer	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
	X Electric	D/W/P: 3.5 Concrete			5.78	126	71	517
. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.	X Gas	Wood Frame			29.87	49	71	1,039
Comments/Influences	Street Lights	Total Estimated Land Improvements True Cash Value = 1,556						
2007 Combined w/059-00 & 061-00 for 2008.	Standard Utilities							
	Underground Utils.							



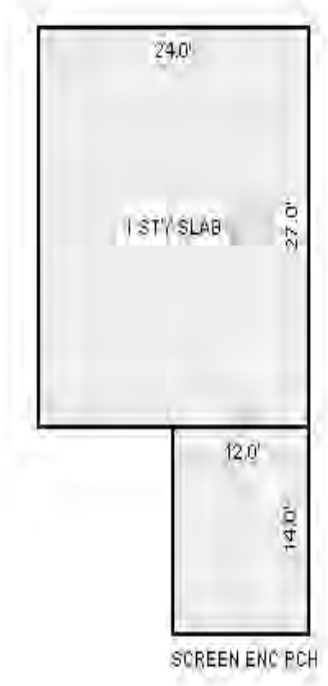
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Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	8,500	35,300	43,800			27,896C
	Low	2023	6,800	30,400	37,200			26,568C
	High	2022	8,000	28,200	36,200			25,303C
	Landscaped	2021	8,000	25,300	33,300			24,495C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What						
TPC 12/27/2017	INSPECTED							
TPC 04/19/2016	INSPECTED							
TPC 03/30/2015	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168	Type CSEP (1 Story)	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % 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: D Effec. Age: 40 Floor Area: 648 Total Base New : 104,421 Total Depr Cost: 62,653 Estimated T.C.V: 68,918			Bsmnt Garage: Carport Area: Roof:		
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace										
	Yr Built 1968	Remodeled 0	Ex X Ord Min		(12) Electric 60 Amps Service										
	Condition: Average		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min										
	Room List		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few										
	Basement 1st Floor 2nd Floor Bedrooms		(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										
	(1) Exterior		(6) Ceilings X Tile		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 648 S.F. Height to Joists: 0.0		Lump Sum Items:										
X	(2) Windows Many Avg. Few X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Totals: 104,421 62,653										
X	(3) Roof Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 104,421 62,653										
	Chimney: Block				Totals: 104,421 62,653										

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

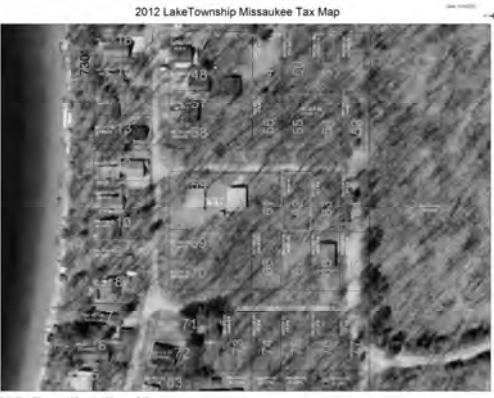
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ONAN PHILLIP D 3111 FERNSIDE STREET MIDLAND MI 48641	MAP #:					
	2024 Est TCV 7,500					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,500

Tax Description
. SEC 10 T22N R8W LOT 62 SAPPHIRE 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
 - Rolling
 - Low
 - High
 - Landscaped
 - Swamp
 - X Wooded
 - Pond
 - Waterfront
 - Ravine
 - Wetland
 - Flood Plain

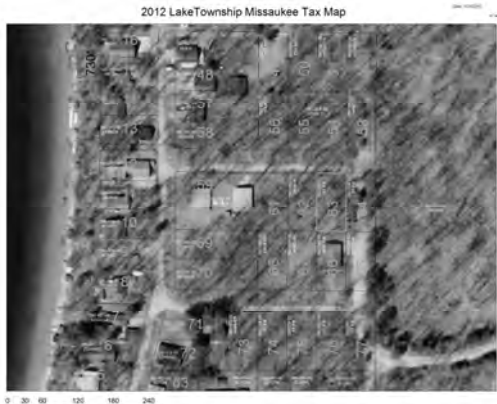


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C
2021	1,500	0	1,500			1,014C

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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			
CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
ST PIERRE DAVID L & LISA M 1011 KILLDEER MASON MI 48854		MAP #:		2024 Est TCV 7,500							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		7,500	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	3,800	0	3,800		1,153C	
		TPC 12/27/2017	INSPECTED		2023	3,000	0	3,000		1,099C	
		TPC 04/19/2016	INSPECTED		2022	1,500	0	1,500		1,047C	
		TPC 03/30/2015	INSPECTED		2021	1,500	0	1,500		1,014C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERGENTHALER KATHERINE U	ST PIERRE DAVID L & LISA	7,000	11/05/2004	WD	03-ARM'S LENGTH	04-0/4587	DEED	100.0
WEBER HENRY R	MERGENTHALER KATHERINE TR	0	10/25/2004	QC	21-NOT USED/OTHER	04-0/4586	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	MAP #:					
	2024 Est TCV 7,500					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,500

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	X							X	
Tax Description	X	Electric	X	Gas	X	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.	X								

Comments/Influences



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
	X							X							2024	3,800	0	3,800			1,202C
															2023	3,000	0	3,000			1,145C
															2022	1,500	0	1,500			1,091C
															2021	1,500	0	1,500			1,057C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMM JAMES L & SHERRY E	BOUGHNER JOHN & CARON	15,000	08/05/2011	WD	03-ARM'S LENGTH	2011-02453	PROPERTY TRANSFER	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	21-NOT USED/OTHER	2009/534	DEED	0.0
		2,500	03/01/1997	WD	33-TO BE DETERMINED	309:814	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BOUGHNER JOHN & CARON 9161 W OAK DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 30,310 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.	X		BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500							



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,800	11,400	15,200			10,259C
2023	3,000	10,400	13,400			9,771C
2022	1,500	9,600	11,100			9,306C
2021	1,500	8,500	10,000			9,009C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1998		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Class: CD						
	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		Mech. Doors: 2	
	GRG		Trim & Decoration			Radiant (in-floor)			Heat Circulator		Raised Hearth		Area: 1200		% Good: 0	
	Yr Built	Remodeled	Ex	Ord	Min	Space Heater			Wood Stove		Storage Area: 0		No Conc. Floor: 0			
	1998	0	Size of Closets			Wall/Floor Furnace			Direct-Vented Ga		E.C.F.		Bsmnt Garage:			
Condition: Average		Lg	Ord	Small	Forced Heat & Cool			Class: CD		X 1.100		Carport Area:				
Room List		Doors	Solid	H.C.	Heat Pump			Effec. Age: 20		Floor Area: 0		Roof:				
Basement		(5) Floors			Central Air			Total Base New : 25,920		Total Depr Cost: 20,736		Estimated T.C.V: 22,810		Roof:		
1st Floor		Kitchen:			Wood Furnace			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
2nd Floor		Other:			No Heating/Cooling			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Bedrooms		Other:			Central Air			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
(1) Exterior		(6) Ceilings			Wood Furnace			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Wood/Shingle		No./Qual. of Fixtures			Central Air			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Aluminum/Vinyl		Ex.	Ord.	Min	No. of Elec. Outlets			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Brick		Many	Ave.	Few	Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Insulation		Average Fixture(s)			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
(2) Windows		1			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Many		Basement: 0 S.F.			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Avg.		Crawl: 0 S.F.			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Few		Slab: 0 S.F.			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Large		Height to Joists: 0.0			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Avg.		(8) Basement			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Small		Conc. Block			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Wood Sash		Poured Conc.			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Metal Sash		Stone			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Vinyl Sash		Treated Wood			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Double Hung		Concrete Floor			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Horiz. Slide		(9) Basement Finish			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Casement		Recreation SF			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Double Glass		Living SF			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Patio Doors		Walkout Doors (B)			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Storms & Screens		No Floor SF			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
(3) Roof		Walkout Doors (A)			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Gable		(10) Floor Support			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Hip		Joists:			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Flat		Unsupported Len:			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Asphalt Shingle		Cntr.Sup:			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		
Chimney:		Lump Sum Items:			Plumbing			Total Base New : 25,920		Total Depr Cost: 20,736		Roof:		Roof:		

*** 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.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	03-ARM'S LENGTH	2016-03121	PROPERTY TRANSFER	100.0
		11,000	10/01/1998	WD	33-TO BE DETERMINED	322:1044	DEED	0.0

Property Address: SECOND ST
 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: SKUKALEK MIKE
 2188 GLENN CANYON SE
 CALEDONIA MI 49316
 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,500

Tax Description: . SEC 10 T22N R8W LOT 66 SAPPHIRE 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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,202C
2023	3,000	0	3,000			1,145C
2022	1,500	0	1,500			1,091C
2021	1,500	0	1,500			1,057C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	03-ARM'S LENGTH	2016-03121	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: SKUKALEK MIKE
 2188 GLENN CANYON SE
 CALEDONIA MI 49316
 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPHIRE LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,500

Tax Description: SEC 10 T22N R8W LOT 67 SAPHIRE 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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,202C
2023	3,000	0	3,000			1,145C
2022	1,500	0	1,500			1,091C
2021	1,500	0	1,500			1,057C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	08/23/2016	2016-0389	100%
Owner's Name/Address	P.R.E. 0%					
KERASTAS FAMILY TRUST 1691 PARK SIDE COURT ANN ARBOR MI 48108	MAP #:					
	2024 Est TCV 73,104 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150 100	7,500
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	7,500	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Ren. Conc.	8.18	600	0	0
X	Electric	Residential Local Cost Land Improvements				
X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950
	Curb	Total Estimated Land Improvements True Cash Value =				950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	3,800	32,800	36,600			22,151C
	Rolling							
	Low							
X	High	2023	3,000	28,300	31,300			21,097C
	Landscaped							
	Swamp							
	Wooded	2022	5,000	26,100	31,100			20,093C
	Pond							
	Waterfront	2021	5,000	24,400	29,400			19,452C
	Ravine							
	Wetland							
	Flood Plain							

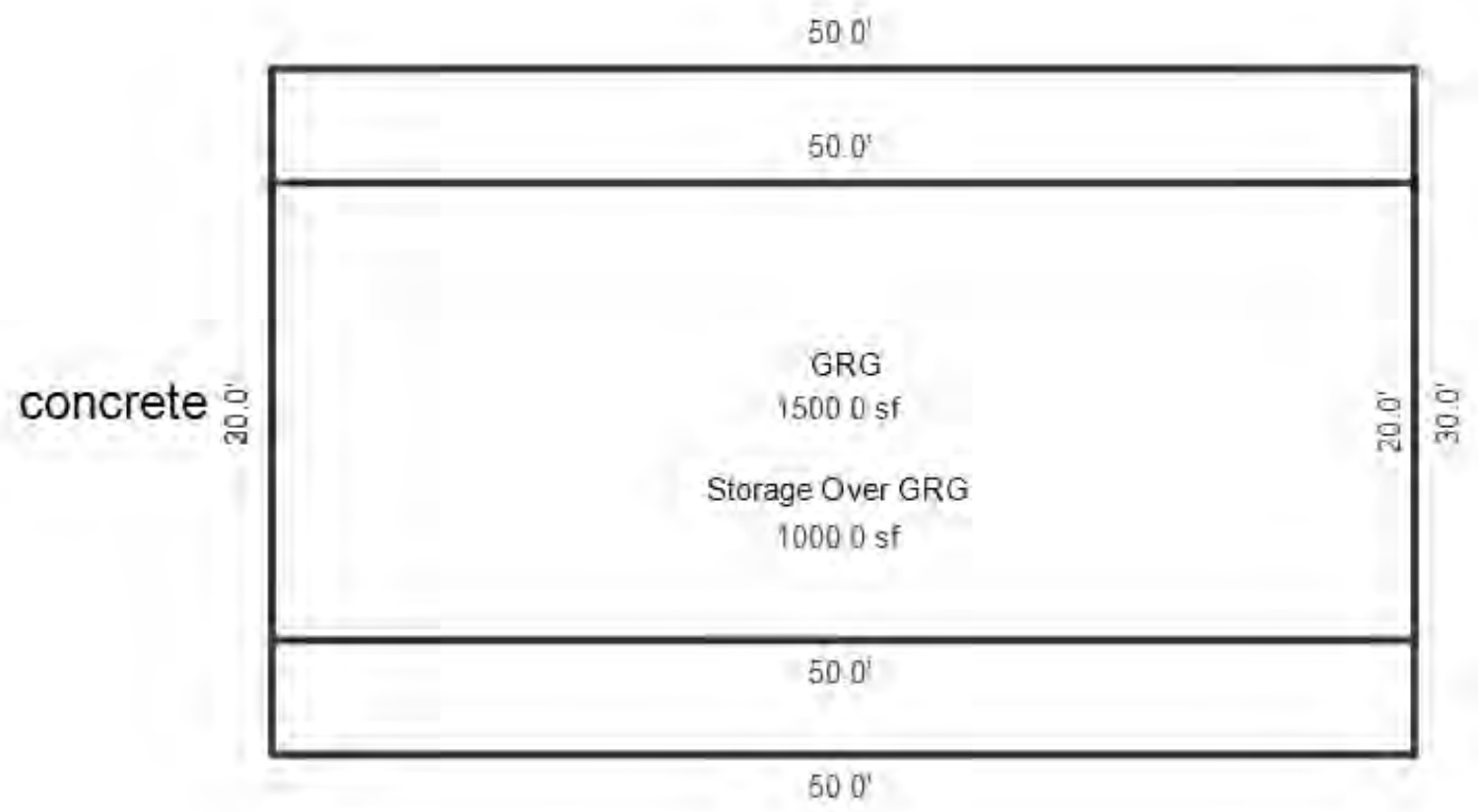


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2016 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: 1500 % Good: 0 Storage Area: 1000 No Conc. Floor: 0		
Wood Frame		(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 62,527 Total Depr Cost: 58,776 Estimated T.C.V: 64,654			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											Trim & Decoration	
Yr Built	Remodeled	Size of Closets			Central Air Wood Furnace			(12) Electric			Total Base New : 62,527 Total Depr Cost: 58,776 Estimated T.C.V: 64,654		E.C.F. X 1.100	Roof:	
2016	0	Ex	Ord	Min											
Condition: Average		Doors			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2016		
Room List		(5) Floors			Ex.			Ground Area = 0 SF			Floor Area = 0 SF.				
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas				
(1) Exterior		(6) Ceilings			Min			Stories Exterior Foundation			Size		Cost New	Depr. Cost	
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			Many			Other Additions/Adjustments			Garages				
Insulation		(7) Excavation			Ave.			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1000	13,740	12,916
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Few			Storage Over Garage			1		547	514	
Many Avg. Large Avg. Avg. Large Few Small		(8) Basement			Average Fixture(s)			Base Cost			1500		48,240	45,346	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Notes: GARAGE ONLY, NO PLUMBING ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:			Totals:		62,527	58,776	64,654
(3) Roof		(9) Basement Finish			(13) Plumbing			Public Water							
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Sewer							
Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Water Well							
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN SAMIR S	PROMER JODY R & MARLANE K	2,400	11/17/2010	WD	03-ARM'S LENGTH	2010-5125WD	PROPERTY TRANSFER	100.0
AMIN ADAM S	AMIN SAMIR S (S/M)	0	06/08/2009	QC	21-NOT USED/OTHER	2009/2248	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	05/10/2011	2011-01081	100%
Owner's Name/Address	P.R.E. 0%					
PROMER JODY R & MARLANE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	MAP #:					
	2024 Est TCV 48,969 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
. SEC 10 T22N R8W LOT 70 & 68 SAPPHIRE LAKE PLAT.	X		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307	
			BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307	
			100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =		12,613

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
	X Dirt Road	Description	Rate	Size	% Good	Cash Value
	X Gravel Road	Residential Local Cost Land Improvements				
	X Paved Road	Description	Rate	Size	% Good	Cash Value
	X Storm Sewer	LAND IMPROVE 1000	1,000.00	1	95	950
	X Sidewalk	Total Estimated Land Improvements True Cash Value =				950
	X Water					
	X Sewer					
	X Electric					
	X Gas					
	X Curb					
	X Street Lights					
	X Standard Utilities					
	X Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,300	18,200	24,500			13,748C
X Rolling							
X Low							
X High							
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



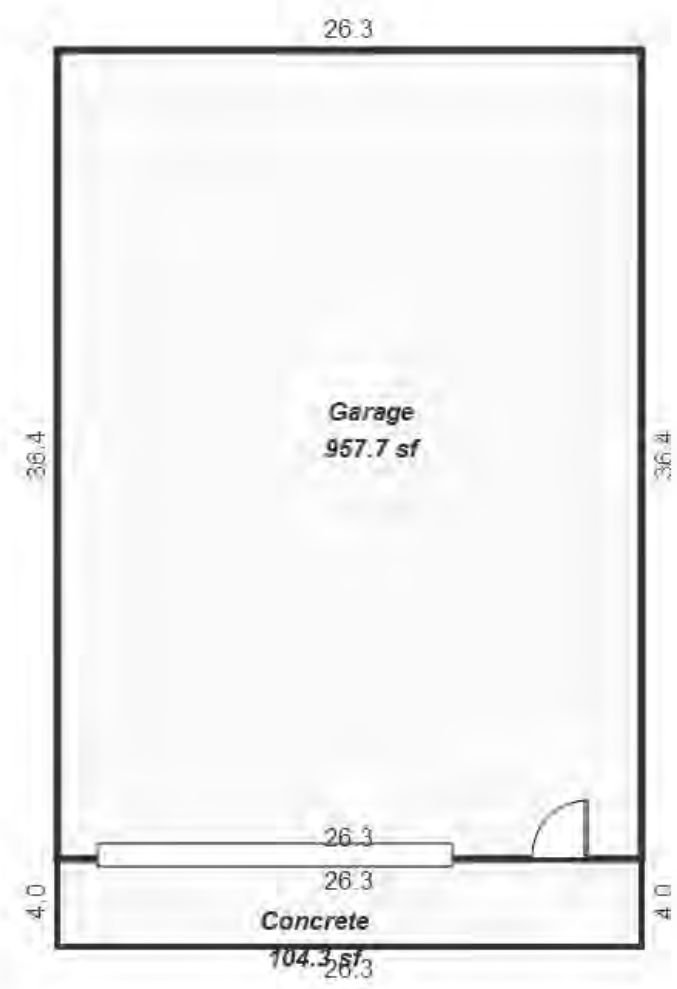
Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED	6,300	5,000	6,500	6,500
TPC	04/19/2016	INSPECTED				
TPC	03/30/2015	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 957 % 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: 10 Floor Area: 0 Total Base New : 35,763 Total Depr Cost: 32,187 Estimated T.C.V: 35,406
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 2011		
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=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 2011		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		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Lump Sum Items:					(13) Plumbing		Other Additions/Adjustments				
Condition: Average		(5) Floors		Lump Sum Items:					(13) Plumbing		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		Lump Sum Items:					(13) Plumbing		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
(1) Exterior		(6) Ceilings		Lump Sum Items:					(13) Plumbing		Base Cost				
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Lump Sum Items:					(13) Plumbing		Totals:				
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:					(13) Plumbing		Notes:				
(2) Windows		(8) Basement		Lump Sum Items:					(13) Plumbing		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv:		35,406		
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:					(13) Plumbing						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:					(13) Plumbing						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					(13) Plumbing						
Gable Hip Flat		Asphalt Shingle		Lump Sum Items:					(13) Plumbing						
Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:					(13) Plumbing						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					(13) Plumbing						

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



Sketch by Apex Sketch

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

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

Property Address: 109 S SAPPHIRE AVE
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: LOGUSZ ROMAN ETAL
 25039 ROUGE RIVER ROAD
 DEARBORN HEIGHTS MI 48127
 2024 Est TCV 6,401

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

			BACKLOTS 150/	51.00	50.00	0.9951 0.8409	150 100	6,401	
			51 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =	6,401

Tax Description: . SEC 10 T22N R8W LOT 71 SAPPHIRE 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
- 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	3,200	0	3,200			1,320C
		TPC 04/30/2021 INSPECTED	2023	2,600	0	2,600			1,258C
		TPC 12/27/2017 INSPECTED	2022	5,000	0	5,000			1,199C
		TPC 04/19/2016 INSPECTED	2021	5,000	0	5,000			1,161C

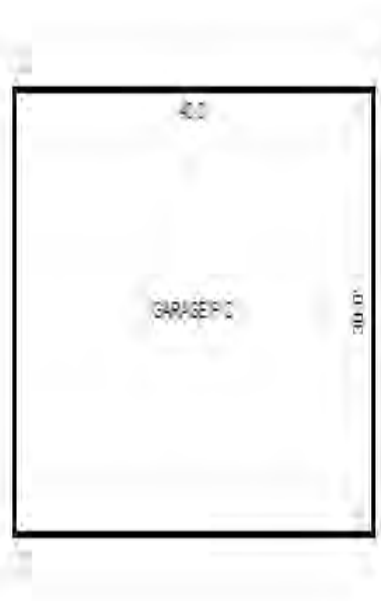
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127		MAP #:		2024 Est TCV 28,693 TCV/TFA: 0.00							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT.		X Gravel Road		BACKLOTS 150/	51.00	85.00	0.9951	0.9602	150	100	7,309
Comments/Influences		X Paved Road		51 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =		7,309
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When	What	2024	3,700	10,600	14,300		8,769C
		TPC 12/27/2017		INSPECTED	2023	2,900	9,800	12,700			8,352C
		TPC 04/19/2016		INSPECTED	2022	5,000	9,000	14,000			7,955C
		TPC 03/30/2015		INSPECTED	2021	5,000	8,000	13,000			7,701C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1992	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Class: CD					
	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		Stone Ven.: 0			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Foundation: 18 Inch				
	Wood Frame	Drywall		Plaster		Electric Baseboard			Prefab 2 Story		Finished?:				
	Building Style:	Paneled	Wood T&G		Elec. Ceil. Radiant			Heat Circulator		Auto. Doors: 0					
	GRG	Trim & Decoration			Radiant (in-floor)			Raised Hearth		Mech. Doors: 2					
	Yr Built	Ex	Ord	Min	Space Heater			Wood Stove		Area: 1200					
	1992	0	Size of Closets			Wall/Floor Furnace			Direct-Vented Ga		% Good: 0				
Condition: Average	Lg	Ord	Small	Forced Heat & Cool			Microwave		Effec. Age: 25		Storage Area: 0				
Room List	Doors	Solid	H.C.	Heat Pump			Standard Range		Floor Area: 0		Bsmnt Garage:				
Basement	(5) Floors			Central Air			Self Clean Range		Total Base New : 25,920		E.C.F.				
1st Floor	Kitchen:			Wood Furnace			Sauna		Total Depr Cost: 19,440		X 1.100				
2nd Floor	Other:			(12) Electric			Trash Compactor		Estimated T.C.V: 21,384		Roof:				
Bedrooms	Other:			0 Amps Service			Central Vacuum								
(1) Exterior	No./Qual. of Fixtures			No. of Elec. Outlets			Security System								
Wood/Shingle	Ex.	Ord.	Min	Many			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1992				
Aluminum/Vinyl	No. of Elec. Outlets			Ave.			(11) Heating System: No Heating/Cooling								
Brick	No. of Elec. Outlets			Few			Ground Area = 0 SF Floor Area = 0 SF.								
Insulation	(6) Ceilings			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
(2) Windows	(7) Excavation			Average Fixture(s)			Building Areas								
Many	Basement: 0 S.F.			1			Stories Exterior Foundation		Size		Cost New		Depr. Cost		
Avg.	Crawl: 0 S.F.			3 Fixture Bath			Other Additions/Adjustments								
Few	Slab: 0 S.F.			2 Fixture Bath			Garages								
Wood Sash	Height to Joists: 0.0			Softener, Auto			Class: CD Exterior: Pole (Unfinished)		1200		25,920		19,440		
Metal Sash	(8) Basement			Softener, Manual			Base Cost		Totals:		25,920		19,440		
Vinyl Sash	Conc. Block			Solar Water Heat			Notes:								
Double Hung	Poured Conc.			No Plumbing			ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TC						21,384		
Horiz. Slide	Stone			Extra Toilet											
Casement	Treated Wood			Extra Sink											
Double Glass	Concrete Floor			Separate Shower											
Patio Doors	(9) Basement Finish			Ceramic Tile Floor											
Storms & Screens	Recreation SF			Ceramic Tile Wains											
(3) Roof	Living SF			Ceramic Tub Alcove											
Gable	Walkout Doors (B)			Vent Fan											
Hip	No Floor SF			(14) Water/Sewer											
Flat	Walkout Doors (A)			Public Water											
Asphalt Shingle	(10) Floor Support			Public Sewer											
Chimney:	Joists:			Water Well											
	Unsupported Len:			1000 Gal Septic											
	Cntr.Sup:			2000 Gal Septic											
				Lump Sum Items:											

*** 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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
109 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
KAMMER DANIEL J JR 3886 W SAGINAW ST NATIONAL CITY MI 48748		MAP #:		2024 Est TCV 57,696 TCV/TFA: 98.79								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 73 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	51.00	74.00	0.9951	0.9275	150	100		7,060
			Paved Road	51 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =		7,060	
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description			Rate	Size	% Good	Cash Value		
		X	Water	D/W/P: 3.5 Concrete			5.78	153	56	495		
		X	Sewer	Total Estimated Land Improvements True Cash Value = 495								
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2024	3,500	25,300	28,800		14,697C	
			TPC 12/27/2017	INSPECTED	2023	2,800	21,900	24,700		13,998C		
			TPC 04/19/2016	INSPECTED	2022	1,500	20,000	21,500		13,332C		
			TPC 03/30/2015	INSPECTED	2021	1,500	17,900	19,400		12,907C		

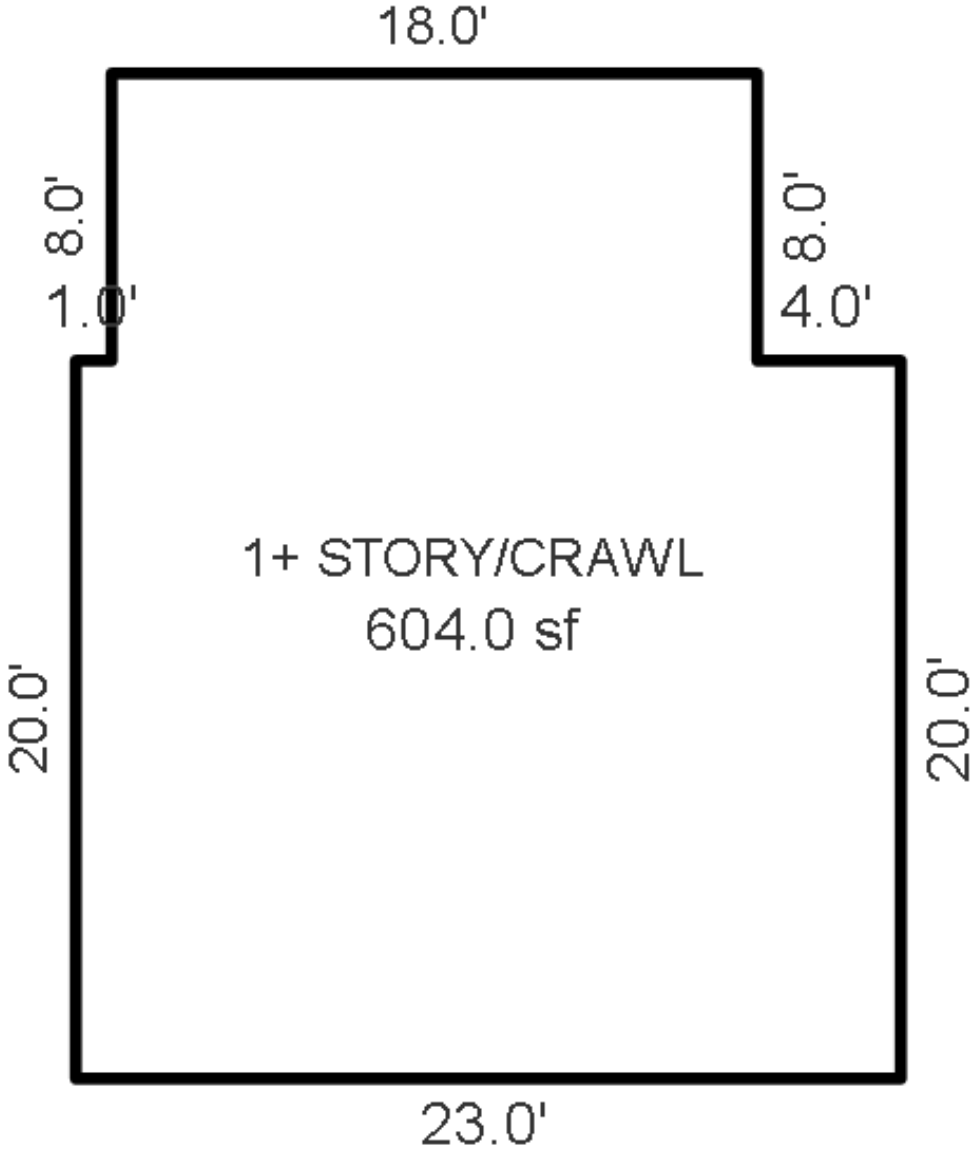


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1+S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1948		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Doors											
(1) Exterior			Kitchen: Other: Other:		Solid			X	H.C.							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			(12) Electric											
(2) Windows			0 Amps Service		No./Qual. of Fixtures											
X	Many Avg. Few	X	Large Avg. Small		Ex.	Ord.	X	Min								
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			No. of Elec. Outlets											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 584 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	Ave.	X	Few								
(3) Roof			(8) Basement		(13) Plumbing											
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)											
X	Asphalt Shingle	(9) Basement Finish			3 Fixture Bath 2 Fixture Bath Softener, Auto 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			(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
			Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer											
					Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1+S										Cls D		Blt 1948				
(11) Heating System: Space Heater																
Ground Area = 584 SF Floor Area = 584 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 584																
Total: 71,571 39,365																
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		
Fireplaces																
Exterior 1 Story										1		4,969		2,733		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Totals:												82,876		45,583		
Notes:																
ECF (412 SAPPHERE LAKE BACK LOTS) 1.100 => TCV:														50,141		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	03-ARM'S LENGTH	2018-02079	PROPERTY TRANSFER	100.0
		5,000	03/01/2000	WD	33-TO BE DETERMINED	335:829	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/02/2018

Owner's Name/Address: BUTZIN GERALD & CYNTHIA
 8240 W FIRST ST
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

Tax Description: . SEC 10 T22N R8W LOT 74 SAPPHIRE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	19-MULTI PARCEL ARM'S LE	2018-02079	PROPERTY TRANSFER	100.0
		3,450	03/01/2000	WD	33-TO BE DETERMINED	335:826	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/02/2018

Owner's Name/Address: BUTZIN GERALD & CYNTHIA
 8240 W FIRST ST
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

Tax Description: . SEC 10 T22N R8W LOT 75 SAPPHIRE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	3,800	0	3,800			1,653C
TPC	04/30/2021	INSPECTED	2023	3,000	0	3,000			1,575C
TPC	12/27/2017	INSPECTED	2022	1,500	0	1,500			1,500S
TPC	04/19/2016	INSPECTED	2021	1,500	0	1,500			1,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,400	03/01/1995	WD	33-TO BE DETERMINED	293:323	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND 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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ST PIERRE BRIAN & JOANN 11424 LAKESIDE DR RIVERDALE MI 48877	2024 Est TCV 7,500					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
		50 Actual Front Feet,	0.12	Total Acres	Total Est. Land Value =					7,500

Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
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		Sidewalk								
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		Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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	X	Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C
2021	1,500	0	1,500			1,014C

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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
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SECOND ST	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2024 Est TCV 7,500		
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Owner's Name/Address						
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ST PIERRE BRIAN & JOANN 11424 LAKESIDE DR RIVERDALE MI 48877						
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements	* Factors *				
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Tax Description	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.	X	Gravel Road	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
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Comments/Influences	X	Paved Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		7,500
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	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					


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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C
2021	1,500	0	1,500			1,014C

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

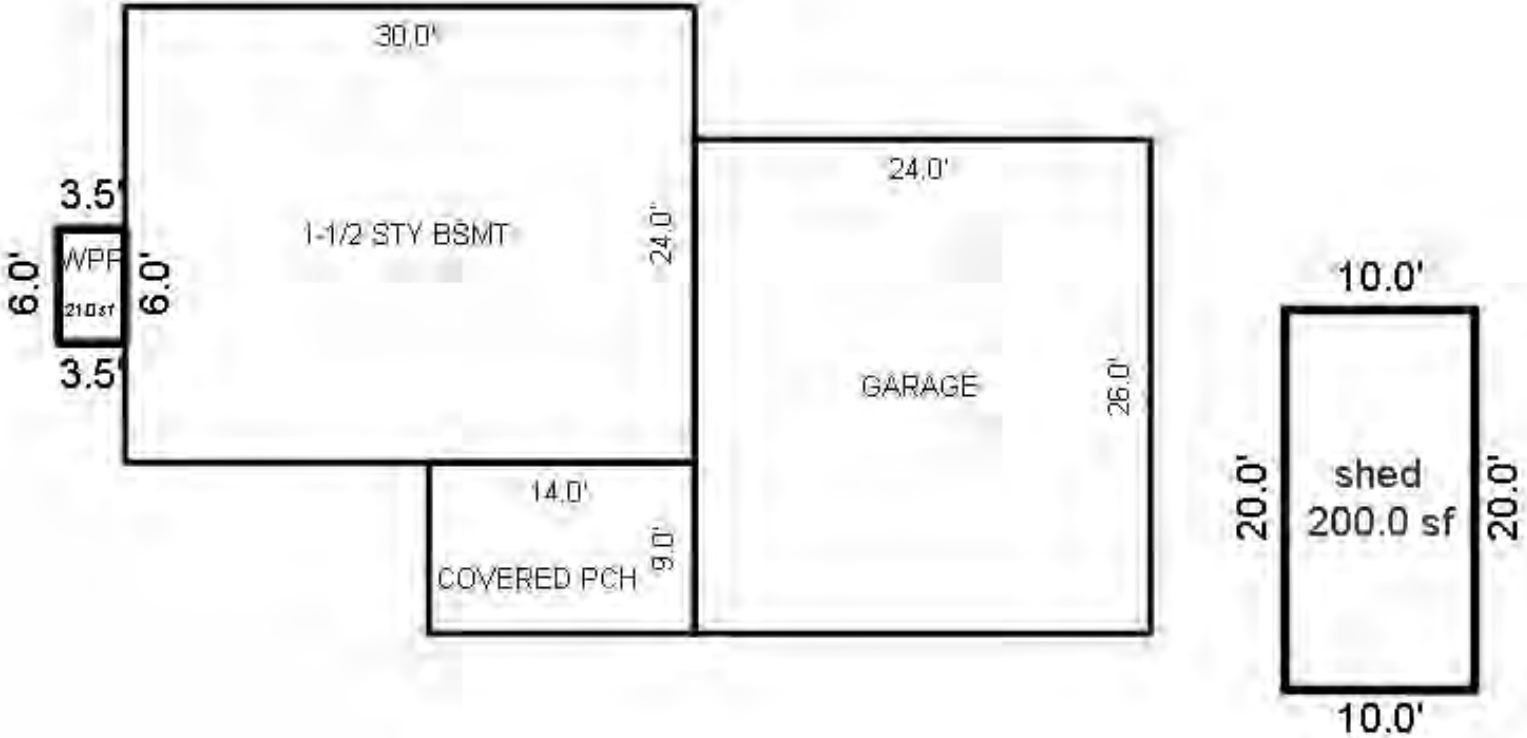
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DUNLAP SIERRA MICHELLE	DUNLAP SIERRA M & BROWN J	1	10/04/2021	QC	21-NOT USED/OTHER	2021-03432	OTHER	50.0				
VORPAGEL KEVIN & KAYLA	DUNLAP SIERRA MICHELLE	145,000	05/24/2019	WD	03-ARM'S LENGTH	2019-01711	PROPERTY TRANSFER	100.0				
VORPAGEL KEVIN D	VOPAGEL KEVIN D & KAYLA	0	05/24/2019	QC	09-FAMILY	2019-01710	PROPERTY TRANSFER	0.0				
VORPAGEL KEVIN D	VORPAGEL KEVIN & KAYLA	0	01/18/2017	QC	09-FAMILY	2017-00136	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8210 W FIRST ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/24/2019										
DUNLAP SIERRA M & BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651		MAP #:		2024 Est TCV 189,943 TCV/TFA: 175.87								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors * LOT 78 & 79								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
20801268 \$87,500 2000		Gravel Road		BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
		Paved Road		BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
		Storm Sewer		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,613								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		X Sewer		D/W/P: 4in Ren. Conc.	8.18	800	0	0				
		X Electric		Wood Frame	24.66	200	50	2,466				
		X Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	1	94	940				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 3,406								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	6,300	88,700	95,000			78,688C	
		TPC 12/27/2017	INSPECTED		2023	5,000	76,600	81,600			74,941C	
		TPC 03/30/2015	INSPECTED		2022	3,000	70,300	73,300			71,373C	
		TPC 12/11/2013	INSPECTED		2021	3,000	67,000	70,000			67,228C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 126 40	Type WCP (1 Story) WPP	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: 624 % 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		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: C Effec. Age: 25 Floor Area: 1,080 Total Base New : 210,821 Total Depr Cost: 158,113 Estimated T.C.V: 173,924		E.C.F. X 1.100			Cls C Blt 1993	
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Plumbing			1.5 Story	Siding	Basement	720			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1	Average Fixture(s)		Total:	147,700	110,774	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			2	3 Fixture Bath					
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			Recreation Room				2 Fixture Bath			9,665	7,249	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Plumbing				Softener, Auto			2,560	1,920	
	Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Plumbing				Softener, Manual					
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing				Solar Water Heat					
X	Many Avg. X Few	Large Avg. Small	Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Plumbing				No Plumbing				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 3 Fixture Bath			Plumbing				Extra Toilet					
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 2 Fixture Bath			Plumbing				Extra Sink					
(3) Roof		(9) Basement Finish		1 3 Fixture Bath			Plumbing				Separate Shower					
X	Gable Hip Flat	Gambrel Mansard Shed	500	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 3 Fixture Bath			Plumbing				Ceramic Tile Floor				
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath			Plumbing				Ceramic Tile Wains					
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath			Plumbing				Ceramic Tub Alcove Vent Fan					
		(14) Water/Sewer		1 3 Fixture Bath			Plumbing				Public Water					
				1 3 Fixture Bath			Plumbing				Public Sewer					
				1 3 Fixture Bath			Plumbing				Water Well					
				1 3 Fixture Bath			Plumbing				1000 Gal Septic					
				1 3 Fixture Bath			Plumbing				2000 Gal Septic					
				1 3 Fixture Bath			Plumbing				Lump Sum Items:					
				1 3 Fixture Bath			Plumbing				Water/Sewer					
				1 3 Fixture Bath			Plumbing				Public Sewer					
				1 3 Fixture Bath			Plumbing				Water Well, 100 Feet					
				1 3 Fixture Bath			Plumbing				Built-Ins					
				1 3 Fixture Bath			Plumbing				Appliance Allow.					
				1 3 Fixture Bath			Plumbing				Fireplaces					
				1 3 Fixture Bath			Plumbing				Direct-Vented Gas					
				1 3 Fixture Bath			Plumbing				Local Cost Items					
				1 3 Fixture Bath			Plumbing				<<<<< 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.
DUNLAP SIERRA MICHELLE	DUNLAP SIERRA M & BROWN J	1	10/04/2021	QC	21-NOT USED/OTHER	2021-03432	OTHER	50.0
VORPAGEL KEVIN & KAYLA	DUNLAP SIERRA MICHELLE	145,000	05/24/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01711	PROPERTY TRANSFER	100.0
VORPAGEL KEVIN D	VORPAGEL KEVIN D & KAYLA	1	05/24/2019	QC	09-FAMILY	2019-01710	PROPERTY TRANSFER	0.0
OLIVER TERRY L	VORPAGEL KEVIN D	3,000	02/05/2018	QC	03-ARM'S LENGTH	2018-00355	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/24/2019					

Owner's Name/Address	MAP #:
DUNLAP SIERRA M & BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651	2024 Est TCV 7,500

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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X	Dirt Road	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =					7,500

Tax Description	X	Water
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/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.	X	Sewer
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Comments/Influences	X	Electric
---------------------	---	----------

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

		Curb
--	--	------

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

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

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

Topography of Site	X	Level
--------------------	---	-------

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

	X	PRIVATE RD
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	3,800	0	3,800			1,653C
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		TPC 12/27/2017 INSPECTED	2023	3,000	0	3,000			1,575C
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		TPC 03/30/2015 INSPECTED	2022	1,500	0	1,500			1,500S
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		TPC 12/11/2013 INSPECTED	2021	1,500	0	1,500			1,500S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	21-NOT USED/OTHER	04-0/4732	DEED	0.0
		82,500	09/01/2001	WD	33-TO BE DETERMINED	01-0:3713	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/14/1999					
Owner's Name/Address	MAP #:					
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST ST LAKE CITY MI 49651	2024 Est TCV 7,500					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
FENCE & HOUSE DATA ON 590-082-00				BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	7,500	

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C
2021	1,500	0	1,500			1,014C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	21-NOT USED/OTHER	04-0/4732	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8240 W FIRST ST	School: LAKE CITY AREA SCHOOL DIST		Addition	11/30/2004	20040454	Complete
	P.R.E. 100% 04/14/1999					

Owner's Name/Address	MAP #:
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST ST LAKE CITY MI 49651	2024 Est TCV 301,362 TCV/TFA: 156.96

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 82 SAPPHIRE LAKE PLAT.			
Comments/Influences			
839-8768			
ADD GRG FOR 96			
ADD WW, CS,CHG GRG TP 1S, 2 SHDS FOR 99 (NO PERMITS)			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							7,500
X Paved Road	Total Est. Land Value =							7,500
X Storm Sewer	Land Improvement Cost Estimates							
X Sidewalk	Description	Rate	Size	% Good	Cash Value			
X Water	Fencing: Wd, Solid, 5 ft.	27.94	475	50	6,636			
X Sewer	D/W/P: 4in Concrete	6.97	900	50	3,136			
X Electric	Wood Frame	28.00	120	50	1,680			
X Gas	Wood Frame	32.30	80	50	1,292			
X Curb	Total Estimated Land Improvements True Cash Value =							12,744
X Street Lights								
X Standard Utilities								
X Underground Utils.								

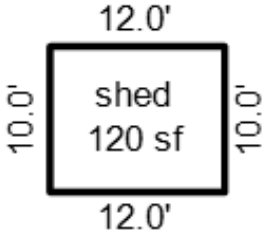
Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
X Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain
X PRIVATE RD



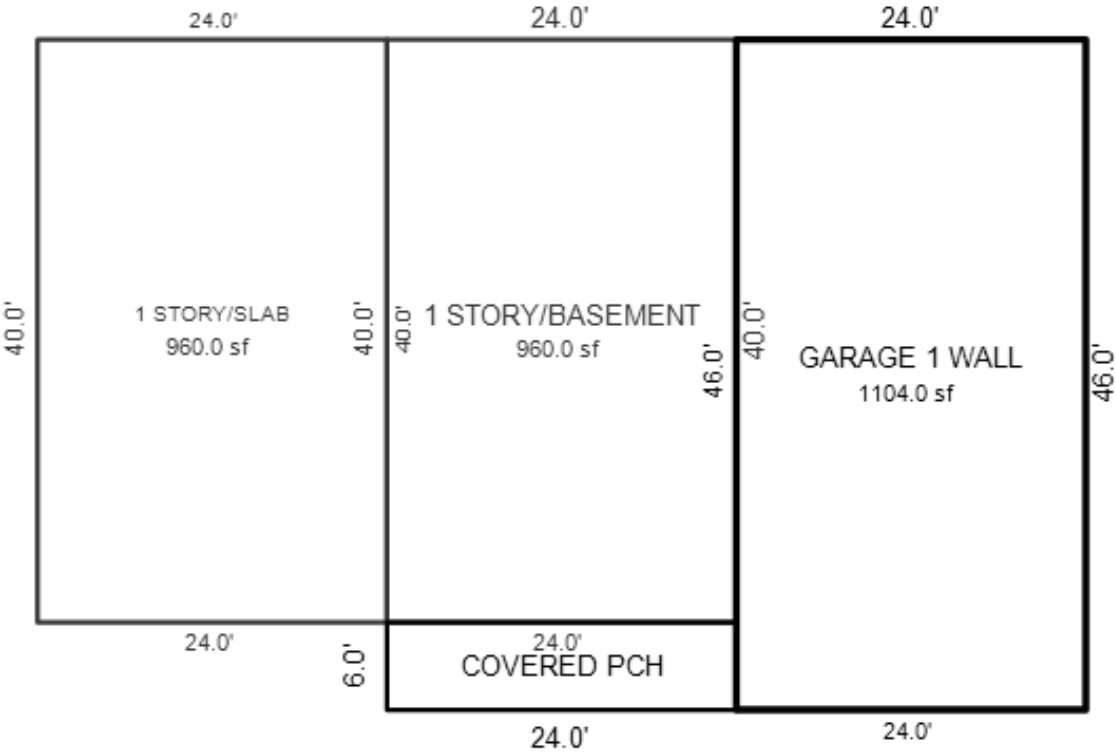
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	146,900	150,700			82,096C
2023	3,000	127,000	130,000			78,187C
2022	1,500	113,700	115,200			74,464C
2021	1,500	101,800	103,300			72,086C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	09-FAMILY	2012-00950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RITCHIE J C & GILLESPIE M J JT LE & GILLESPIE, BUNTING, MOCERI & CARLEY 30668 WHITTIE AVE MADISON HEIGHTS MI 48071	2024 Est TCV 18,929 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				Value
			Description	Frontage	Depth	* Factors *	
. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.	X		BACKLOTS 150/	51.00	98.00	0.9951 0.9950	7,574
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =	7,574

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	20 71	87
				Total Estimated Land Improvements True Cash Value =			87

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



Who	When	What	2024	3,800	5,700	9,500			5,705C
TPC 12/27/2017	INSPECTED		2023	3,000	4,900	7,900			5,434C
TPC 03/30/2015	INSPECTED		2022	5,000	4,500	9,500			5,176C
TPC 04/27/2014	INSPECTED		2021	5,000	4,000	9,000			5,011C

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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: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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: CD Effec. Age: 40 Floor Area: 0 Total Base New : 17,073 Total Depr Cost: 10,244 Estimated T.C.V: 11,268
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 1968		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1968		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		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Lump Sum Items:					Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Notes:					Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Totals: 17,073 10,244		
Room List		Kitchens: Other: Other:		Notes:					Other Additions/Adjustments		Garages				
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		Notes:					Other Additions/Adjustments		Garages				
(1) Exterior		(7) Excavation		Notes:					Other Additions/Adjustments		Garages				
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Notes:					Other Additions/Adjustments		Garages				
Insulation		(8) Basement		Notes:					Other Additions/Adjustments		Garages				
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:					Other Additions/Adjustments		Garages				
Many Avg. Few		Large Avg. Small		Notes:					Other Additions/Adjustments		Garages				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Notes:					Other Additions/Adjustments		Garages				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:					Other Additions/Adjustments		Garages				
Gable Hip Flat		Gambrel Mansard Shed		Notes:					Other Additions/Adjustments		Garages				
Asphalt Shingle		(10) Floor Support		Notes:					Other Additions/Adjustments		Garages				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:					Other Additions/Adjustments		Garages				

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



Sketch by Apex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	AFF	07-DEATH CERTIFICATE	2017-03980	PROPERTY TRANSFER	0.0			
STAFFORD CHARLES P	STAFFORD CHARLES E ETAL	0	08/12/2010	AFF	07-DEATH CERTIFICATE	2014-03905	DEED	0.0			
STAFFORD JANET M	STAFFORD CHARLES E & JANE	0	07/16/2004	AFF	07-DEATH CERTIFICATE	2014-03904	DEED	0.0			
STAFFORD CHARLES E	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	21-NOT USED/OTHER	04-0/2991	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
W FIRST ST		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
STOLP K & STAFFORD B 6734 LEXINGTON PLACE TEMPERANCE MI 48182		MAP #:									
		2024 Est TCV 34,870 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		BACKLOTS 150/	51.00	110.00	0.9951	1.0241	150	100	7,796
		Paved Road		51 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	7,796	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	PRIVATE RD	2024	3,900	13,500	17,400			10,259C	
		TPC 12/27/2017 INSPECTED		2023	3,100	11,700	14,800			9,771C	
		TPC 03/30/2015 INSPECTED		2022	5,000	10,700	15,700			9,306C	
		TPC 04/27/2014 INSPECTED		2021	5,000	10,100	15,100			9,009C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts 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 : 28,956 Total Depr Cost: 24,613 Estimated T.C.V: 27,074																
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100																
	Yr Built 2000	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace																
	Condition: Average	Size of Closets		Lg	Ord	Small	(12) Electric																
	Room List	Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family GRG																
	(1) Exterior	Kitchen: Other: Other:		No. of Elec. Outlets			(11) Heating System: No Heating/Cooling																
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF.																
	Insulation			Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																
	(2) Windows	(7) Excavation		(14) Water/Sewer			Building Areas																
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments																
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Garages																
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish				Class: C Exterior: Pole (Unfinished) Base Cost																
	Asphalt Shingle	(10) Floor Support					Notes:																
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv: 27,074																
<table border="1"> <thead> <tr> <th colspan="2">Totals:</th> <th>1200</th> <th>28,956</th> <th>24,613</th> </tr> </thead> <tbody> <tr> <td colspan="2">Totals:</td> <td>1200</td> <td>28,956</td> <td>24,613</td> </tr> </tbody> </table>														Totals:		1200	28,956	24,613	Totals:		1200	28,956	24,613
Totals:		1200	28,956	24,613																			
Totals:		1200	28,956	24,613																			

*** 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.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842 WD	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:	2024 Est TCV 7,222				

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	81.00	0.9951	0.9487	150	100		7,222
51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								7,222

Tax Description
. SEC 10 T22N R8W LOT 85 SAPPHIRE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,600	0	3,600			1,481C
2023	2,900	0	2,900			1,411C
2022	5,000	0	5,000			1,344C
2021	5,000	0	5,000			1,302C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SAPPHIRE 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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CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	2024 Est TCV 7,475					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	X	Dirt Road	51.00	93.00	0.9951	0.9820	150	100		7,475
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		51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								7,475
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	X	Water								
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	X	Sewer								
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	X	Electric								
--	---	----------	--	--	--	--	--	--	--	--

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

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

		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								
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	X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		PRIVATE RD	2024	3,700	0	3,700			1,481C
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		TPC 04/30/2021 INSPECTED	2023	3,000	0	3,000			1,411C
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		TPC 12/27/2017 INSPECTED	2022	5,000	0	5,000			1,344C
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		TPC 03/30/2015 INSPECTED	2021	5,000	0	5,000			1,302C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK JOHN M & MARY LOU	EDWARDS MELVIN A	5,000	09/13/2018	WD	03-ARM'S LENGTH	2018-02968	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154	MAP #:					
	2024 Est TCV 7,500					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/ 50 Actual Front Feet, 0.12 Total Acres	50.00	100.00	1.0000	1.0000	150	100		7,500
Total Est. Land Value =							7,500	

Tax Description	X	Value
. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.		
Comments/Influences		
FROM DNR FOR 00		

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LILEY WALLACE A & TIMOTHY	EDWARDS MELVIN A	5,500	04/20/2018	WD	03-ARM'S LENGTH	2018-01378	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY AREA SCHOOL DIST		Garage	08/13/2019	2019-0412	100%
Owner's Name/Address	P.R.E. 0%					
EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154	MAP #:					
	2024 Est TCV 59,677 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.	X		Dirt Road							
			Gravel Road							
Comments/Influences			* Factors *							
			BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100	7,500
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	7,500

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	8.18	140 50	572
				Total Estimated Land Improvements True Cash Value =			572

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

														2023	3,000	23,000	26,000			21,555C
														2022	1,500	21,100	22,600			20,529C
														2021	1,500	19,200	20,700			19,874C

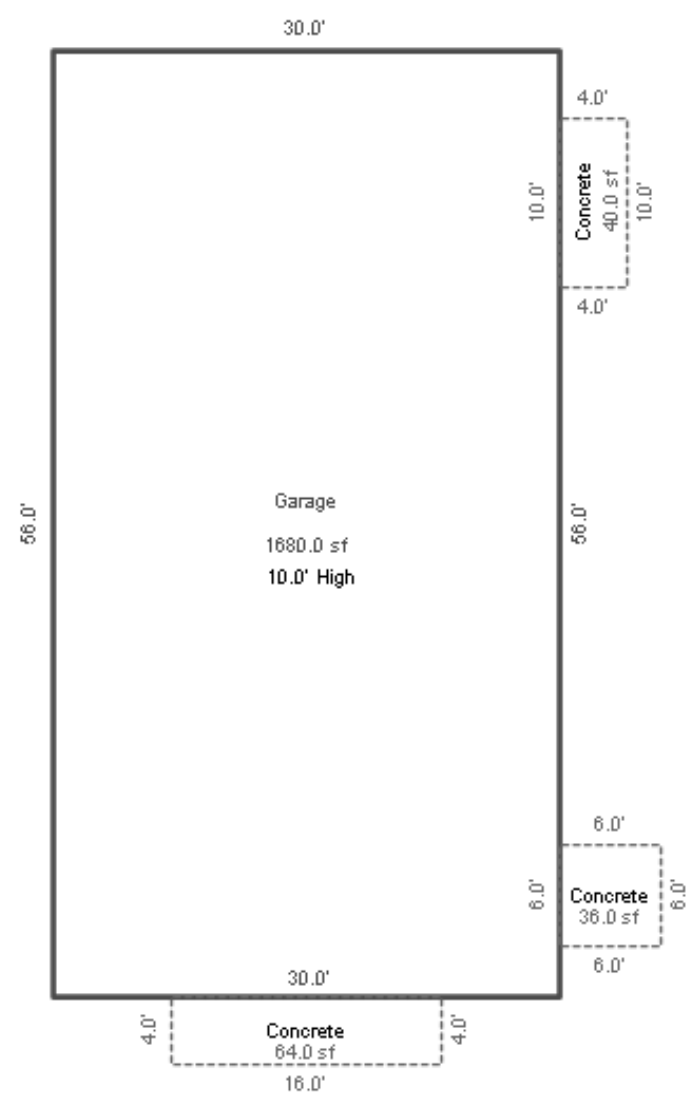


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0 Front Overhang	0 Other Overhang	Trim & Decoration	Ex	Ord	Min
	Mobile Home																0	0	Wood Frame	Drywall Paneled	Plaster Wood T&G	Ex	Ord	Min
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 49,383 Total Depr Cost: 46,914 Estimated T.C.V: 51,605		E.C.F. X 1.100		Bsmnt Garage:		Roof:			
Duplex		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace				Carpport Area:					
A-Frame		Size of Closets		Central Air Wood Furnace			(12) Electric				Carport Area:					
Wood Frame		Lg		No./Qual. of Fixtures			0 Amps Service				Roof:					
Building Style: GRG		Ord		Ex.			No. of Elec. Outlets				Bsmnt Garage:					
Yr Built 2019		Small		Many			Average Fixture(s)				Carpport Area:					
Remodeled 0		Doors		Ave.			3 Fixture Bath				Roof:					
Condition: Average		Solid		Few			2 Fixture Bath				Roof:					
Room List		H.C.		(13) Plumbing			Softener, Auto				Roof:					
Basement		(5) Floors		Average Fixture(s)			Softener, Manual				Roof:					
1st Floor		Kitchen:		3 Fixture Bath			Solar Water Heat				Roof:					
2nd Floor		Other:		2 Fixture Bath			No Plumbing				Roof:					
Bedrooms		Other:		Extra Toilet			Extra Sink				Roof:					
(1) Exterior		(6) Ceilings		Extra Sink			Separate Shower				Roof:					
Wood/Shingle		No. of Elec. Outlets		Separate Shower			Ceramic Tile Floor				Roof:					
Aluminum/Vinyl		Many		Ceramic Tile Floor			Ceramic Tile Wains				Roof:					
Brick		Ord		Ceramic Tile Wains			Ceramic Tub Alcove				Roof:					
Insulation		Min		Ceramic Tub Alcove			Vent Fan				Roof:					
(2) Windows		(7) Excavation		Vent Fan			(14) Water/Sewer				Roof:					
Many		Basement: 0 S.F.		Public Water			Public Sewer				Roof:					
Avg.		Crawl: 0 S.F.		Public Sewer			Water Well				Roof:					
Few		Slab: 0 S.F.		Water Well			1000 Gal Septic				Roof:					
Large		Height to Joists: 0.0		1000 Gal Septic			2000 Gal Septic				Roof:					
Avg.		(8) Basement		Lump Sum Items:							Roof:					
Small		Conc. Block									Roof:					
Wood Sash		Poured Conc.									Roof:					
Metal Sash		Stone									Roof:					
Vinyl Sash		Treated Wood									Roof:					
Double Hung		Concrete Floor									Roof:					
Horiz. Slide		(9) Basement Finish									Roof:					
Casement		Recreation SF									Roof:					
Double Glass		Living SF									Roof:					
Patio Doors		Walkout Doors (B)									Roof:					
Storms & Screens		No Floor SF									Roof:					
(3) Roof		Walkout Doors (A)									Roof:					
Gable		(10) Floor Support									Roof:					
Hip		Joists:									Roof:					
Flat		Unsupported Len:									Roof:					
Gambrel		Cntr.Sup:									Roof:					
Mansard											Roof:					
Shed											Roof:					
Asphalt Shingle											Roof:					
Chimney:											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.
RUSSELL MICHEAL	BUTZIN GERALD & CYNTHIA A	6,000	06/01/2020	WD	03-ARM'S LENGTH	2020-01505	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	0	05/14/2018	QC	09-FAMILY	2018-02190	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	21-NOT USED/OTHER	2011-00632	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/01/2020

Owner's Name/Address: BUTZIN GERALD & CYNTHIA A
 8240 W 1ST ST
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 8,599

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	60.00	100.00	0.9554	1.0000	150	100		8,599	
X	Gravel Road	60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,599
X	Paved Road									
X	Storm Sewer									
X	Sidewalk									
X	Water									
X	Sewer									
X	Electric									
X	Gas									
X	Curb									
X	Street Lights									
X	Standard Utilities									
X	Underground Utils.									

Tax Description: . SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.
 Comments/Influences:



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,300	0	4,300			1,653C
2023	3,400	0	3,400			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL ELIZABETH	LAMB PAMELA	129,900	03/15/2022	WD	03-ARM'S LENGTH	2022-00870	PROPERTY TRANSFER	100.0
RUSSELL MICHEAL	POWELL ELIZABETH	46,250	02/05/2020	WD	03-ARM'S LENGTH	2020-00325	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	39,900	08/29/2017	WD	03-ARM'S LENGTH	2017-02790	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8221 W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

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

LAMB PAMELA 22680 BAYVIEW DR SAINT CLAIR SHORES MI 48081	2024 Est TCV 68,948 TCV/TFA: 121.60
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	0.8633	1.0000	150	100		6,475
BACKLOTS 150/	40.00	100.00	0.8633	1.0000	150	100		5,180
90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								11,655

Tax Description	X	Land Improvement Cost Estimates
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. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Dirt Road	12.37	140	94	1,628	
	X	Gravel Road	25.61	80	94	1,926	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				3,554
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2024	5,800	28,700	34,500		30,975C
	X	Rolling	2023	4,700	24,800	29,500		29,500S
	X	Low	2022	3,000	22,700	25,700		24,172C
	X	High	2021	3,000	20,400	23,400		23,400S
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						
	X	PRIVATE RD						

Who	When	What	2024	2023	2022	2021
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		TPC 02/03/2022 INSPECTED				
		TPC 12/27/2017 INSPECTED				
		TPC 09/25/2017 INSPECTED				

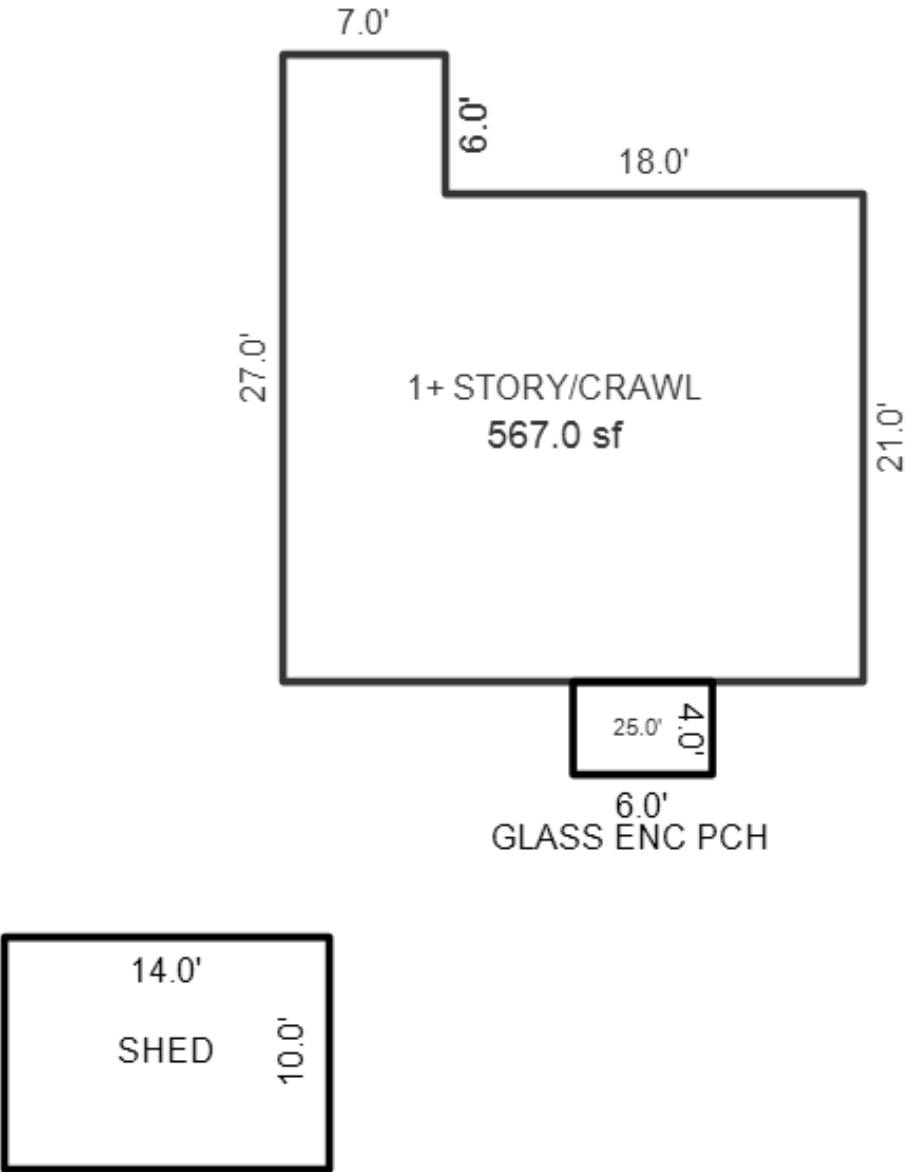


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 150	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1920		Remodeled 1984			Ex	Ord	X Min											
Condition: Average		Trim & Decoration			Size of Closets													
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings			(12) Electric													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				0 Amps Service													
(2) Windows		(7) Excavation			No./Qual. of Fixtures													
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 567 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.	Ord.	X Min											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many	Ave.	X Few											
(3) Roof		(9) Basement Finish			(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)													
X	Asphalt Shingle	(10) Floor Support			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer													
					1	Public Water												
					1	Public Sewer												
						Water Well												
						1000 Gal Septic												
						2000 Gal Septic												
					Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1920						
(11) Heating System: Wall/Floor Furnace																		
Ground Area = 567 SF Floor Area = 567 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 567																		
Total: 66,888 40,133																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s)																		
Deck																		
Treated Wood																		
Water/Sewer																		
Public Sewer																		
Water Well, 100 Feet																		
Built-Ins																		
Appliance Allow.																		
Porches																		
WGEP (1 Story)																		
Totals: 81,422 48,854																		
Notes:																		
ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => 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.
RUSSELL MICHEAL	BROWN JACOB	7,000	09/15/2021	WD	16-LC PAYOFF	2021-03582	OTHER	0.0
RUSSELL MICHEAL	BROWN JACOB	7,000	08/14/2020	LC	03-ARM'S LENGTH	2020-02341	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	1	05/14/2018	WD	09-FAMILY	2018-02190	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/26/2021					

Owner's Name/Address	MAP #:
BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651	2024 Est TCV 7,500

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

Tax Description	X	Dirt Road	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						7,500

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500		1,500W	1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0
		110,000	09/01/1997	WD	33-TO BE DETERMINED	313:1142	DEED	0.0

Property Address: SIXTH ST
 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: THOMPSON LAUREN & CARPENTER MITCH
 10591 W KELLY RD
 LAKE CITY MI 49651

2024 Est TCV 7,500

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

BACKLOTS 150/ 50.00 100.00 1.0000 1.0000 150 100 7,500

50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,500

Tax Description: . SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,057C

Who When What

TPC 08/20/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	LC \$50K DOWN 4	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0

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

Owner's Name/Address	MAP #:
THOMPSON LAUREN & CARPENTER MITCH 10591 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 7,500

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,500

Tax Description	X	Dirt Road
. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.		

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,057C

Who When What 2024 3,800 0 3,800 1,653C
 TPC 08/20/2021 INSPECTED 2023 3,000 0 3,000 1,575C
 TPC 12/27/2017 INSPECTED 2022 1,500 0 1,500 1,500S
 TPC 04/19/2016 INSPECTED 2021 1,500 0 1,500 1,057C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0

Property Address: 8251 W SAPPHIRE AVE
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: THOMPSON LAUREN & CARPENTER MITCH
 10591 W KELLY RD
 LAKE CITY MI 49651

2024 Est TCV 7,628

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

BACKLOTS 150/ 50.00 107.00 1.0000 1.0171 150 100 7,628
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,628

Tax Description: . SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,800	0	3,800			1,653C
2023	3,100	0	3,100			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,057C

Who When What
 TPC 08/20/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 12/10/2013 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	19-MULTI PARCEL ARM'S LE	2007/2871	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THOMPSON LAUREN & CARPENTER MITCH 10591 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 222,592 TCV/TFA: 272.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Front Depth				
. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	80.00	121.00	0.8891	1.0488	1200	100	89,524
Comments/Influences			80 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		89,524	

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: 3.5 Concrete	6.16	288	45	798
								Total Estimated Land Improvements True Cash Value = 798				

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	44,800	66,500	111,300			94,263C
X High		2023	35,400	63,500	98,900			89,775C
Landscaped		2022	27,800	57,700	85,500			85,500S
Swamp		2021	26,100	55,100	81,200			69,062C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

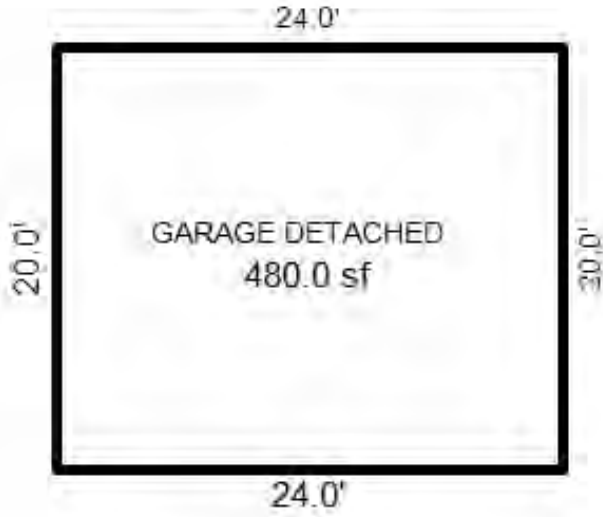
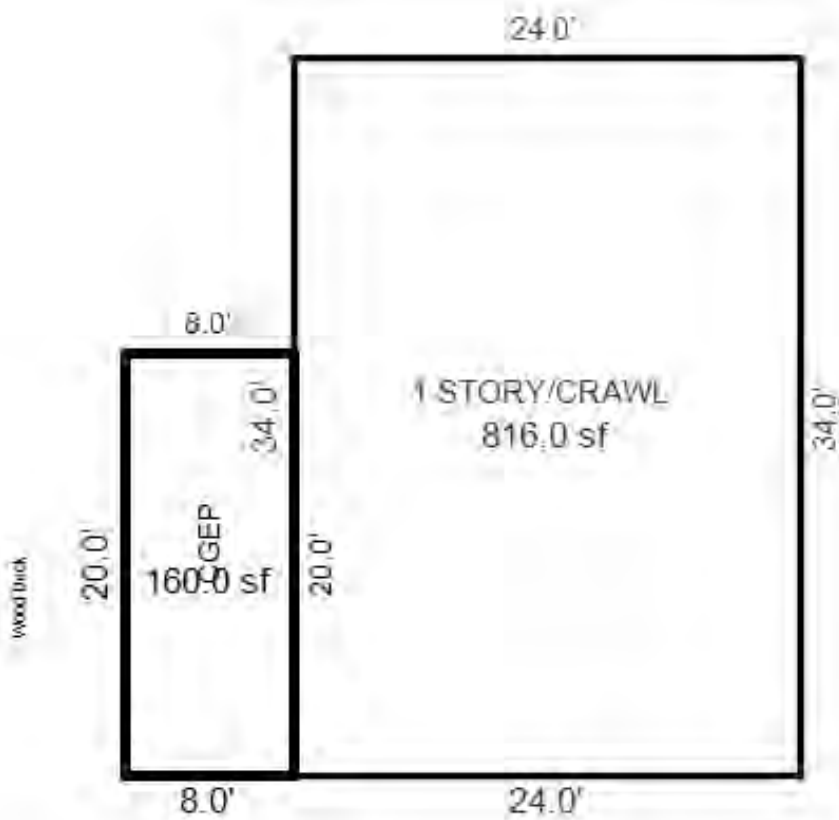


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 144	Type CGEP (1 Story) Treated Wood	Year Built: 1957 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
	Building Style: 1S		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Yr Built 1957	Remodeled 0	Ex Ord Min		Central Air Wood Furnace											
	Condition: Average		Size of Closets Lg Ord Small		(12) Electric 0 Amps Service											
	Room List		Doors Solid H.C.		No./Qual. of Fixtures Ex. X Ord. Min											
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. 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 Insulation		(7) Excavation Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Many Avg. Few	X	Large Avg. Small		(9) Basement Finish											
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes:											
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed			Plumbing Average Fixture(s) 1 1,195 777 Porches Solar Water Heat CGEP (1 Story) 160 9,147 5,946 Deck Treated Wood 144 3,172 2,062 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 16,934 11,007 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 *											
X	Asphalt Shingle				Totals:											
	Chimney: Block				ECF (4087 SAPPHIRE LAKE) 1.460 => 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.
HANSEN HANS WILLIAM & REB	SWICK PAUL S	106,000	09/29/2014	WD	03-ARM'S LENGTH	2014-03304	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8271 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SWICK PAUL S PO BOX 125 BELLAIRE MI 49615	2024 Est TCV 156,145 TCV/TFA: 271.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	50.00	134.00	64,555
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres			64,555

Tax Description	X Improved	Vacant	* Factors *			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	50.00	134.00	64,555
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres			64,555

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		Wood Frame	21.93	200 94	4,123
Comments/Influences			Residential Local Cost Land Improvements			

Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		LAND IMPROVE 1000	1,000.00	1 95	950
Comments/Influences			Total Estimated Land Improvements True Cash Value =			5,073

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		Level			
Comments/Influences			Rolling			

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		Level			
Comments/Influences			Rolling			

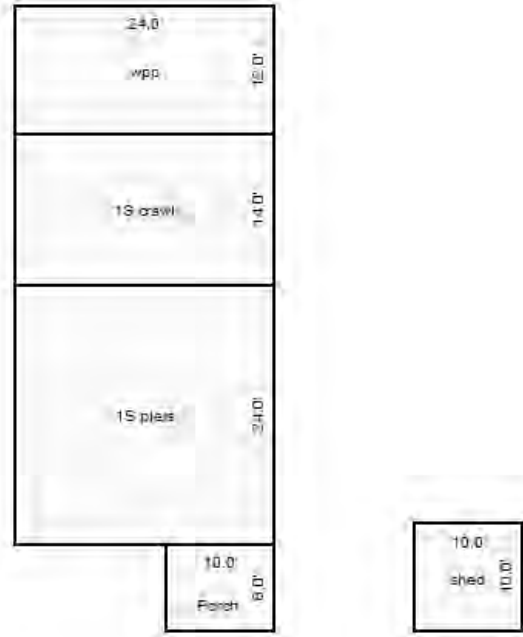
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	32,300	45,800	78,100			58,192C
2023	25,600	43,600	69,200			55,421C
2022	20,000	39,400	59,400			52,782C
2021	18,800	36,700	55,500			51,096C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 80 336 288	Type CCP (1 Story) WGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: CD Effec. Age: 45 Floor Area: 576 Total Base New : 107,746 Total Depr Cost: 59,258 Estimated T.C.V: 86,517		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																				
Building Style: 1S		X	Drywall 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 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service		No./Qual. of Fixtures																										
(1) Exterior		Ex.		Ord.	X	Min	No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many		X	Ave.		Few																									
(2) Windows		(7) Excavation		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1																										
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		(8) Basement		1																										
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		(14) Water/Sewer		1																										
(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		1																										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																
Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 576 SF Floor Area = 576 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>Piers</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>68,747</td> <td>37,809</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	576			Total:				68,747	37,809	Cls CD		Blt 1962	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Piers	576																															
Total:				68,747	37,809																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 676 Porches CCP (1 Story) 80 2,114 1,163 WGEP (1 Story) 336 20,133 11,073 WPP 288 4,473 2,460 Water/Sewer Public Sewer 1 1,326 729 Water Well, 100 Feet 1 5,640 3,102 Built-Ins Appliance Allow. 1 1,934 1,064 Fireplaces Wood Stove 1 2,149 1,182 Local Cost Items SANITARY SEWER 1 0 0													Totals:		107,746		59,258																	
Notes: VERTICAL LOG													ECF (4087 SAPPHIRE LAKE) 1.460 => TCv:		86,517																			

*** 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.
MCCOY THOMAS E	FRANCISCO TAMMY & KIRK	185,000	07/15/2015	WD	03-ARM'S LENGTH	2015-02425	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8281 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/11/2022	2022-0721	100%
	P.R.E. 100% 08/03/2015		Roof Structure	08/06/2020	2020-0405	100%

Owner's Name/Address	MAP #:
FRANCISCO TAMMY & KIRK 8281 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 294,538 TCV/TFA: 292.20

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Public Improvements		* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
GROUP A 1200/	50.00	120.00	1.0000	1.0466	1200 100 62,798
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value = 62,798

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 101 SAPPHIRE LAKE PLAT 2.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	8.18	841 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	841 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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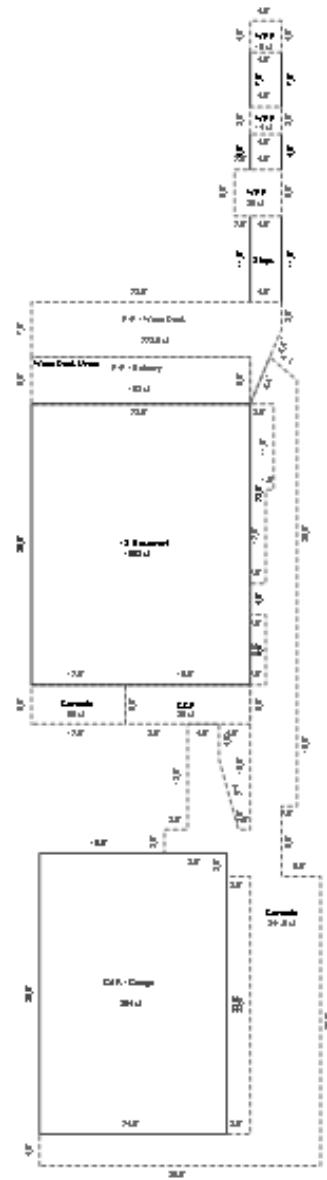
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	31,400	115,900	147,300			105,637C
X	Rolling		2023	24,900	110,600	135,500			100,607C
X	Low		2022	20,000	99,700	119,700			95,817C
X	High		2021	18,800	92,900	111,700			92,757C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who	When	What							
JWV	09/15/2020	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	03/30/2015	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,008 Total Base New : 243,193 Total Depr Cost: 158,075 Estimated T.C.V: 230,790			80 168 396 66	CCP (1 Story) Treated Wood Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall	Plaster		Wood T&G		Trim & Decoration			E.C.F. X 1.460						
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			Total Base New : 243,193 Total Depr Cost: 158,075 Estimated T.C.V: 230,790								
1966	202	0				Lg			X	Ord	Small						
Condition: Average		Doors		Solid	X	H.C.	Central Air Wood Furnace			Floor Area: 1,008 Total Base New : 243,193 Total Depr Cost: 158,075 Estimated T.C.V: 230,790							
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1966				
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		150 Amps Service			Ex. X Ord. Min			Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Basement 1,008			Total: 157,242 102,208							
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 1008 19,485 12,665 Basement, Outside Entrance, Below Grade 1 2,560 1,664						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Average Fixture(s) 2 Fixture Bath 1 3,108 2,020			Porches CCP (1 Story) 80 2,306 1,499				
(3) Roof		1008 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Deck			Treated Wood 168 3,693 2,400 Treated Wood 396 6,479 4,211 Treated Wood 66 2,057 1,337							
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			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 29,817 19,381						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746							
Chimney: Metal							Built-Ins			Appliance Allow. 1 2,766 1,798							
							Fireplaces			Exterior 2 Story 1 8,024 5,216							

*** 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.
FISCHER ROBERT & JACQUELI	LECHNER SEAN P	138,000	09/06/2013	WD	03-ARM'S LENGTH	2013-03097 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8291 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2006	20060324	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 264,036 TCV/TFA: 282.09
LECHNER SEAN P 3175 YARGERVILLE RD LA SALLE MI 48145-9792		

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.	X Dirt Road	GROUP A 1200/	65.00	107.00	0.9365	1.0171	1200	100		74,294

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
21003925 \$159,900 12/2010DOM363	X Sewer	D/W/P: 3.5 Concrete	6.16	388	71	1,697

X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Total Estimated Land Improvements True Cash Value =
						1,697

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X Low	2024	37,100	94,900	132,000			89,588C



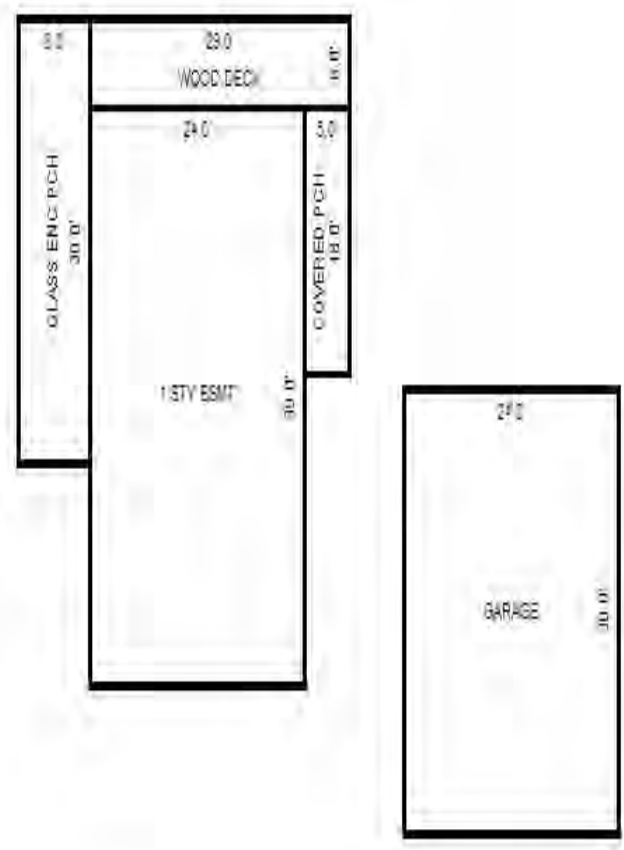
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	29,400	90,500	119,900			85,294C
TPC	03/30/2015	INSPECTED	2022	24,000	81,600	105,600			81,233C
TPC	12/20/2013	INSPECTED	2021	22,500	76,100	98,600			78,638C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 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: 720 % 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: 936 Total Base New : 200,075 Total Depr Cost: 128,798 Estimated T.C.V: 188,045			E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G			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 1975		
Yr Built 1975	Remodeled 2006		Trim & Decoration		Central Air Wood Furnace			Building Areas			Size		Cost New	Depr. Cost	
Condition: Average		Ex	X	Ord		Min	(12) Electric			Total		127,807	83,075		
Room List		Lg	X	Ord		Small	0 Amps Service			Total		127,807	83,075		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No./Qual. of Fixtures			No. of Elec. Outlets			Total		127,807	83,075		
(1) Exterior			Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Total		127,807	83,075	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many X Ave. Few			(13) Plumbing			Total		127,807	83,075	
(2) Windows		(7) Excavation			Average Fixture(s)			Plumbing			Total		127,807	83,075	
X	Many Avg. X Few	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total		127,807	83,075	
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			Recreation Room			Total		127,807	83,075	
(3) Roof		(9) Basement Finish			Lump Sum Items:			Exterior Brick Veneer Basement, Outside Entrance, Below Grade			Total		127,807	83,075	
X	Gable Hip Flat	450 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Plumbing			Total		127,807	83,075	
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Total		127,807	83,075	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior Siding			Total		127,807	83,075	

*** 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.
FARMER STEVE	FARMER PHILIP C	1	04/14/2022	QC	09-FAMILY	2022-01326	DEED	0.0
EBELS KIMBERLY G & MICHAEL	FARMER PHILLIP C & STEVE	140,000	01/20/2012	WD	31-SPLIT IMPROVED	2012-00200	PROPERTY TRANSFER	100.0
REED MARY L (KNA) POWERS	EBELS KIMBERLY G & MICHAEL	179,000	08/26/2005	WD	03-ARM'S LENGTH	05-0/3352	DEED	100.0
		120,000	11/01/1997	WD	33-TO BE DETERMINED	315:137	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8303 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/26/2013	2013-0113	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
FARMER PHILIP C 2865 SAMPSON RD PEMBERVILLE OH 43450	2024 Est TCV 397,381 TCV/TFA: 278.67

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/ 65.00 146.76 0.9365 1.1007 1200 100 80,401
			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 80,401

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05 1 25nE 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description Rate Size % Good Cash Value Wood Frame 29.53 96 94 2,665
	X	Sewer		Residential Local Cost Land Improvements
	X	Electric		Description Rate Size % Good Cash Value
	X	Gas		LAND IMPROVE 2500 2,500.00 1 97 2,425
		Curb		Total Estimated Land Improvements True Cash Value = 5,090
		Street Lights		
		Standard Utilities		
		Underground Utils.		



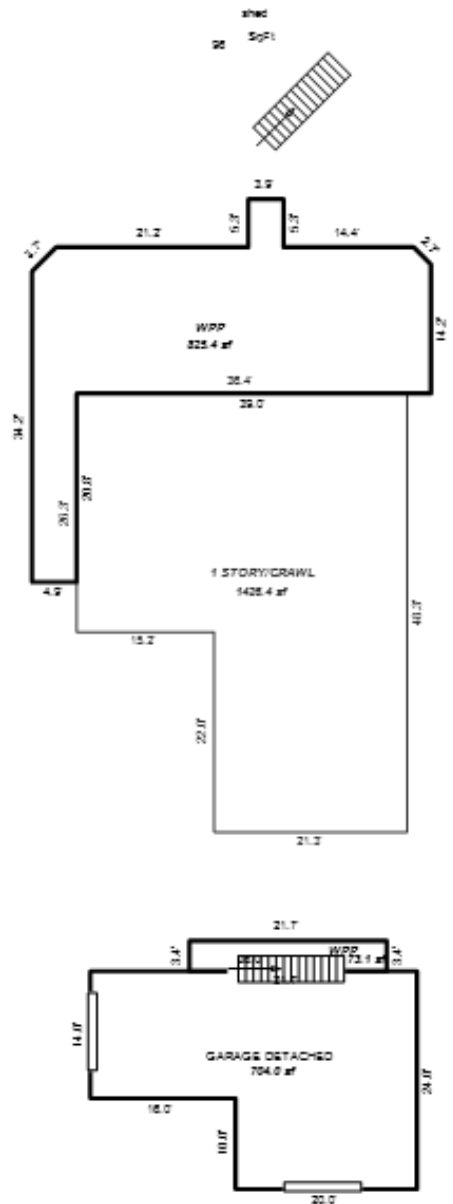
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2024	40,200	158,500	198,700			113,321C
	2023	31,800	151,300	183,100			107,925C
	2022	24,000	136,400	160,400			102,786C
	2021	22,500	127,300	149,800			99,503C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 825 73 68	Type WPP WPP 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: 1 Area: 704 % Good: 0 Storage Area: 480 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: 20 Floor Area: 1,426 Total Base New : 267,013 Total Depr Cost: 213,623 Estimated T.C.V: 311,890			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 = 1426 SF Floor Area = 1426 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 1972																	
Yr Built 1972	Remodeled 2013	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			1 Story Siding Crawl Space 1,426			Total: 201,020 160,827																	
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Public Sewer			Water Well, 50 Feet																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Sewer			Water Well			1000 Gal Septic																	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1426 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Notes:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			Water Well			SANITARY SEWER																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water			Water Well			1000 Gal Septic			2000 Gal Septic																	
Chimney: Metal		Chimney: Metal		Public Water			Water Well			1000 Gal Septic			2000 Gal Septic																	
<table border="1"> <thead> <tr> <th colspan="2">Totals:</th> <th colspan="2">267,013</th> <th colspan="2">213,623</th> <th colspan="2">311,890</th> </tr> </thead> <tbody> <tr> <td colspan="2">Notes:</td> <td colspan="2">ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:</td> <td colspan="2">311,890</td> <td colspan="2"></td> </tr> </tbody> </table>															Totals:		267,013		213,623		311,890		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		311,890			
Totals:		267,013		213,623		311,890																								
Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		311,890																										

*** 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.
CAVANAUGH MARGARET L	CAVANAUGH JAMES & CAVANAU	0	04/06/2021	QC	07-DEATH CERTIFICATE		OTHER	0.0
DORSEY JEANNE A ESTATE	DORSEY THOMAS A	0	10/07/2020	QC	08-ESTATE	2020-02984	PROPERTY TRANSFER	0.0
DORSEY THOMAS A	CAVANAUGH JAMES & WINEGAR	30,000	10/07/2020	QC	09-FAMILY	2020-02985	PROPERTY TRANSFER	0.0
CAVANAUGH WILLIAM J & MAR	CAVANAUGH WILLIAM J & MAR	0	04/02/1978	QC	09-FAMILY	198P1012	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8313 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/19/2019					

Owner's Name/Address	MAP #:
CAVANAUGH JAMES & WINEGAR MARY PO BOX 12 LAKE CITY MI 49651	2024 Est TCV 198,883 TCV/TFA: 217.36

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	GROUP A 1200/		50.00	100.00	1.0000	1.0000	1200	100		60,000
	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =							60,000

Tax Description
. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2
Comments/Influences

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Concrete	6.97	934	50	3,255
X	Electric	D/W/P: Brick on Sand	18.02	151	50	1,360
X	Gas	Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =						6,295

Topography of Site	
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Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	30,000	69,400	99,400			58,259C
X Low	2023	23,800	66,100	89,900			55,485C
X High	2022	20,000	59,600	79,600			52,843C
X Landscaped	2021	18,800	55,500	74,300			51,155C
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

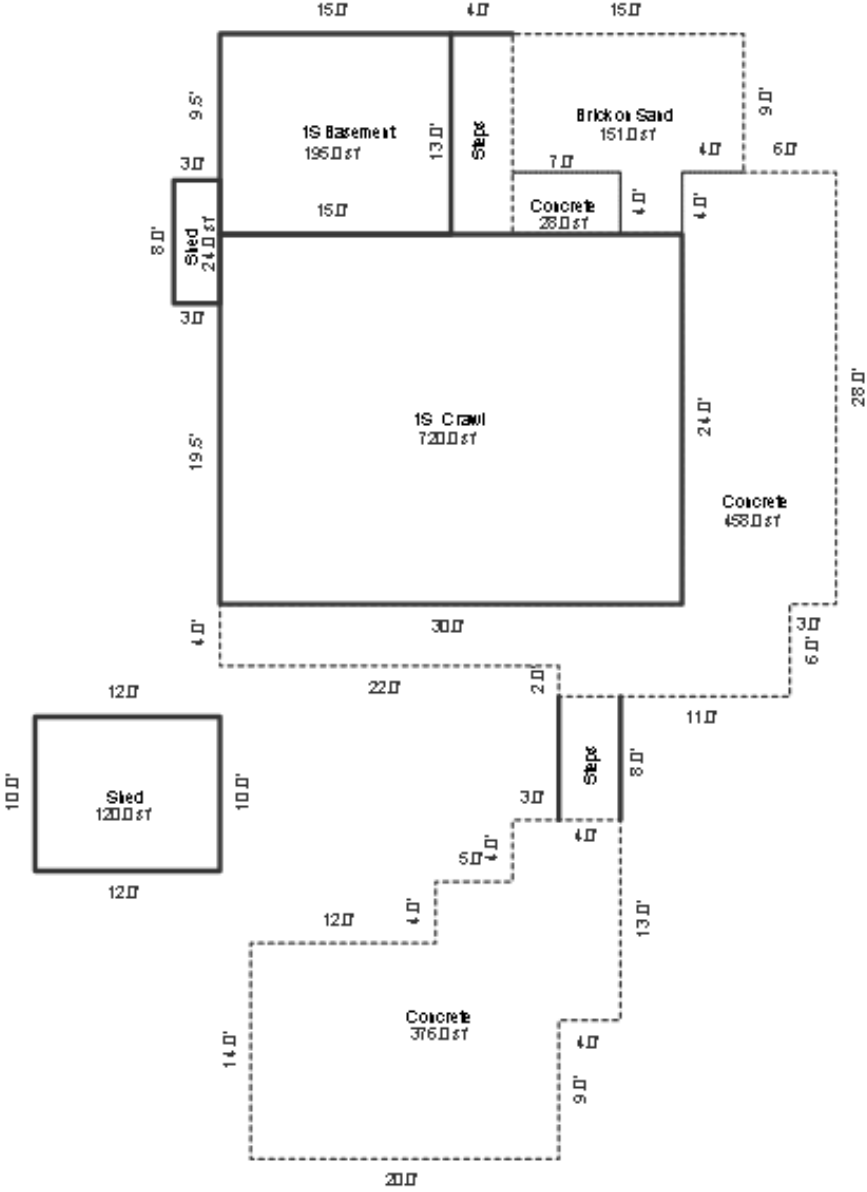


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 915 Total Base New : 151,355 Total Depr Cost: 90,814 Estimated T.C.V: 132,588		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		Condition: Average																									
Yr Built 1964	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures			Condition: Average																											
Room List		Doors		Solid	X	H.C.	(12) Electric			Condition: Average																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Condition: Average																												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Condition: Average																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Many			X	Ave.		Few	Condition: Average																											
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Condition: Average																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 195 S.F. Crawl: 720 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			Condition: Average																												
X	Wood Sash Metal Sash Vinyl Sash	(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			Condition: Average																												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Condition: Average																												
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes:			Condition: Average																												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER			Condition: Average																											
X	Asphalt Shingle	(10) Floor Support		Chimney: Block			Totals:			Condition: Average																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964 (11) Heating System: Forced Air w/ Ducts Ground Area = 915 SF Floor Area = 915 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 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>720</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>195</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>130,738</td> <td>78,443</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 1,536 Plumbing Average Fixture(s) 1 1,476 886 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 Local Cost Items SANITARY SEWER 1 0 0 *</p> <p>Totals: 151,355 90,814</p> <p>ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 132,588</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	720			1 Story	Siding	Basement	195			Total:				130,738	78,443
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	720																																			
1 Story	Siding	Basement	195																																			
Total:				130,738	78,443																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CLARK GARY E & MARIE G TR	SAPPHIRE HLDING CO LLC	0	01/30/2009	QC	21-NOT USED/OTHER	2009/469	DEED	0.0			
CLARK GARY E & MARIE G (H	CLARK GARY E & MARIE G TR	0	11/27/2006	QC	21-NOT USED/OTHER	06-0/4435	DEED	0.0			
CLARK ROBERT E (DECEASED)	CLARK GARY	0	03/25/2002	OTH	21-NOT USED/OTHER	06-0/4434	DEED	100.0			
CLARK ROBERT E (WIDOW)	SELF (LE) & CLARK GARY E	0	10/17/2000	QC	21-NOT USED/OTHER	34-0/1292	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
8323 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SAPPHIRE HOLDING CO LLC 6371 DONALDSON DR TROY MI 48085-1531		MAP #:		2024 Est TCV 198,556 TCV/TFA: 237.51							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00002'49"W 60.71 FEET, THENCE N41°41'14"E 89.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 105, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP A 1200/	50.00	213.44	1.0000	1.2087	1200	100	72,522
		X		50 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	72,522	
		X		Land Improvement Cost Estimates							
		X		Description				Rate	Size	% Good	Cash Value
		X		D/W/P: 4in Concrete				6.97	667	50	2,324
		X		Wood Frame				28.00	120	50	1,680
		X		Total Estimated Land Improvements True Cash Value =							4,004
		Topography of Site									
		Level									
		X		Rolling							
		X		Low							
		X		High							
		X		Landscaped							
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		X		PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	36,300	63,000	99,300			61,045C
		TPC 09/05/2018	INSPECTED		2023	28,700	60,100	88,800			58,139C
		TPC 12/27/2017	INSPECTED		2022	20,000	54,100	74,100			55,371C
		TPC 03/30/2015	INSPECTED		2021	18,800	50,400	69,200			53,603C

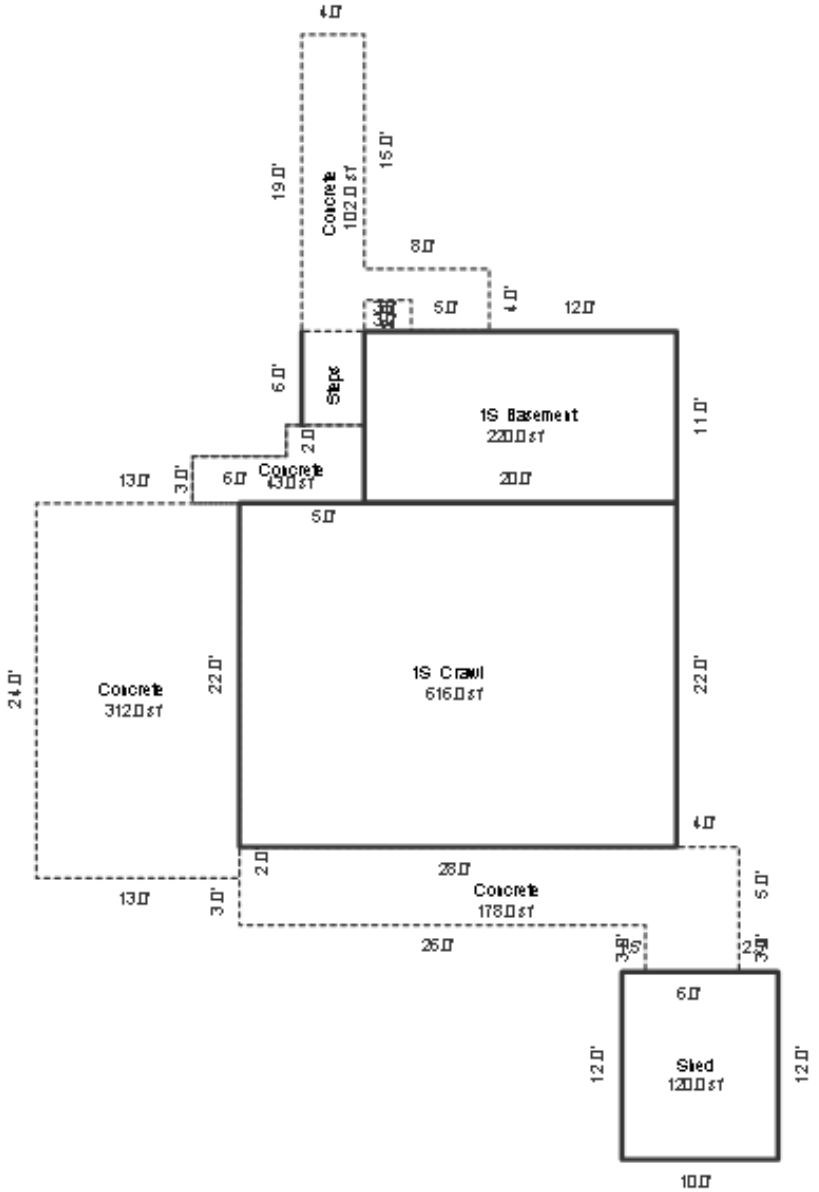


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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													
Building Style: 1S		X	Drywall Paneled													
Yr Built 1968			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex	X	Ord		Min									
Room List			Size of Closets													
	Basement 1st Floor 2nd Floor Bedrooms		Lg		Ord	X	Small									
(1) Exterior			Doors		Solid	X	H.C.									
X		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1968			
X		Kitchen: Other: Other:		100 Amps Service			(11) Heating System: Forced Air w/ Ducts									
X		(6) Ceilings		No./Qual. of Fixtures			Ground Area = 836 SF Floor Area = 836 SF.									
X		X Tile		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
X		(7) Excavation		No. of Elec. Outlets			Building Areas									
X		Basement: 220 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
X		(8) Basement		(13) Plumbing			1 Story Siding Basement 220									
X		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 616									
X		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments									
X		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade 1 2,560 1,536									
X		(10) Floor Support		Lump Sum Items:			Plumbing									
X		Joists: Unsupported Len: Cntr.Sup:					Average Fixture(s) Water/Sewer Public Sewer Water Well, 50 Feet									
X		Gable Hip Flat					Built-Ins									
X		Gambrel Mansard Shed					Appliance Allow.									
X		Asphalt Shingle					Fireplaces									
Chimney: Block								Exterior 1 Story								
								Local Cost Items								
								SANITARY SEWER								
								Totals:			139,301			83,582		
								Notes:								
								ECF (4087 SAPPHERE LAKE) 1.460 => TCV:						122,030		

*** 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.
THOENES HENRY C JR & NANC	THOENES PROPERTIES LLC	1	04/18/2005	QC	21-NOT USED/OTHER	05-0/1450	DEED	0.0
		33,900	10/01/1996	WD	33-TO BE DETERMINED	307:662	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 81,304					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP A 1200/	65.00	153.47	0.9365	1.1130	1200	100		81,304
			65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	81,304

Tax Description
 . SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET (VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54 FEET, THENCE N41'44'04"E 16.73 FEET THENCE



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,700	0	40,700			25,624C
2023	32,200	0	32,200			24,404C
2022	24,000	0	24,000			23,242C
2021	22,500	0	22,500			22,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAMILTON TYLER P & SALENA	RASTELLO KEITH & VICKI	45,000	06/17/2020	WD	03-ARM'S LENGTH	2020-01745	PROPERTY TRANSFER	100.0				
BRANDON CYNTHIA J TRUST	HAMILTON TYLER P & SALENA	45,000	06/12/2018	WD	03-ARM'S LENGTH	2018-01953	DEED	100.0				
BRANDON CYNTHIA J TRUST	BRANDON CYNTHIA J TRUST	0	07/12/2017	QC	09-FAMILY	2017-02412	PROPERTY TRANSFER	0.0				
BRANDON CYNTHIA J	BRANDON CYNTHIA J TRUST	0	06/09/2011	QC	21-NOT USED/OTHER	2011-01938	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
8355 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
RASTELLO KEITH & VICKI 352 S CAROLYN AVE LAKE CITY MI 49651		2024 Est TCV 73,048										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
2020-01745 SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2 & NW'LY 15' VACATED EIGHTH ST ST ADJ LOT 107		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 1200/	65.00	100.00	0.9365	1.0000	1200	100		73,048
		Paved Road		65 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		73,048		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	36,500	0	36,500		25,624C		
		TPC 04/30/2021 INSPECTED		2023	28,900	0	28,900			24,404C		
		TPC 06/19/2019 INSPECTED		2022	24,000	0	24,000			23,242C		
		TPC 12/27/2017 INSPECTED		2021	22,500	0	22,500			22,500S		



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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.
KNORR TERESA M FKA ROSS	KNORR TERESA M	0	06/09/2023	QC	15-LADY BIRD	2023-01481	DEED	0.0
FERGUSON JAMES	ROSS TERESA M	1	04/14/2016	QC	06-COURT JUDGEMENT	2106-01841	DEED	0.0
SCHWACK	FERGUSON	150,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4577	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8365 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KNORR TERESA M 5348 RIDGE TRAIL NORTH CLARKSTON MI 48348	MAP #:					
	2024 Est TCV 268,070 TCV/TFA: 237.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
			Description	Frontage	Depth	Value	
. SEC 10 T22N R8W LOTS 108 & 109 SAPPHIRE LAKE PLAT #2 Comments/Influences GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05 ADDED 144 SQ WD & WO BSM'T FOR 08.	X		* Factors *				
	X		GROUP A 1200/	100.00	100.00	100,908	
			100 Actual Front Feet, 0.23 Total Acres			100,908	
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: 3.5 Concrete	6.58	80 0	0	
	X		Wood Frame	27.00	144 50	1,944	
	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 =				2,894



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

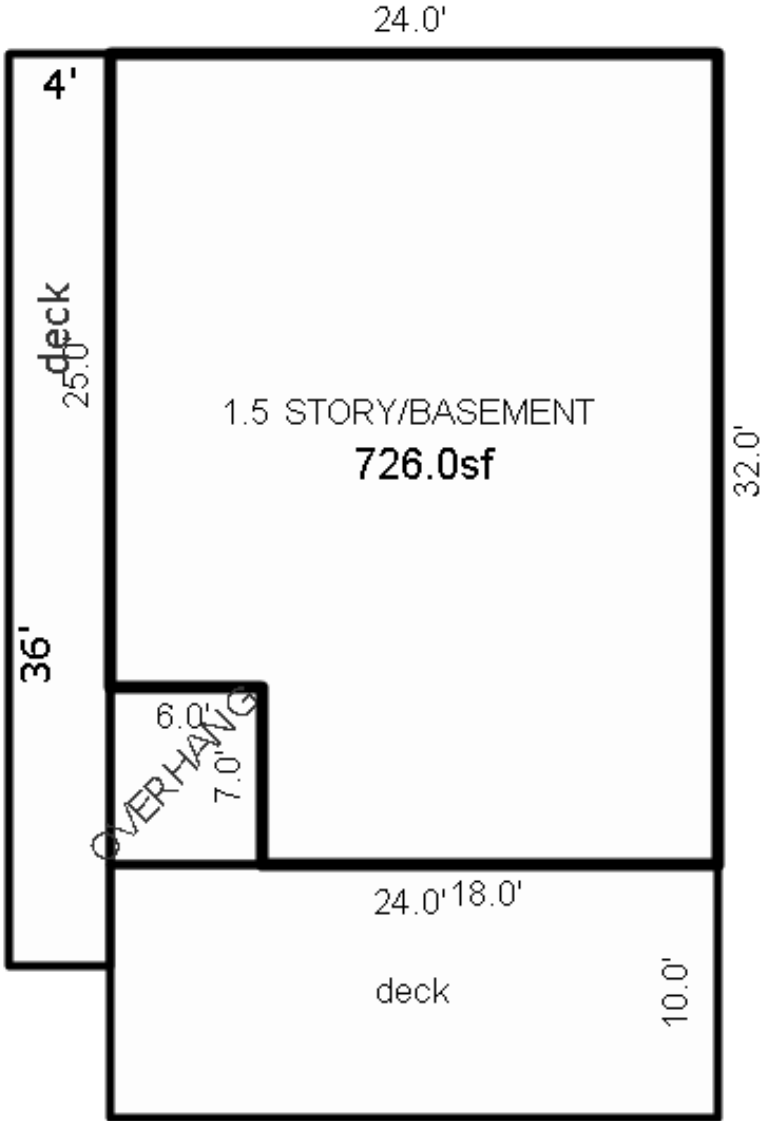
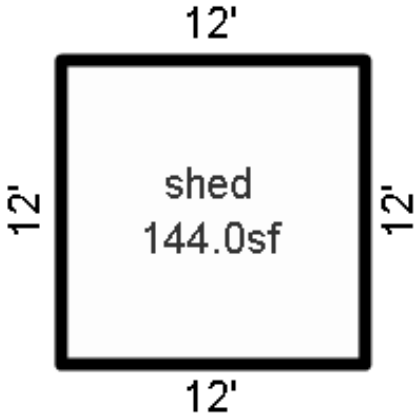
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	50,500	83,500	134,000			87,651C
	TPC 04/30/2021	INSPECTED	2023	39,900	79,800	119,700			83,478C
	TPC 12/27/2017	INSPECTED	2022	32,500	71,900	104,400			79,503C
	TPC 03/30/2015	INSPECTED	2021	30,500	67,000	97,500			76,964C

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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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 240 144	Type 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	(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														
Building Style: 1.5S																			
Yr Built 1959	Remodeled 1990	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			200 Amps Service			No./Qual. of Fixtures									
	(1) Exterior	Kitchen: Other: Other:		200			Ex.			X	Ord.								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.								
	(2) Windows	Basement: 726 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	2			3			Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			2			Fixture Bath									
	(3) Roof	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1			Public Water			1			Public Sewer					
X	Asphalt Shingle	(10) Floor Support		1			Water Well			1			Water Well						
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic			1			2000 Gal Septic						
				Lump Sum Items:															
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 726 SF Floor Area = 1131 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1959									
Stories Exterior Foundation Size Cost New Depr. Cost																			
1.5 Story Siding Basement 726																			
1 Story Siding Overhang 42																			
Total: 140,985 91,625																			
Other Additions/Adjustments																			
Recreation Room 384 7,423 4,825																			
Basement, Outside Entrance, Below Grade 1 2,560 1,664																			
Plumbing																			
Average Fixture(s)																			
3 Fixture Bath 1 1,476 959																			
3 Fixture Bath 1 4,646 3,020																			
Porches																			
CPP 42 1,075 699																			
Deck																			
Treated Wood 240 4,670 3,035																			
Treated Wood 144 3,338 2,170																			
Water/Sewer																			
Public Sewer 1 1,494 971																			
Water Well, 50 Feet 1 2,686 1,746																			
Built-Ins																			
Appliance Allow. 1 2,766 1,798																			
Local Cost Items																			
SANITARY SEWER 1 0 0 *																			
Totals: 173,119 112,512																			
Notes:																			
ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 164,268																			

*** 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.
KOLLAR DORIS V	KOLAR DANIEL ET AL	0	07/31/2019	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
KOLLAR DORIS V	KOLLAR DORIS V	0	05/26/2018	QC	09-FAMILY	2018-02101	PROPERTY TRANSFER	0.0
KOLLAR DORIS V	KOLLAR DORIS V & KOLLAR D	0	05/08/2014	QC	09-FAMILY	2014-01788	DEED	0.0
KOLLAR FRANK J	KOLLAR DORIS V	0	05/01/2014	AFF	07-DEATH CERTIFICATE	2014-01707 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8375 W SAPPHIRE AVE						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 08/03/2021						
Owner's Name/Address	MAP #:					
KOLAR DANIEL ET AL 10753 KNOCKADERRY DR GRAND LEDGE MI 48837	2024 Est TCV 232,921 TCV/TFA: 173.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	50.00	100.00	1.0000	1.0000	1200	100	60,000	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	60,000



Public Improvements	* Factors *								
X Sewer									
X Electric									
X Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
Topography of Site									
X Level									
X Rolling									
Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									

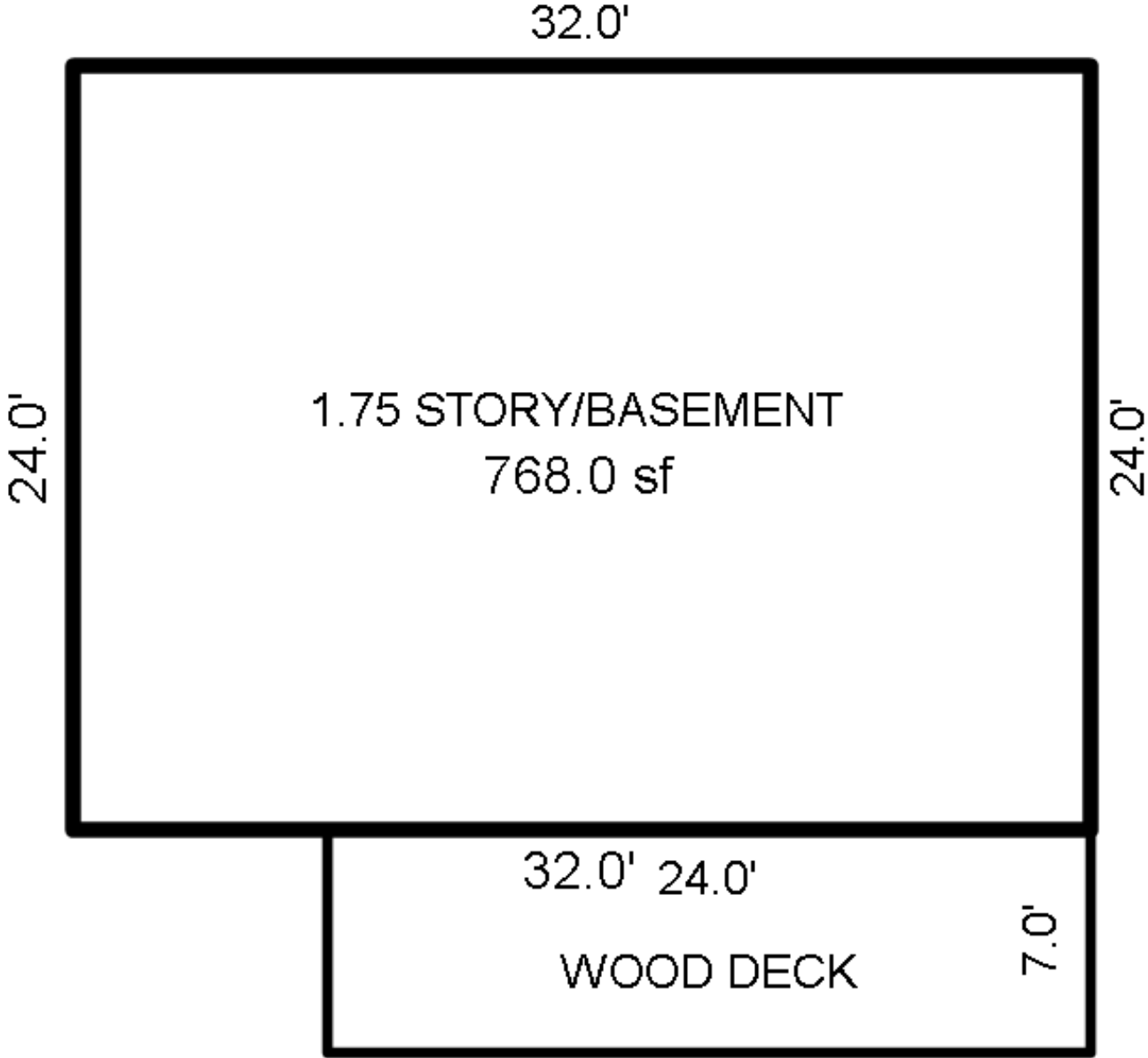
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	86,500	116,500			63,169C
2023	23,800	82,500	106,300			60,161C
2022	20,000	74,400	94,400			57,297C
2021	18,800	69,300	88,100		88,100W	55,467C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) 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 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1 Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 182,216 Total Depr Cost: 118,439 Estimated T.C.V: 172,921				E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75S		X	Drywall Paneled				Plaster Wood T&G	Central Air Wood Furnace									
Yr Built 1971		Remodeled 0		Ex		Ord	X Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets		Lg		Ord	X Small	200 Amps Service									
Room List		Doors		Solid	X	H.C.		(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				No. of Elec. Outlets									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.75S				Cls CD		Blt 1971			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min				(11) Heating System: Electric Baseboard									
(2) Windows		(8) Basement		Many X Ave. Few				Ground Area = 768 SF Floor Area = 1344 SF.									
X	Many Avg. X Few	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Building Areas									
(3) Roof		(10) Floor Support		(14) Water/Sewer				Stories Exterior Foundation Size Cost New Depr. Cost									
X	Gable Hip Flat	500 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				1.75 Story Siding Basement				Total: 149,566		97,219			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				Other Additions/Adjustments									
Chimney:								Recreation Room 500 9,265 6,022 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Deck Treated Wood 168 3,610 2,346 Treated Wood 20 894 581 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 2 Story 1 7,050 4,582 Local Cost Items SANITARY SEWER 1 0 0				Totals: 182,216		118,439			
								Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 172,921									

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



*** 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 ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	DEED	0.0

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

W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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NELSON FAMILY REVOCABLE TRUST 683 SYLVANWOOD DR TROY MI 48085-3128	2024 Est TCV 23,125
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP C BACK W/	50.00	100.00	0.8409	1.0000	400	100		16,818
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BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
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100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	23,125
---	--	--	--	--	--	--	-------------------------	--------

Tax Description
. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.
Comments/Influences

LOTS 111 & 112

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,600	0	11,600			3,566C
			2023	10,900	0	10,900			3,397C
			2022	10,000	0	10,000			3,236C
			2021	10,000	0	10,000			3,133C

*** 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 ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	PROPERTY TRANSFER	0.0
NELSON ROBERT H	NELSON GEORGIA A	0	04/13/2013	AFF	07-DEATH CERTIFICATE	2013-083421 DC	DEED	0.0
		53,000	05/01/1998	WD	33-TO BE DETERMINED	319:555	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8407 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 93,809 TCV/TFA: 131.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.	X		BACKLOTS 150/	61.00	100.00	0.9515	1.0000	150	100	8,706
Comments/Influences			61 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,706							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT	X	Dirt Road	D/W/P: 3.5 Concrete	5.78	211 94	1,147
	X	Gravel Road	Metal Prefab	11.19	211 50	1,180
	X	Paved Road	Total Estimated Land Improvements True Cash Value = 2,327			
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	4,400	42,500	46,900			42,565C
X Rolling	2023	3,500	40,600	44,100			40,539C
X Low	2022	15,600	36,600	52,200			38,609C
X High	2021	14,200	34,100	48,300			37,376C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 714 Total Base New : 94,493 Total Depr Cost: 56,696 Estimated T.C.V: 82,776		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 1958			
Yr Built 1958	Remodeled 0	Ex	X	Ord	Min	Size of Closets		No. of Elec. Outlets		Ground Area = 714 SF Floor Area = 714 SF.					
Condition: Average		Lg	X	Ord	Small	(12) Electric		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas					
Room List		Doors		Solid	X	H.C.	0 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing		1 Story Siding Crawl Space		Total: 82,528		49,517		
(1) Exterior		(6) Ceilings		No. of Fixtures			Average Fixture(s)		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Ex.		Ord.	X	Min	Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 714 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						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s)		Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		Basement Finish			1 3 Fixture Bath		Porches						
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(9) Basement Finish			2 Fixture Bath		CGEP (1 Story)						
X	Double Glass Patio Doors Storms & Screens	No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer			Softener, Manual		Water/Sewer						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water			Softener, Auto		Public Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Sewer			Solar Water Heat		Appliance Allow.					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			No Plumbing		Local Cost Items						
Chimney:		Lump Sum Items:		1000 Gal Septic			Extra Toilet		SANITARY SEWER						
				2000 Gal Septic			Extra Sink		Totals:		94,493		56,696		
				Notes:			Separate Shower		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:				82,776		

*** 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.
WREN MICHAEL A	BALL TAMAR	270,000	07/03/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02228	PROPERTY TRANSFER	100.0
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02084	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/2021					
Owner's Name/Address	MAP #:					
BALL TAMAR 8427 W SAPPHIRE AVE LAKE CITY MI 49651-8638	2024 Est TCV 68,792					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	60.00	100.00	0.9554	1.0000	1200	100		68,792
60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			68,792

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.																	
Comments/Influences																	
BEHIND 192-00																	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	34,400	0	34,400			16,057C
2023	27,200	0	27,200			15,293C
2022	15,500	0	15,500			14,565C
2021	14,100	0	14,100			14,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WREN MICHAEL A	BALL TAMAR	270,000	07/03/2020	WD	03-ARM'S LENGTH	2020-02228	PROPERTY TRANSFER	100.0
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02084	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8427 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/2021					
	MAP #:					
	2024 Est TCV 313,332 TCV/TFA: 242.14					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X	Public Improvements		* Factors *					
		Dirt Road		GROUP A 1200/	79.00	100.00	0.8919	1.0000	1200	100	84,556
Comments/Influences		Gravel Road		79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 84,556					
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: Asphalt Paving	2.89	1400	0	0	
		Water		Wood Frame	24.86	121	50	1,504	
	X	Sewer		Residential Local Cost Land Improvements					
	X	Electric		Description	Rate	Size	% Good	Cash Value	
	X	Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Curb		Total Estimated Land Improvements True Cash Value = 3,879					
		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	42,300	114,400	156,700			134,046C
	Rolling	2023	33,500	109,200	142,700			127,663C
	Low	2022	27,500	98,600	126,100			121,584C
	High	2021	25,800	91,900	117,700			117,700S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							

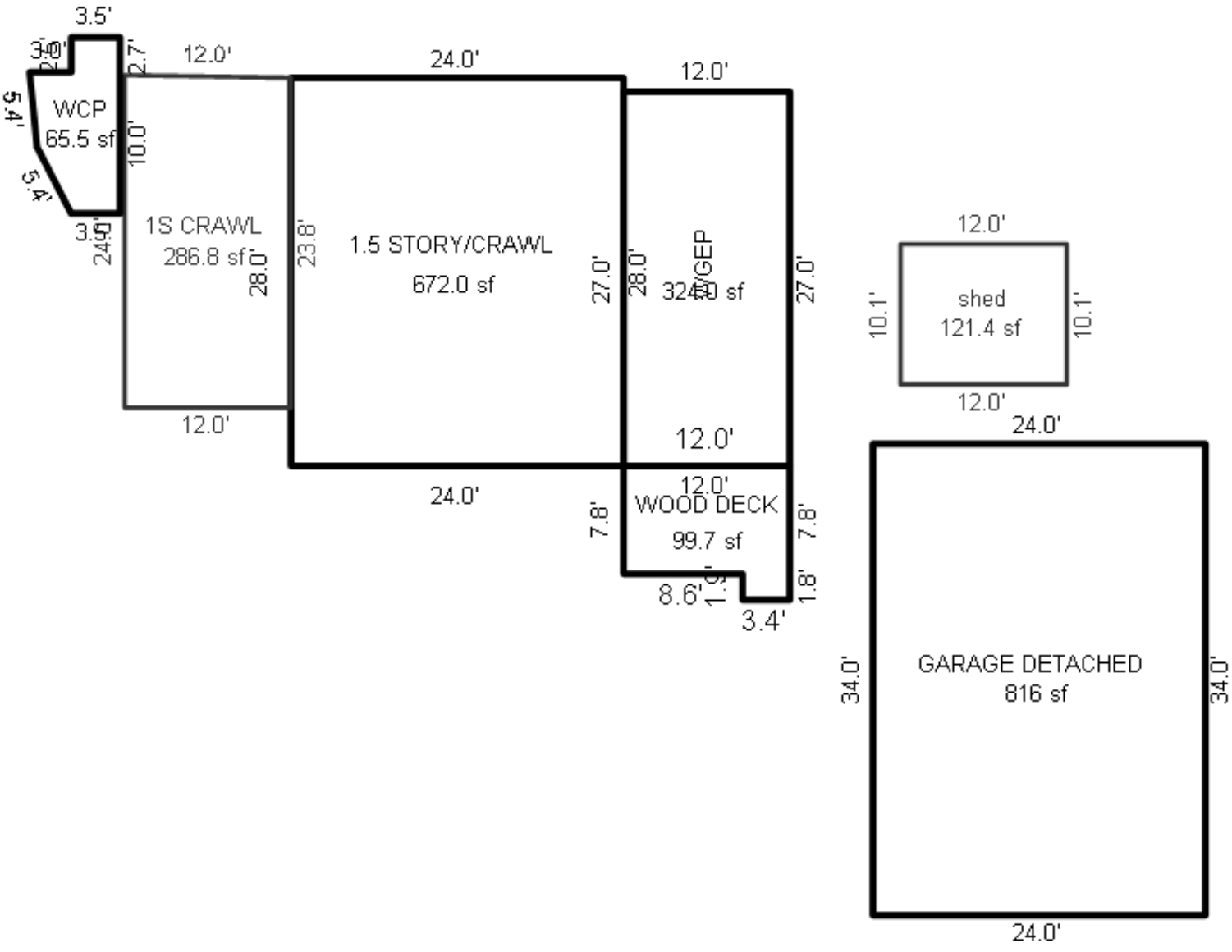
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	01/21/2020	INSPECTED	2023	33,500	109,200	142,700			127,663C
TPC	12/27/2017	INSPECTED	2022	27,500	98,600	126,100			121,584C
TPC	05/01/2017	INSPECTED	2021	25,800	91,900	117,700			117,700S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 65 99	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 816 % Good: 0 Storage Area: 470 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,294 Total Base New : 220,055 Total Depr Cost: 154,039 Estimated T.C.V: 224,897			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 = 958 SF Floor Area = 1294 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 1970		
Yr Built 1970	Remodeled 2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost	
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			Stories			Total:		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1.5 Story			Siding		Crawl Space		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1 Story			Siding		Crawl Space		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 958 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			3 Fixture Bath		Porches		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water			Water/Sewer			Public Sewer		Water Well, 100 Feet		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Fireplaces		Exterior 2 Story Wood Stove		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water			Public Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		
X	Asphalt Shingle	(15) Fireplaces		Public Water			Public Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		
Chimney: Brick		(16) Porches/Decks		Public Water			Public Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		
		(17) Garage		Public Water			Public Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARTEE DENNIS R	BALL MARIE	425,000	06/23/2023	WD	03-ARM'S LENGTH	2023-01703	PROPERTY TRANSFER	100.0

Property Address: 8449 W SAPPHIRE AVE
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/29/2023

Owner's Name/Address: BALL MARIE
 8449 W SAPPHIRE AVENUE
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 396,676 TCV/TFA: 317.85

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
X	Dirt Road								
X	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	D/W/P: 3.5 Concrete 6.58 1460 0 0								
	Residential Local Cost Land Improvements								
	Description	Rate	Size	% Good	Cash Value				
	LAND IMPROVE 2500	2,500.00	1	95	2,375				
	Total Estimated Land Improvements True Cash Value = 2,375								

Tax Description: . SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.
 Comments/Influences: ADD SEWER FOR 05

ADD SEWER FOR 05

Topography of Site

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



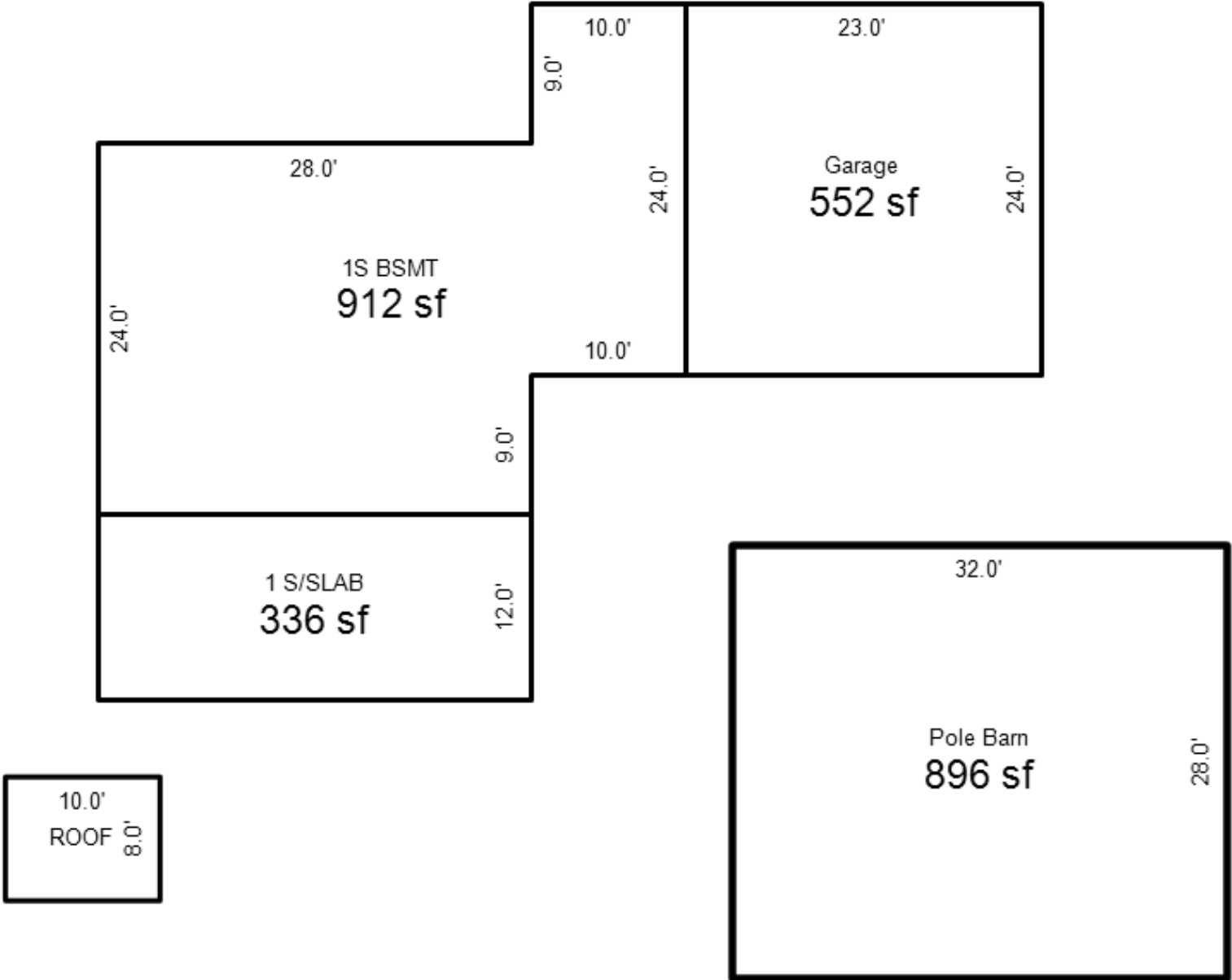
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	61,400	136,900	198,300			198,300S
2023	48,600	120,100	168,700		168,700A	107,879C
2022	39,000	108,400	147,400			102,742C
2021	36,600	101,100	137,700			99,460C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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	Type	Year Built: 1954 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	(4) Interior			Trim & Decoration			Size of Closets		Condition: Average			
Building Style: 1S			Ex	X	Ord		Min				Lg		X	Ord		Small	
Yr Built 1954		Remodeled 1974		Doors				Solid	X	H.C.	Central Air Wood Furnace						
Room List		(5) Floors			(12) Electric			100 Amps Service			Class: C +5 Effec. Age: 35 Floor Area: 1,248 Total Base New : 286,011 Total Depr Cost: 185,924 Estimated T.C.V: 271,449			E.C.F. X 1.460		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1954		Carpport Area: Roof:	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Foundation Slab 336 1 Story Siding Basement 912 Total: 187,963 122,161						
(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			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement Living Area 821 29,441 19,137 Basement, Outside Entrance, Below Grade 1 2,560 1,664						
X	Many Avg. X Few	Large Avg. X Small			Basement: 912 S.F. Crawl: 0 S.F. Slab: 336 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			Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020						
X	Wood Sash	(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 552 24,117 15,676 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Class: C Exterior: Pole (Unfinished) Base Cost 896 23,027 14,968									
X	Metal Sash	(9) Basement Finish			14 Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746						
X	Vinyl Sash	(10) Floor Support			Lump Sum Items:			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			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746						
X	Double Hung																
X	Horiz. Slide																
X	Casement																
X	Double Glass																
X	Patio Doors																
X	Storms & Screens																
(3) Roof		821 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable	Gambrel															
X	Hip	Mansard															
X	Flat	Shed															
X	Asphalt Shingle																
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.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	03-ARM'S LENGTH	2017-02566	PROPERTY TRANSFER	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	09-FAMILY	2013-03482 WD	PROPERTY TRANSFER	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	23-PART OF REF	2010/630	DEED	0.0
		136,000	09/01/1995	WD	33-TO BE DETERMINED	298:123	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8459 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 299,765 TCV/TFA: 231.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	50.00	101.00	60,149
Comments/Influences			Gravel Road			
GRG IS ON LOT 119			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
	X		Fencing: Wd, Split, 2 Rail	16.48	40	0
	X		D/W/P: 3.5 Concrete	6.58	288	0
	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			2,375



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	30,100	119,800	149,900			113,509C
Low							
X High	2023	23,800	114,400	138,200			108,104C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	20,000	103,200	123,200			102,957C
Ravine							
Wetland							
Flood Plain	2021	18,800	96,200	115,000			99,668C
X PRIVATE RD							

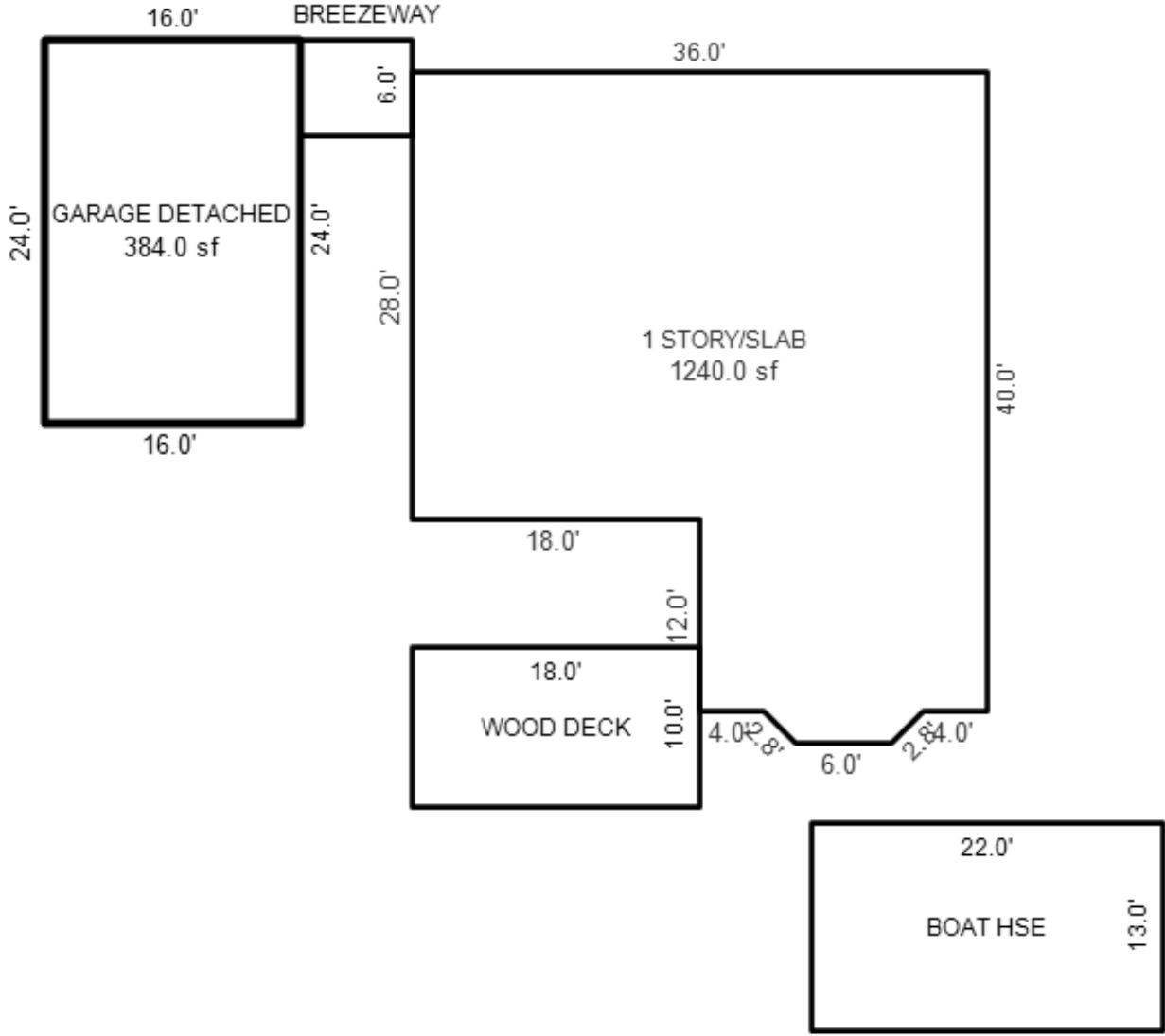
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	23,800	114,400	138,200			108,104C
TPC	08/28/2017	INSPECTED	2022	20,000	103,200	123,200			102,957C
TPC	03/30/2015	INSPECTED	2021	18,800	96,200	115,000			99,668C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1970 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 35 Floor Area: 1,296 Total Base New : 249,979 Total Depr Cost: 162,494 Estimated T.C.V: 237,241				Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall	X	Plaster												
Yr Built 1958		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:		100	Amps Service												
X		Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures													
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 Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0		(13) Plumbing													
(3) Roof		(8) Basement		1	Average Fixture(s)												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	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	(9) Basement Finish		(14) Water/Sewer													
Chimney: Brick		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:													
				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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,296 Total: 178,961 116,332													
				Other Additions/Adjustments													
				Exterior													
				Stone Veneer													
				Plumbing													
				Average Fixture(s)													
				3 Fixture Bath													
				Deck													
				Treated Wood													
				Treated Wood													
				Treated Wood													
				w/Roof (Roof portion)													
				Garages													
				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
				Base Cost													
				Class: C Exterior: Block Foundation: 18 Inch (Finished)													
				Base Cost													
				Water/Sewer													
				Public Sewer													
				Water Well													
				1000 Gal Septic													
				2000 Gal Septic													
				Built-Ins													
				Appliance Allow.													
				Fireplaces													
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02566	PROPERTY TRANSFER	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	09-FAMILY	2013-03482 WD	PROPERTY TRANSFER	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	23-PART OF REF	2010_630WD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
----------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
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HAGE BRYAN J 8508 TRACINEY BLVD SAN ANTONIO TX 78255	2024 Est TCV 30,254					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
--	----------	---	--------	---	--	--

	Public Improvements	* Factors *			
--	---------------------	-------------	--	--	--

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

		GROUP A 1200/	20.00	101.00	1.2574	1.0025	1200	100		30,254
--	--	---------------	-------	--------	--------	--------	------	-----	--	--------

		20 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	30,254
--	--	--	--	--	--	--	--	--	-------------------------	--------

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

. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.		Gravel Road								
---	--	-------------	--	--	--	--	--	--	--	--

Comments/Influences		Paved Road								
---------------------	--	------------	--	--	--	--	--	--	--	--

GARAGE ASSESSED ON LOT 118		Storm Sewer								
----------------------------	--	-------------	--	--	--	--	--	--	--	--

GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118	X	Sidewalk								
--	---	----------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

		Level								
--	--	-------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

		PRIVATE RD								
--	--	------------	--	--	--	--	--	--	--	--

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

				2024	15,100	0	15,100			11,273C
--	--	--	--	------	--------	---	--------	--	--	---------

			TPC 12/27/2017 INSPECTED	2023	12,000	0	12,000			10,737C
--	--	--	--------------------------	------	--------	---	--------	--	--	---------

			TPC 08/28/2017 INSPECTED	2022	10,500	0	10,500			10,226C
--	--	--	--------------------------	------	--------	---	--------	--	--	---------

			TPC 03/30/2015 INSPECTED	2021	9,900	0	9,900			9,900S
--	--	--	--------------------------	------	-------	---	-------	--	--	--------



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRO NELLIE J LE	MONRO JOHN A & DIANA K	0	01/07/2008	AFF	07-DEATH CERTIFICATE	2015-00660	DEED	100.0
MONRO JAMES E & SHANNON M	MONRO JOHN A & DIANNA K H	1	07/22/1992	QC	21-NOT USED/OTHER	272P611	DEED	0.0
MONRO NILLIE J SURVIVOR O	MONRO NILLIE J LIFE ESTAT	0	05/23/1978	QC	21-NOT USED/OTHER	197P1397	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/10/2011					

Owner's Name/Address	MAP #:
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MONRO DIANA K 8479 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 184,636 TCV/TFA: 180.31
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 1200/	45.00	100.00	1.0267	1.0000	1200	100	55,441
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =							55,441

Tax Description	X	Land Improvement Cost Estimates
-----------------	---	---------------------------------

. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.	X	Dirt Road
Comments/Influences	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
	X	Underground Utils.

Description	Rate	Size % Good	Cash Value
-------------	------	-------------	------------

D/W/P: 3.5 Concrete	6.16	184 0	0
Metal Prefab	19.01	63 66	791

Description	Rate	Size % Good	Cash Value
-------------	------	-------------	------------

LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			1,741

Topography of Site

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



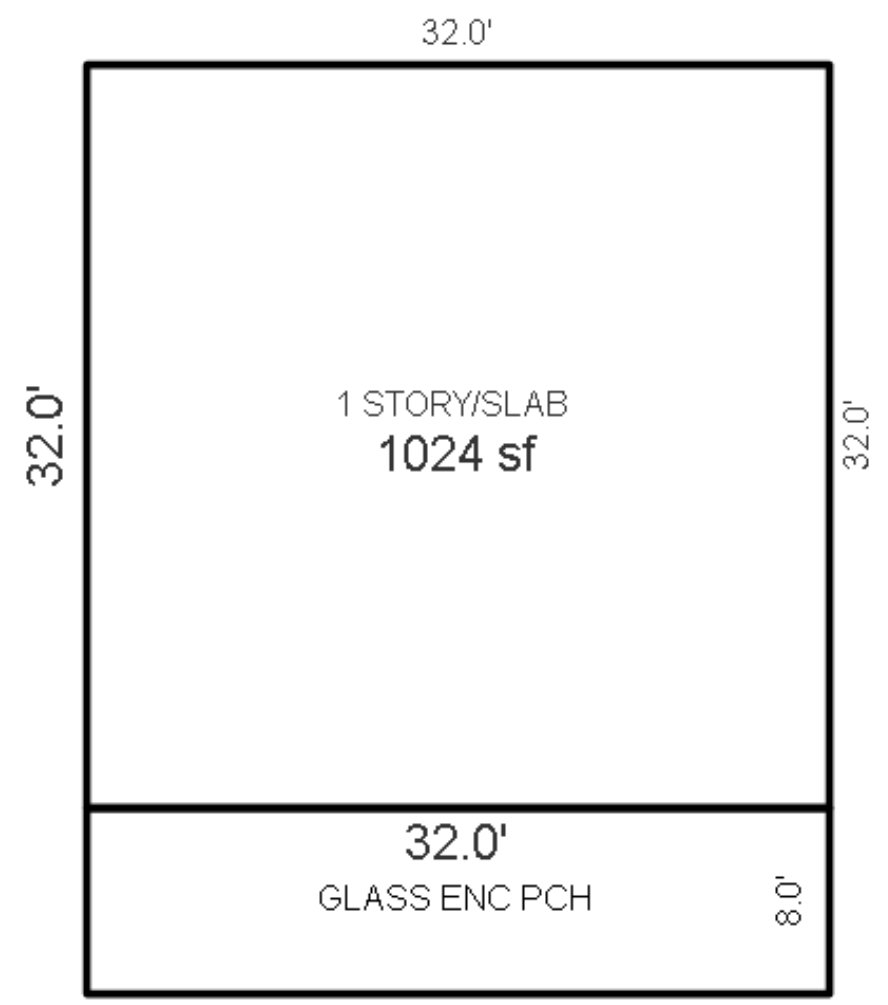
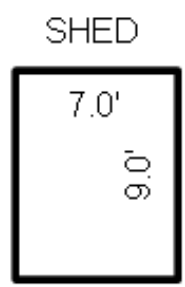
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2024	27,700	64,600	92,300			55,517C
TPC 12/27/2017	INSPECTED		2023	21,900	61,700	83,600			52,874C
TPC 03/30/2015	INSPECTED		2022	18,600	56,000	74,600			50,357C
			2021	17,400	52,800	70,200			48,749C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type 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 Block	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
	Building Style: 1S		Drywall Paneled				Plaster Wood T&G										
	Yr Built 1956	Remodeled 0	Trim & Decoration			Ex	X	Ord		Min							
	Condition: Average	Size of Closets															
	Room List	Doors					Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric												
	(1) Exterior		Kitchen: Other: Other:														
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings			0 Amps Service												
	(2) Windows				No./Qual. of Fixtures												
	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	(7) Excavation			No. of Elec. Outlets												
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		Many	X	Ave.		Few								
X		(8) Basement			(13) Plumbing												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)											
X	Asphalt Shingle	(9) Basement Finish			1	3 Fixture Bath											
	Chimney: Block				1	2 Fixture Bath											
		(10) Floor Support			1	Softener, Auto											
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Softener, Manual											
		Joists: Unsupported Len: Cntr.Sup:			1	No Plumbing											
					1	Extra Toilet											
					1	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:												
						Notes:											
						ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:											
						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.							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
8489 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 296,004 TCV/TFA: 184.08							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		X Dirt Road		GROUP A 1200/		50.00 100.00 1.0000 1.0000 1200 100 60,000									
. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.		X Gravel Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value = 60,000									
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value									
		X Storm Sewer		D/W/P: Crushed Rock		2.19 480 0 0									
		X Sidewalk		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value									
		X Water		LAND IMPROVE 1000		1,000.00 1 95 950									
		X Sewer		Total Estimated Land Improvements True Cash Value =		950									
		X Electric													
		X Gas													
		X Curb													
		X Street Lights													
		X Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		Level													
		X Rolling													
		Low													
		X High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		X Flood Plain													
		PRIVATE RD													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017		INSPECTED				2024		30,000	118,000	148,000			73,897C
		TPC 03/30/2015		INSPECTED				2023		23,800	112,600	136,400			70,379C
								2022		20,000	101,500	121,500			67,028C
								2021		18,800	94,600	113,400			64,887C

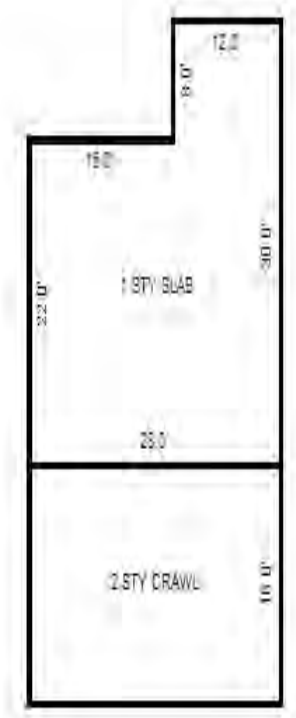


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							20	WPP		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1972		Remodeled 1999			Trim & Decoration										
Condition: Average			Ex		Ord	X	Min								
Room List			Lg		Ord	X	Small								
	Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.		Central Air Wood Furnace						
(1) Exterior			(5) Floors						(12) Electric						
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:						0 Amps Service						
(2) Windows			No./Qual. of Fixtures												
	Many Avg. Few		Ex.	X	Ord.		Min								
	Large Avg. Small		No. of Elec. Outlets												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Many Avg. Few	X	Ave.		Few		(13) Plumbing						
(3) Roof			(6) Ceilings						1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
	Gable Hip Flat		X Drywall												
	Gambrel Mansard Shed		(7) Excavation												
	Asphalt Shingle		Basement: 0 S.F. Crawl: 448 S.F. Slab: 712 S.F. Height to Joists: 0.0						(14) Water/Sewer						
Chimney: Block			(8) Basement						1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
			(9) Basement Finish						Lump Sum Items:						
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1160 SF Floor Area = 1608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Cls CD		Blt 1972			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Slab	712			
2 Story										Siding	Crawl Space	448			
										Total:			169,910	138,098	
Other Additions/Adjustments															
Plumbing										Average Fixture(s)			1	1,230	1,107
										3 Fixture Bath			1	3,860	3,474
Water/Sewer										Public Sewer			1	1,326	1,193
										Water Well, 50 Feet			1	2,585	2,326
Built-Ins										Appliance Allow.			1	1,934	1,741
Fireplaces										Interior 1 Story			1	4,700	4,230
Porches										WPP			20	999	899
Garages										Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
										Base Cost			180	8,809	7,928
										Local Cost Items					
										SANITARY SEWER			1	0	0
										Totals:			195,353	160,996	
Notes:										ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 235,054					

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
8499 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/27/1994								
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2024 Est TCV 189,850 TCV/TFA: 194.52						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.		Gravel Road		GROUP A 1200/	50.00	100.00	1.0000 1.0000	1200 100	60,000	
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	60,000
Topography of Site		Storm Sewer		Land Improvement Cost Estimates						
Level		Sidewalk		Description	Rate	Size	% Good	Cash Value		
X Rolling		Water		Fencing: Wire Mesh, #9	3.74	600	0	0		
X Low		Sewer		Residential Local Cost Land Improvements						
X High		Electric		Description	Rate	Size	% Good	Cash Value		
X Landscaped		Gas		LAND IMPROVE 1000	1,000.00	1	95	950		
X Swamp		Curb		Total Estimated Land Improvements True Cash Value =					950	
X Wooded		Street Lights								
X Pond		Standard Utilities								
X Waterfront		Underground Utils.								
X Ravine				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Wetland				2024	30,000	64,900	94,900			44,150C
X Flood Plain				2023	23,800	61,900	85,700			42,048C
X PRIVATE RD				2022	20,000	55,900	75,900			40,046C
				2021	18,800	52,100	70,900			38,767C

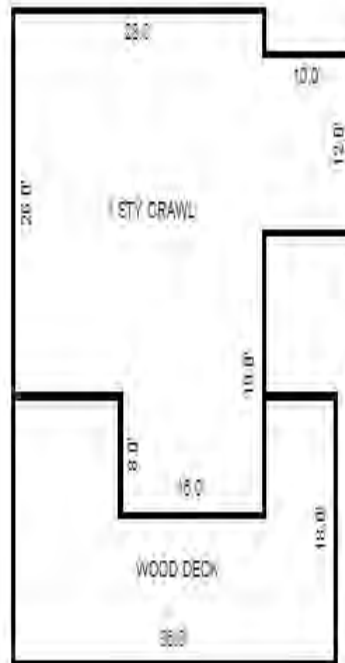


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 520	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 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: 976 Total Base New : 135,830 Total Depr Cost: 88,288 Estimated T.C.V: 128,900		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg		Ord	X	Small				
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 976 SF Floor Area = 976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1958						
Condition: Average		Size of Closets		0 Amps Service			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	Crawl Space	976	Total:	115,477	75,059			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,230	799	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Deck		Treated Wood		520	7,571	4,921			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile		Many			Ave.	X	Few	Water/Sewer		Water/Sewer		Public Sewer	1	1,326	862		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 976 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			Built-Ins		Appliance Allow.		1	1,934	1,257			
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 976 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			Fireplaces		Exterior 1 Story		1	5,707	3,710			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER		1	0	0		*	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		128,900					
X	Storms & Screens	(10) Floor Support		Lump Sum Items:						Totals:		135,830	88,288						
(3) Roof		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

*** 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.
MAGIDSOHN KAREN TRUST NO	MAGIDSOHN KAREN LEE	0	12/23/2019	QC	09-FAMILY	2019-04057	DEED	0.0
MAGIDSOHN KAREN LEE	MOONEY TERRY A & MAGIDSOH	1	12/23/2019	QC	09-FAMILY	2019-04058	DEED	0.0
NORMAN GLORIA J TRUSTEE	MAGIDSOHN KAREN TRUST NO	124,900	08/29/2017	WD	03-ARM'S LENGTH	2017-02735	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8519 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MOONEY TERRY A & MAGIDSOHN KAREN L 3477 DILLING RD BRETHREN MI 49619	MAP #: 2024 Est TCV 190,299 TCV/TFA: 323.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.	X			GROUP A 1200/	111.00	100.00	0.8192	1.0000	1200	100	109,123
				111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 109,123							

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
97 H.S. @ 7-97 BOR	X	Water	24.89	120	50	1,493
	X	Wood Frame				1,493
	X	Total Estimated Land Improvements True Cash Value = 1,493				

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



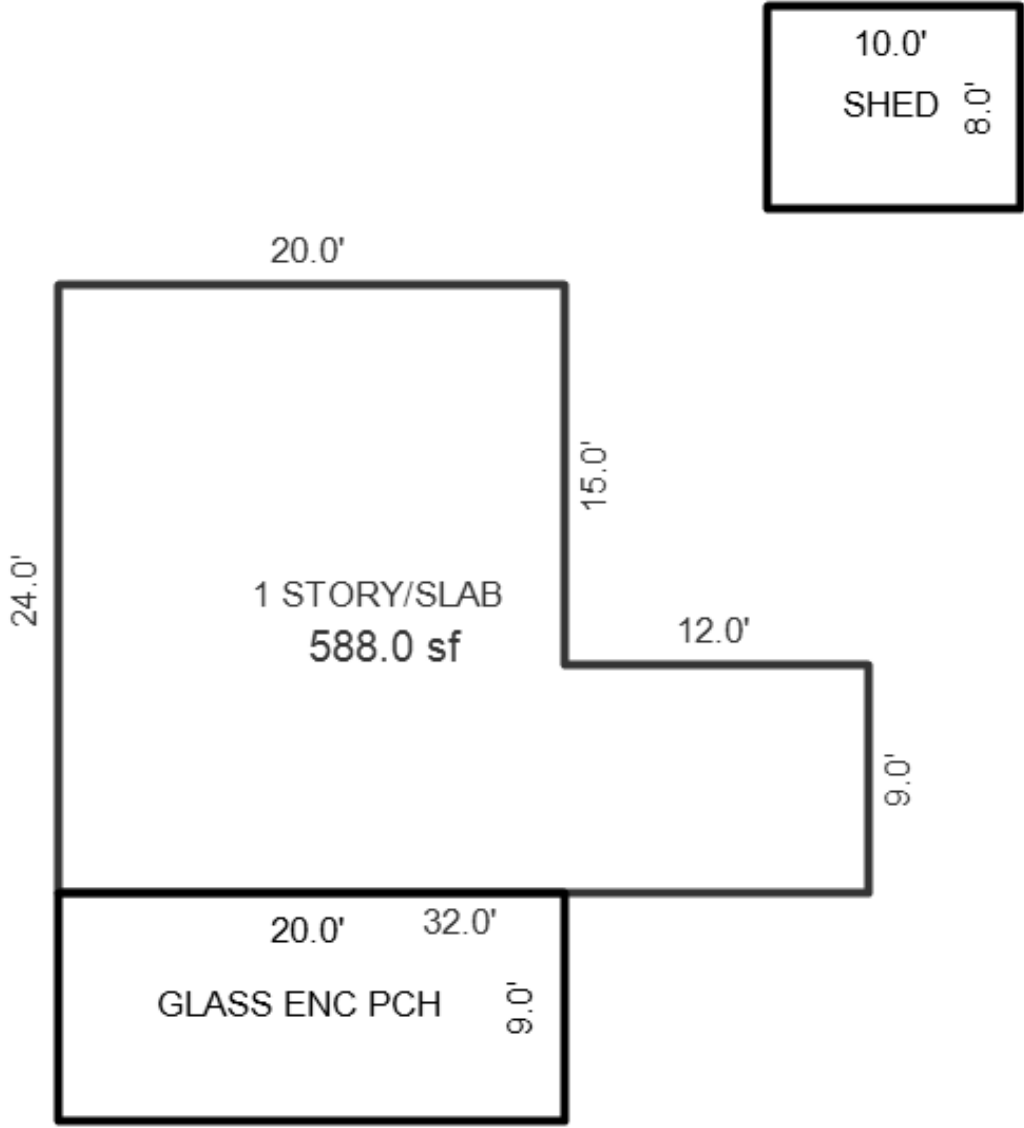
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	54,600	40,500	95,100			67,898C
2023	43,200	38,700	81,900			64,665C
2022	35,000	34,800	69,800		69,800R	61,586C
2021	32,800	32,500	65,300		65,300R	59,619C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																										
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Yr Built 1958	Remodeled 1980	Ex	Ord	X	Min																										
Condition: Average		Trim & Decoration			Central Air Wood Furnace																										
Room List		Doors	Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																										
		Kitchen: Other: Other:			0 Amps Service																										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																										
		Ex.	X	Ord.	Min																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many			X	Ave.		Few																				
		X	Tile		(13) Plumbing																										
					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
(2) Windows		(7) Excavation			(14) Water/Sewer																										
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																										
(3) Roof		(9) Basement Finish			(14) Water/Sewer																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																										
	Chimney: Stone	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																										
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 588 SF Floor Area = 588 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>Pine Logs</td> <td>Slab</td> <td>588</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>73,989</td> <td>40,694</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Slab	588			Total:				73,989	40,694	Cls CD		Blt 1958	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Pine Logs	Slab	588																												
Total:				73,989	40,694																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 676 Porches CGEP (1 Story) 180 10,249 5,637 Deck Treated Wood 80 2,213 1,217 Water/Sewer Public Sewer 1 1,326 729 Water Well, 50 Feet 1 2,585 1,422 Built-Ins Appliance Allow. 1 1,934 1,064 Fireplaces Exterior 1 Story 1 5,707 3,139 Local Cost Items SANITARY SEWER 1 0 0 *										E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																			
Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 79,683																															

*** 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.				
VELDSMA TRUST	MATHEWS SHANNON CLARK &	145,000	08/03/2018	WD	03-ARM'S LENGTH	2018-02518	PROPERTY TRANSFER	100.0				
VELDSMA ANN TRUST	VANDERVEEN RUSSELL (SUCCE	0	10/06/2009	PTA	21-NOT USED/OTHER	2018-02517	DEED	100.0				
VELDSMA ANN (Deceased)	VELDSMA ANN ESTATE	0	10/06/2008	OTH	21-NOT USED/OTHER		DEED	0.0				
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	21-NOT USED/OTHER	2009/648	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8529 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MATHEWS SHANNON CLARK GRIFFITH LEASA SUE 526 LANE ST MENDON MI 49072		MAP #:		2024 Est TCV 217,893 TCV/TFA: 186.23								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner 8-6-04. ADD SEWER FOR 05		X	Gravel Road	GROUP A 1200/	55.00	100.00	0.9765	1.0000	1200	100		64,446
		X	Paved Road	55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		64,446	
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2024	32,200	76,700	108,900			84,371C		
				2023	25,500	73,200	98,700			80,354C		
				2022	21,400	66,000	87,400			76,528C		
				2021	20,000	61,500	81,500			74,084C		

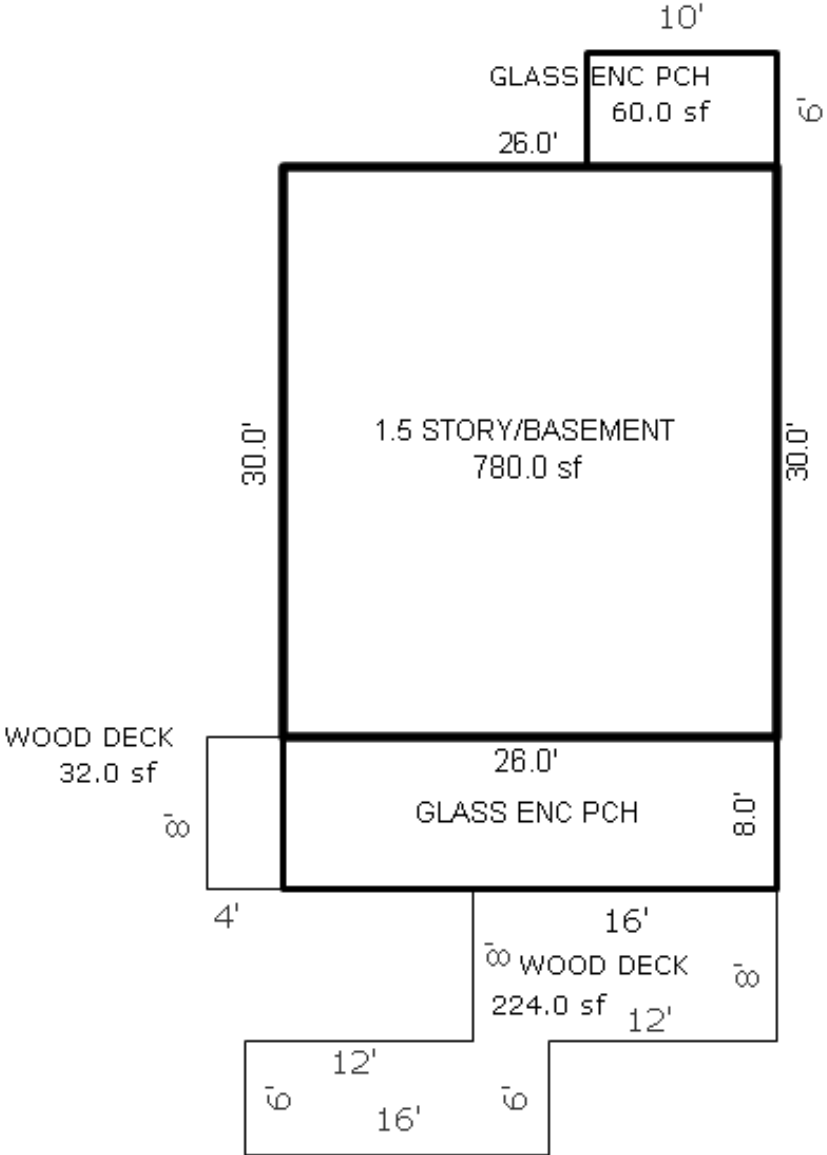


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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								60	WGEP (1 Story)				
Building Style: 1.5S		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: 40 Floor Area: 1,170 Total Base New : 175,169 Total Depr Cost: 105,101 Estimated T.C.V: 153,447						Bsmnt Garage: Carport Area: Roof:			
Yr Built 1973	Remodeled 0	Ex	Ord	X	Min	Central Air Wood Furnace				E.C.F. X 1.460							
Condition: Average		Size of Closets															
Room List		Doors	Solid	X	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		200				Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.5S				Cls CD Blt 1973					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min				(11) Heating System: Electric Baseboard									
(2) Windows		(7) Excavation		No. of Elec. Outlets				Ground Area = 780 SF Floor Area = 1170 SF.									
X	Many Avg. X Few	Large Avg. Small	Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(13) Plumbing				Building Areas									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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									
(3) Roof		(9) Basement Finish		1				1.5 Story Siding Basement 780				Total: 135,404 81,243					
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1				Other Additions/Adjustments								
X	Asphalt Shingle	(10) Floor Support		1				Basement, Outside Entrance, Below Grade				1 2,160 1,296					
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				Plumbing									
		Joists: Unsupported Len: Cntr.Sup:		1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Average Fixture(s) 1 1,230 738					
				1				Porches									
				1				No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				WGEP (1 Story) 60 6,294 3,776 WGEP (1 Story) 208 14,165 8,499					
				1				Deck									
				1				Water/Sewer									
				1				Treated Wood				224 4,364 2,618					
				1				Public Sewer				1 1,326 796					
				1				Water Well, 50 Feet				1 2,585 1,551					
				1				Built-Ins									
				1				Appliance Allow.				1 1,934 1,160					
				1				Fireplaces									
				1				Exterior 1 Story				1 5,707 3,424					
				1				Local Cost Items									
				1				SANITARY SEWER				1 0 0 *					
				1				Notes:				Totals: 175,169 105,101					
				1				ECF (4087 SAPPHERE LAKE) 1.460 => TCV:				153,447					

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



*** 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							
8539 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 167,505 TCV/TFA: 237.93									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
HEINRITZ CHERYL M ETAL 53357 HAAS RD MENDON MI 49072		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X Dirt Road		GROUP A 1200/		55.00 100.00 0.9765 1.0000 1200 100 64,446											
. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.		X Gravel Road		55 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value = 64,446											
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		X Storm Sewer		D/W/P: 3.5 Concrete		5.78 75 0 0											
		X Sidewalk		Wood Frame		22.19 120 50 1,331											
		X Water		Wood Frame		31.10 20 50 311											
		X Sewer		Total Estimated Land Improvements True Cash Value =		1,642											
		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		X Rolling		2024		32,200		51,600		83,800				52,819C	
		X Low		X High		2023		25,500		49,200		74,700				50,304C	
		Landscaped		Swamp		2022		21,400		44,300		65,700				47,909C	
		Wooded		Pond		2021		20,000		41,300		61,300				46,379C	
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		X PRIVATE RD															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What											
		TPC 12/27/2017 INSPECTED		2023		25,500		49,200		74,700						50,304C	
		TPC 03/30/2015 INSPECTED		2022		21,400		44,300		65,700						47,909C	
				2021		20,000		41,300		61,300						46,379C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 270 260	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: D Effec. Age: 35 Floor Area: 704 Total Base New : 106,867 Total Depr Cost: 69,464 Estimated T.C.V: 101,417		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1957	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 704 SF Floor Area = 704 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D		Blt 1957					
Condition: Average		Lg	Ord	X Small	200 Amps Service		Building Areas		Size 704		Cost New 78,901		Depr. Cost 51,286			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets		Stories Exterior Foundation		Total:							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		Many X Ave. Few		1 Story Siding Slab		704		78,901		51,286		
(1) Exterior		Kitchen: Other: Other:		200 Amps Service		(13) Plumbing		Other Additions/Adjustments		Average Fixture(s)		1,025		666		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Plumbing		Average Fixture(s)		1,025		666		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 704 S.F. Height to Joists: 0.0		Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		1		1,025		666		
X	Many Avg. X Few	Large Avg. Small	(7) Excavation		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		CGEP (1 Story)		270		12,142		7,892	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:		Built-Ins		Treated Wood		260		4,701		3,056		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces		Water/Sewer		1		1,175		764		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Water Well 1000 Gal Septic 2000 Gal Septic		Wood Stove		Public Sewer		1		5,506		3,579	
X	Asphalt Shingle	(10) Floor Support		Notes:		Appliance Allow.		Water Well, 100 Feet		1		1,638		1,065		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER		Fireplaces		Built-Ins		1		1,779		1,156		
				Totals:		Local Cost Items		Appliance Allow.		1		0		0		
				ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		SANITARY SEWER		Fireplaces		1		106,867		69,464		
						Lump Sum Items:		Wood Stove		1		1,779		1,156		

*** 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.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	21-NOT USED/OTHER	2012-02361	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8545 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/17/2018	2018-0169	100%
	P.R.E. 100% 04/10/2012		Reroof	03/20/2018	2018-0065	100%

Owner's Name/Address	MAP #:
RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 353,363 TCV/TFA: 215.73

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP A 1200/	55.00	107.00	0.9765	1.0171	1200	100		65,545	
X Gravel Road	55 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	65,545
X Paved Road	Land Improvement Cost Estimates									
X Storm Sewer	Description	Rate	Size	% Good	Cash Value					
X Sidewalk	D/W/P: Crushed Rock	2.27	240	0	0					
X Water	D/W/P: 4in Concrete	6.97	570	0	0					
X Sewer	Residential Local Cost Land Improvements									
X Electric	Description	Rate	Size	% Good	Cash Value					
X Gas	LAND IMPROVE 2500	2,500.00	1	100	2,500					
X Curb	Total Estimated Land Improvements True Cash Value =									2,500
X Street Lights										
X Standard Utilities										
X Underground Utils.										



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	32,800	143,900	176,700			97,813C
2023	25,900	137,500	163,400			93,156C
2022	21,400	123,900	145,300			88,720C
2021	20,000	115,600	135,600			85,886C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 568 25 294	Type 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											
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1994		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Lg	X	Ord	Small											
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.										
(1) Exterior		(5) Floors			(12) Electric											
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	Kitchen: Other: Other:			0 Amps Service											
(2) Windows		No./Qual. of Fixtures			No. of Elec. Outlets											
	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	(6) Ceilings			Many			X	Ave.	Few						
(3) Roof		(7) Excavation			(13) Plumbing											
	Gable Hip Flat	Gambrel Mansard Shed	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Metal		(9) Basement Finish			(14) Water/Sewer											
(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
Joints: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1092 SF Floor Area = 1638 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 Pine Logs Basement 1,092 Total: 214,158 171,328										E.C.F. X 1.460		Cls C Blt 1994				
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 2,048 Plumbing Average Fixture(s) 1 1,476 1,181 Porches WPP 568 9,503 7,602 Deck Treated Wood 25 1,183 946 Treated Wood 294 5,330 4,264 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: 244,278 195,423		ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 285,318				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
KARR LARRY E & SANDRA D (	BARASA PATRICK D	229,900	10/21/2016	WD	03-ARM'S LENGTH	2016-03505	PROPERTY TRANSFER	100.0										
KARR SANDRA DIANA	KARR LARRY E (LE)	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-00092	DEED	0.0											
KARR LARRY E & SANDRA D (	KARR LARRY E & SANDRA D (	0	04/21/2011	WD	23-PART OF REF	2011-01431WD	PROPERTY TRANSFER	0.0									
KARR LARRY E & SANDRA (H/	KARR LARRY E & SANDRA D	0	08/09/2007	WD	21-NOT USED/OTHER	2007/2971	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
8561 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		09/03/2021		2021-0621	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 297,148 TCV/TFA: 222.75													
BARASA PATRICK D 3377 W CARL CT ANN ARBOR MI 48105		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE													
Tax Description		Public Improvements		* Factors *															
. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		X Gravel Road		GROUP A 1200/		50.84		107.00		0.9958		1.0171		1200		100		61,791	
EFF (53.66+53.66+45.2)/3 = 50.84		X Paved Road		51 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =												61,791	
		X Storm Sewer		Land Improvement Cost Estimates															
		X Sidewalk		Description		Rate		Size % Good		Cash Value									
		X Water		D/W/P: 4in Concrete		6.97		960 50		3,345									
		X Sewer		Total Estimated Land Improvements True Cash Value =							3,345								
		X Electric																	
		X Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		X Rolling																	
		Low																	
		X High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
		Who		When		What		2024		30,900		117,700		148,600		110,464C			
		JWV		09/07/2022		INSPECTED		2023		24,500		112,200		136,700		105,204C			
		JWV		10/26/2021		INSPECTED		2022		20,200		101,100		121,300		100,195C			
		TPC		12/27/2017		INSPECTED		2021		19,000		94,000		113,000		96,898C			

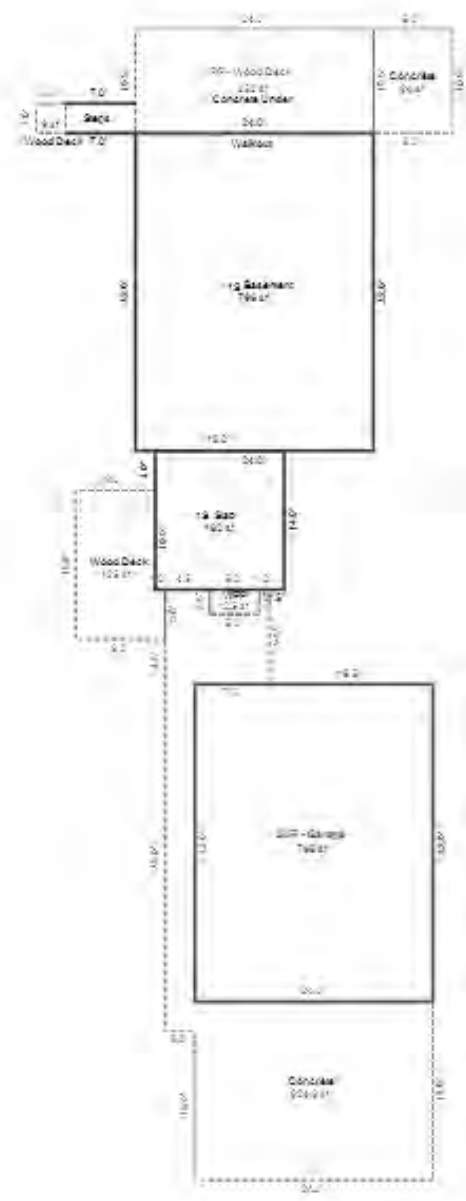


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1992 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,334 Total Base New : 246,493 Total Depr Cost: 158,912 Estimated T.C.V: 232,012			12 125 252	WPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 950 SF Floor Area = 1334 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.460		Cls C Blt 1970				
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		200			Amps Service			1.5 Story Siding Basement 768			182			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Slab 182			Total: 171,324 112,808				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Recreation Room 950 18,364 9,182			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Basement, Outside Entrance, Below Grade 1 2,560 1,664			Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X			Average Fixture(s)			Average Fixture(s)			
	Insulation	(8) Basement		X			Ave.			3 Fixture Bath			2 Fixture Bath			
(2) Windows		(9) Basement Finish		Few			Plumbing			Softener, Auto			Softener, Manual			
X	Many Avg. Few	X	Large Avg. Small	Basement: 768 S.F. Crawl: 0 S.F. Slab: 182 S.F. Height to Joists: 0.0			1			Solar Water Heat			No Plumbing			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support		2			Average Fixture(s)			Extra Toilet			Extra Sink			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		8			Conc. Block			Separate Shower			Ceramic Tile Floor			
(3) Roof		(15) Fireplaces		Poured Conc. Stone			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
X	Gable Hip Flat	(16) Porches/Decks		Treated Wood			Ceramic Tub Alcove			Vent Fan			Lump Sum Items:			
X	Asphalt Shingle	(17) Garage		Concrete Floor			Vent Fan			Lump Sum Items:			Public Water			
Chimney: Block		(18) Other		X			Concrete Floor			Vent Fan			Public Sewer			
		(19) Other		X			Concrete Floor			Vent Fan			Water Well, 50 Feet			
		(20) Other		X			Concrete Floor			Vent Fan			Built-Ins			
		(21) Other		X			Concrete Floor			Vent Fan			Appliance Allow.			
		(22) Other		X			Concrete Floor			Vent Fan			Fireplaces			
		(23) Other		X			Concrete Floor			Vent Fan			Interior 1 Story			
		(24) Other		X			Concrete Floor			Vent Fan			Porches			
		(25) Other		X			Concrete Floor			Vent Fan			WPP			
		(26) Other		X			Concrete Floor			Vent Fan			12			
		(27) Other		X			Concrete Floor			Vent Fan			636			
		(28) Other		X			Concrete Floor			Vent Fan			413			
		(29) Other		X			Concrete Floor			Vent Fan			<<<<< 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.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	03-ARM'S LENGTH	2011-02680 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	21-NOT USED/OTHER	2007/3975	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/11/2018

Owner's Name/Address: ZUIDERVEEN MARY H TRUST
 1771 E KELLY RD
 FALMOUTH MI 49632
 MAP #: 2024 Est TCV 61,353

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

GROUP A 1200/ 50.84 104.00 0.9958 1.0099 1200 100 61,353
 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 61,353

Tax Description: . SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.
 Comments/Influences: 21000851 \$179,900 MUTLI PARCEL LISTING HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME 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.

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,700	0	30,700			19,349C
2023	24,300	0	24,300			18,428C
2022	20,200	0	20,200			17,551C
2021	19,000	0	19,000			16,991C

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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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011-02681	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8581 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/06/2015	2015-0344	100%

Owner's Name/Address	MAP #:
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	2024 Est TCV 602,272 TCV/TFA: 239.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 130 SAPPHIRE LAKE PLAT 2	X		

Comments/Influences	Public Improvements	* Factors *
21000851 \$179,900 MUTLI PARCEL LISTING HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER) ADD SEWER FOR 05	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 Value GROUP A 1200/ 50.84 102.00 0.9958 1.0050 1200 100 61,056 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 61,056

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 4in Ren. Conc.	8.18	640	0	0
X	D/W/P: 4in Concrete	6.97	70	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X	LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,500	270,600	301,100			210,299C
2023	24,200	266,700	290,900			200,285C
2022	16,500	240,400	256,900			190,748C
2021	16,500	224,200	240,700			184,655C

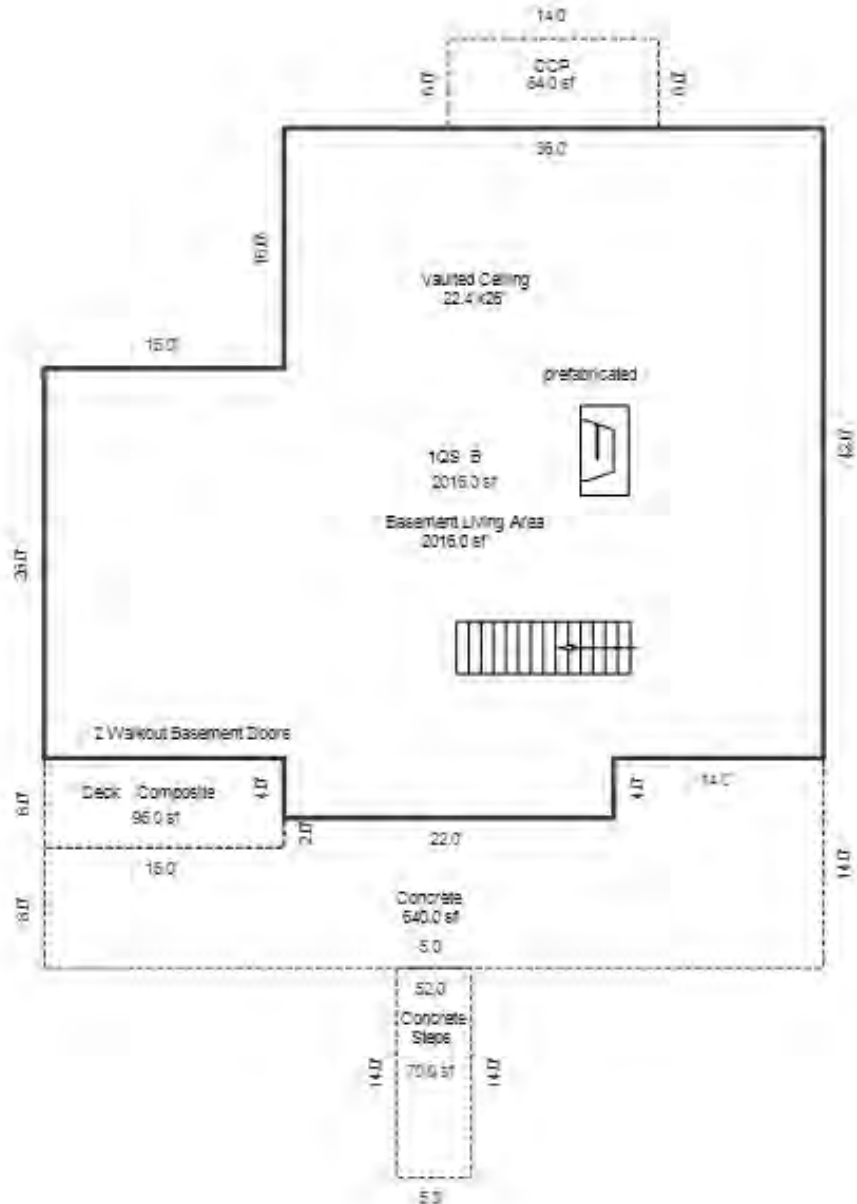
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																										
X	Single Family	Eavestrough Insulation	0	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																										
	Mobile Home				0	Front Overhang	Wood				Coal	Steam				Interior 2 Story																																																																																																																																																									
	Town Home	0	Other Overhang		(4) Interior						2nd/Same Stack																																																																																																																																																														
	Duplex	Drywall			Plaster		Two Sided																																																																																																																																																																		
	A-Frame	Paneled			Wood T&G		Exterior 1 Story																																																																																																																																																																		
	Wood Frame	Trim & Decoration					Exterior 2 Story																																																																																																																																																																		
	Building Style: 1.25S	Ex			Ord		Prefab 1 Story																																																																																																																																																																		
	Yr Built 2016	Min					Prefab 2 Story																																																																																																																																																																		
	Remodeled 0	Size of Closets			Lg		Heat Circulator																																																																																																																																																																		
	Condition: Average	Doors			Solid		Raised Hearth																																																																																																																																																																		
Room List	H.C.					Wood Stove																																																																																																																																																																			
Basement	(5) Floors					Direct-Vented Ga																																																																																																																																																																			
1st Floor	Kitchen:					Class: C +10																																																																																																																																																																			
2nd Floor	Other:					Effec. Age: 8																																																																																																																																																																			
2 Bedrooms	Other:					Floor Area: 2,520																																																																																																																																																																			
(1) Exterior	No./Qual. of Fixtures					Total Base New : 401,145																																																																																																																																																																			
Wood/Shingle	Ex.			Ord.		Total Depr Cost: 369,069																																																																																																																																																																			
Aluminum/Vinyl	Min					Estimated T.C.V: 538,841																																																																																																																																																																			
Brick	No. of Elec. Outlets			Many		E.C.F. X 1.460																																																																																																																																																																			
Insulation	Ave.			Few		Bsmnt Garage:																																																																																																																																																																			
(2) Windows	(6) Ceilings					Carport Area:																																																																																																																																																																			
Many	(7) Excavation					Roof:																																																																																																																																																																			
Avg.	Basement: 2016 S.F.																																																																																																																																																																								
Few	Crawl: 0 S.F.																																																																																																																																																																								
Large	Slab: 0 S.F.																																																																																																																																																																								
Avg.	Height to Joists: 0.0																																																																																																																																																																								
Small	(8) Basement																																																																																																																																																																								
Wood Sash	Conc. Block																																																																																																																																																																								
Metal Sash	Poured Conc.																																																																																																																																																																								
Vinyl Sash	Stone																																																																																																																																																																								
Double Hung	Treated Wood																																																																																																																																																																								
Horiz. Slide	Concrete Floor																																																																																																																																																																								
Casement	(9) Basement Finish																																																																																																																																																																								
Double Glass	871																																																																																																																																																																								
Patio Doors	Recreation SF																																																																																																																																																																								
Storms & Screens	Living SF																																																																																																																																																																								
(3) Roof	2																																																																																																																																																																								
Gable	Walkout Doors (B)																																																																																																																																																																								
Hip	No Floor SF																																																																																																																																																																								
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Flat	Joists:																																																																																																																																																																								
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Chimney:	Lump Sum Items:																																																																																																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2016</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 2016 SF Floor Area = 2520 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92</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>Basement</td> <td>2,016</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>352,655</td> <td>324,459</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Recreation Room</td> <td></td> <td></td> <td></td> <td>871</td> <td>16,836</td> <td>15,489</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td></td> <td></td> <td>2</td> <td>5,119</td> <td>4,709</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,476</td> <td>1,358</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td></td> <td>1</td> <td>4,646</td> <td>4,274</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td></td> <td>84</td> <td>2,408</td> <td>2,215</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td></td> <td>95</td> <td>2,840</td> <td>2,613</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>96</td> <td>2,505</td> <td>2,305</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,494</td> <td>1,374</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td></td> <td>1</td> <td>5,808</td> <td>5,343</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>2,766</td> <td>2,545</td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td>Prefab 1 Story</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,592</td> <td>2,385</td> </tr> <tr> <td colspan="5">Totals:</td> <td>401,145</td> <td>369,069</td> </tr> </tbody> </table> <p>Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 538,841</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding		Basement	2,016			Total:					352,655	324,459	Other Additions/Adjustments							Recreation Room				871	16,836	15,489	Basement, Outside Entrance, Below Grade				2	5,119	4,709	Plumbing							Average Fixture(s)				1	1,476	1,358	3 Fixture Bath				1	4,646	4,274	Porches							CCP (1 Story)				84	2,408	2,215	WPP				95	2,840	2,613	Deck							Treated Wood				96	2,505	2,305	Water/Sewer							Public Sewer				1	1,494	1,374	Water Well, 100 Feet				1	5,808	5,343	Built-Ins							Appliance Allow.				1	2,766	2,545	Fireplaces							Prefab 1 Story				1	2,592	2,385	Totals:					401,145	369,069
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011-02681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/11/2018					

Owner's Name/Address	MAP #:
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	2024 Est TCV 63,723

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

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.							

Tax Description	* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.			GROUP A 1200/	54.00	101.00	0.9809	1.0025	1200	100		63,723
Comments/Influences			54 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			63,723

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,900	0	31,900			20,488C
2023	25,200	0	25,200			19,513C
2022	21,100	0	21,100			18,584C
2021	19,800	0	19,800			17,991C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	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.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	20-MULTI PARCEL SALE REF	2008/2931	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/02/2009	20090094	Complete
Owner's Name/Address	P.R.E. 0%					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	MAP #:					
	2024 Est TCV 122,747 TCV/TFA: 511.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	54.00	100.00	0.9809	1.0000	1200	100	63,565
Comments/Influences			54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 63,565							

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.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	31,800	29,600	61,400			45,621C
X Rolling	2023	25,200	28,200	53,400			43,449C
X Low	2022	21,100	25,400	46,500			41,380C
X High	2021	19,800	25,000	44,800			40,059C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

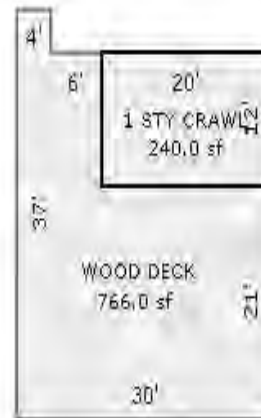
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	25,200	28,200	53,400			43,449C
TPC	03/30/2015	INSPECTED	2022	21,100	25,400	46,500			41,380C
			2021	19,800	25,000	44,800			40,059C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 760	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																										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																										
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min																								
Condition: Average		Size of Closets																												
Room List		Doors		Solid	X	H.C.																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																										
Insulation				Ex.		X	Ord.		Min																					
(2) Windows		(7) Excavation		No. of Elec. Outlets																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 240 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing																								
X						1		Average Fixture(s)																						
X						1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
X		(9) Basement Finish		(14) Water/Sewer																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 240 SF Floor Area = 240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>32,239</td> <td>29,015</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 1,107 Built-Ins Appliance Allow. 1 1,934 1,741 Deck Treated Wood 760 9,637 8,673 Totals: 45,040 40,536 Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCv: 59,182													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	240			Total:				32,239	29,015
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Siding	Crawl Space	240																											
Total:				32,239	29,015																									

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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.
44.32° NORTH LLC	WROBLEWSKI STEPHEN & HARN	1	06/01/2023	QC	21-NOT USED/OTHER	2023-01442	PROPERTY TRANSFER	0.0
WROBLEWSKI SUSAN J & RONA	44.32° NORTH LLC	0	01/27/2023	QC	09-FAMILY	2023-00283	PROPERTY TRANSFER	100.0
WROBLEWSKI RONALD (DECEAS	WROBLEWSKI S & JENNISON	0	11/04/2005	OTH	21-NOT USED/OTHER	06-0/3084	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8613 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	06/07/2023	2023-0322	100%
	P.R.E. 0%		New House	04/24/2023	2023-0188	80%

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
WROBLEWSKI STEPHEN & HARNED JULIE & O'CONNELL KAREN 1387 STONEY LAKE DR HOLLAND MI 49424	2024 Est TCV 471,558 TCV/TFA: 203.26	
	X Improved	Vacant
	Public Improvements	* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 133 SAPPHIRE LAKE PLAT 2.	GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
Comments/Influences	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 60,000								
	Land Improvement Cost Estimates								
	Description	Rate	Size	% Good	Cash Value				
X Water	D/W/P: Crushed Rock	2.27	240	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	1	95	950				
X Street Lights	Total Estimated Land Improvements True Cash Value = 2,630								
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	30,000	205,800	235,800			235,800S
X Low		2023	23,800	50,100	73,900			43,215C
X High		2022	20,000	45,200	65,200			41,158C
Landscaped		2021	18,800	42,100	60,900			39,844C
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

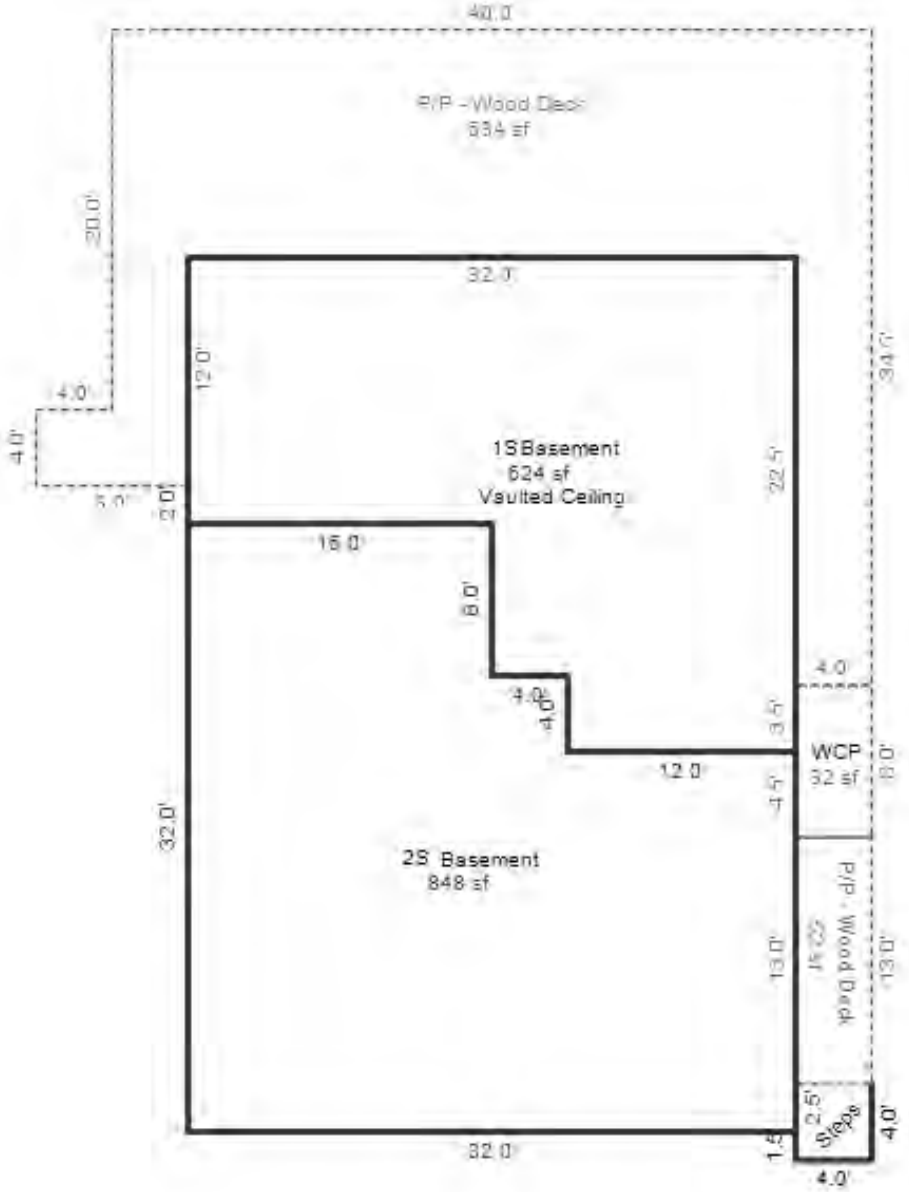
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/31/2023	INSPECTED	2023	23,800	50,100	73,900			43,215C
JWV	09/07/2023	INSPECTED	2022	20,000	45,200	65,200			41,158C
JWV	06/26/2023	INSPECTED	2021	18,800	42,100	60,900			39,844C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 634 32 52	Type WPP 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			Central Air Wood Furnace			(12) Electric			0 Amps Service		No./Qual. of Fixtures Ex. Ord. Min																																																																																																																																																																	
Building Style: 2S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing																																																																																																																																																																			
Yr Built 2024	Remodeled 0	Ex	Ord		Min	Size of Closets			Lg Ord Small			(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																			
Condition: Average Part. Construct.: 80%		Doors			Solid	H.C.	(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				Lump Sum Items:																																																																																																																																																																
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(6) Ceilings			(7) Excavation			Basement: 1472 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																																																																																																																
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows			Many Avg. Few Large Avg. Small			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			894 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																												
X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			Chimney:			Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 511,161 80% Completed => Est. True Cash Value 2024 =			Totals: 353,617 350,110			Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2024</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1472 SF Floor Area = 2320 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>624</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>848</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>295,881</td> <td>292,952</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Recreation Room</td> <td></td> <td></td> <td>894</td> <td>17,281</td> <td>17,108</td> <td></td> </tr> <tr> <td>Basement, Outside Entrance, Above Grade</td> <td></td> <td></td> <td>1</td> <td>1,870</td> <td>1,851</td> <td></td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>1,476</td> <td>1,461</td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>2</td> <td>9,291</td> <td>9,198</td> <td></td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td>634</td> <td>10,588</td> <td>10,482</td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>32</td> <td>2,343</td> <td>2,320</td> <td></td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>52</td> <td>1,798</td> <td>1,780</td> <td></td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,494</td> <td>1,479</td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,808</td> <td>5,750</td> <td></td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>2,766</td> <td>2,738</td> <td></td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td>Direct-Vented Gas</td> <td></td> <td></td> <td>1</td> <td>3,021</td> <td>2,991</td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>353,617</td> <td>350,110</td> <td></td> </tr> </tbody> </table>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	624				2 Story	Siding	Basement	848				Total:					295,881	292,952	Other Additions/Adjustments							Recreation Room			894	17,281	17,108		Basement, Outside Entrance, Above Grade			1	1,870	1,851		Plumbing							Average Fixture(s)			1	1,476	1,461		3 Fixture Bath			2	9,291	9,198		Porches							WPP			634	10,588	10,482		WCP (1 Story)			32	2,343	2,320		Deck							Treated Wood			52	1,798	1,780		Water/Sewer							Public Sewer			1	1,494	1,479		Water Well, 100 Feet			1	5,808	5,750		Built-Ins							Appliance Allow.			1	2,766	2,738		Fireplaces							Direct-Vented Gas			1	3,021	2,991		Totals:				353,617	350,110	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		167,500	11/01/2001	WD	33-TO BE DETERMINED	01-0:4621	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8633 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 243,184 TCV/TFA: 270.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	100.00	100.00	0.8409	1.0000	1200	100	100,908
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 100,908							

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.								

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	50,500	71,100	121,600			83,418C
X High		2023	39,900	67,900	107,800			79,446C
X Landscaped		2022	32,500	61,200	93,700			75,663C
X Swamp		2021	30,500	57,000	87,500			73,246C
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								
X PRIVATE RD								



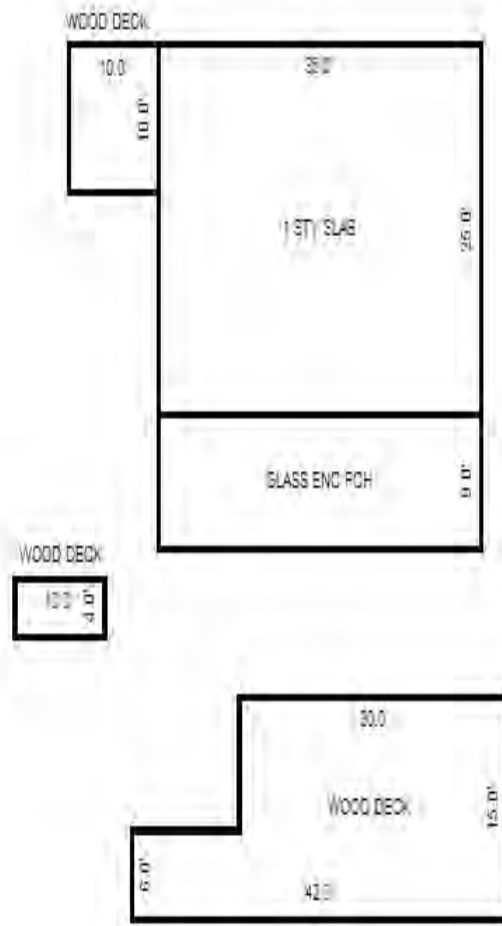
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	39,900	67,900	107,800			79,446C
TPC	03/30/2015	INSPECTED	2022	32,500	61,200	93,700			75,663C
			2021	30,500	57,000	87,500			73,246C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 324 522 100 40	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 900 Total Base New : 162,411 Total Depr Cost: 97,449 Estimated T.C.V: 142,276			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 = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C Blt 1949				
Yr Built 1949	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ex. X Ord. Min			Building Areas						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid X	X H.C.	(13) Plumbing			Average Fixture(s)			1 Story Siding Slab 900						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s)			Other Additions/Adjustments							
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			1 3 Fixture Bath			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Average Fixture(s)							
	Insulation				Many	X Ave.	Few	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
(2) Windows		(7) Excavation		(14) Water/Sewer			1 Public Water			Deck							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0		1 Public Sewer			1 Water Well			CGEP (1 Story)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Water Well			1000 Gal Septic			Treated Wood							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		2000 Gal Septic			Public Sewer			Treated Wood						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Appliance Allow.			Fireplaces							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water			Exterior 1 Story			Local Cost Items						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			Water Well			SANITARY SEWER							
Chimney: Metal				Lump Sum Items:			1000 Gal Septic			Notes: VERTICAL LOG							
												Totals:		162,411		97,449	
												ECF (4087 SAPPHERE LAKE) 1.460 =>		TCV:		142,276	

*** 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.
WROBLEWSKI SUSAN J & RONA	44.32° NORTH LLC	0	01/27/2023	QC	09-FAMILY	2023-00283	PROPERTY TRANSFER	100.0
WROBLEWSKI RONALD M (DECE	WROBLEWSKI S & JENNISON *	0	11/04/2005	OTH	21-NOT USED/OTHER	06-0/3084	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE 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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44.32° NORTH LLC 1387 STONEY LAKE DR HOLLAND MI 49424	2024 Est TCV 35,676					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		GROUP A 1200/	25.00	100.00	1.1892	1.0000	1200	100		35,676
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		25 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =						35,676
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W E'LY 1/2 OF LOT 134		X	Gravel Road							
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SAPPHIRE LAKE PLAT 2.			Paved Road							
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Comments/Influences			Storm Sewer							
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OWNS ADJOINING LOT 133			Sidewalk							
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			Water							
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	X		Sewer							
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	X		Electric							
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	X		Gas							
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			Curb							
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			Street Lights							
--	--	--	---------------	--	--	--	--	--	--	--

			Standard Utilities							
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			Underground Utils.							
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		Topography of Site								
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			Level							
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	X		Rolling							
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			Low							
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	X		High							
--	---	--	------	--	--	--	--	--	--	--

			Landscaped							
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			Swamp							
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			Wooded							
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			Pond							
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	X		Waterfront							
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			Ravine							
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			Wetland							
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	X		Flood Plain							
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		Who	When	What	2024	17,800	0	17,800			17,800S
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					2023	14,100	0	14,100			8,696C
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					2022	12,300	0	12,300			8,282C
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					2021	11,500	0	11,500			8,018C
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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANNES DAVID L & SHIRLEY	VAUGHAN-NEVINS VICTORIA D	177,500	08/26/2020	WD	03-ARM'S LENGTH	2020-02525	PROPERTY TRANSFER	100.0
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	03-ARM'S LENGTH	2010_1265WD	DEED	100.0
		88,000	05/01/1998	WD	33-TO BE DETERMINED	03-0:5763	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8653 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	11/09/2020	2020-9996	100%

Owner's Name/Address	MAP #:
NEVINS ROBERT M II & NEVINS VICTORIA DALE VAUGHAN 660 CREYTS RD DIMONDALE MI 48821	2024 Est TCV 208,196 TCV/TFA: 279.83

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																													
SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		<table border="1"> <thead> <tr> <th colspan="2">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 colspan="2">GROUP A 1200/</td> <td>75.00</td> <td>100.00</td> <td>0.9036</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> <td>81,324</td> </tr> <tr> <td colspan="2">75 Actual Front Feet, 0.17 Total Acres</td> <td colspan="2"></td> <td colspan="2">Total Est. Land Value =</td> <td colspan="3">81,324</td> </tr> </tbody> </table>	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1200/		75.00	100.00	0.9036	1.0000	1200	100		81,324	75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		81,324		
Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
GROUP A 1200/		75.00	100.00	0.9036	1.0000	1200	100		81,324																							
75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		81,324																										

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW.... ADD WO BSM'T +500 AS ADD.N	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Brick on Sand</td> <td>18.02</td> <td>81</td> <td>25</td> <td>365</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>181</td> <td>50</td> <td>595</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>960</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Brick on Sand	18.02	81	25	365	D/W/P: 3.5 Concrete	6.58	181	50	595	Total Estimated Land Improvements True Cash Value =				960
Description	Rate	Size	% Good	Cash Value																			
D/W/P: Brick on Sand	18.02	81	25	365																			
D/W/P: 3.5 Concrete	6.58	181	50	595																			
Total Estimated Land Improvements True Cash Value =				960																			

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

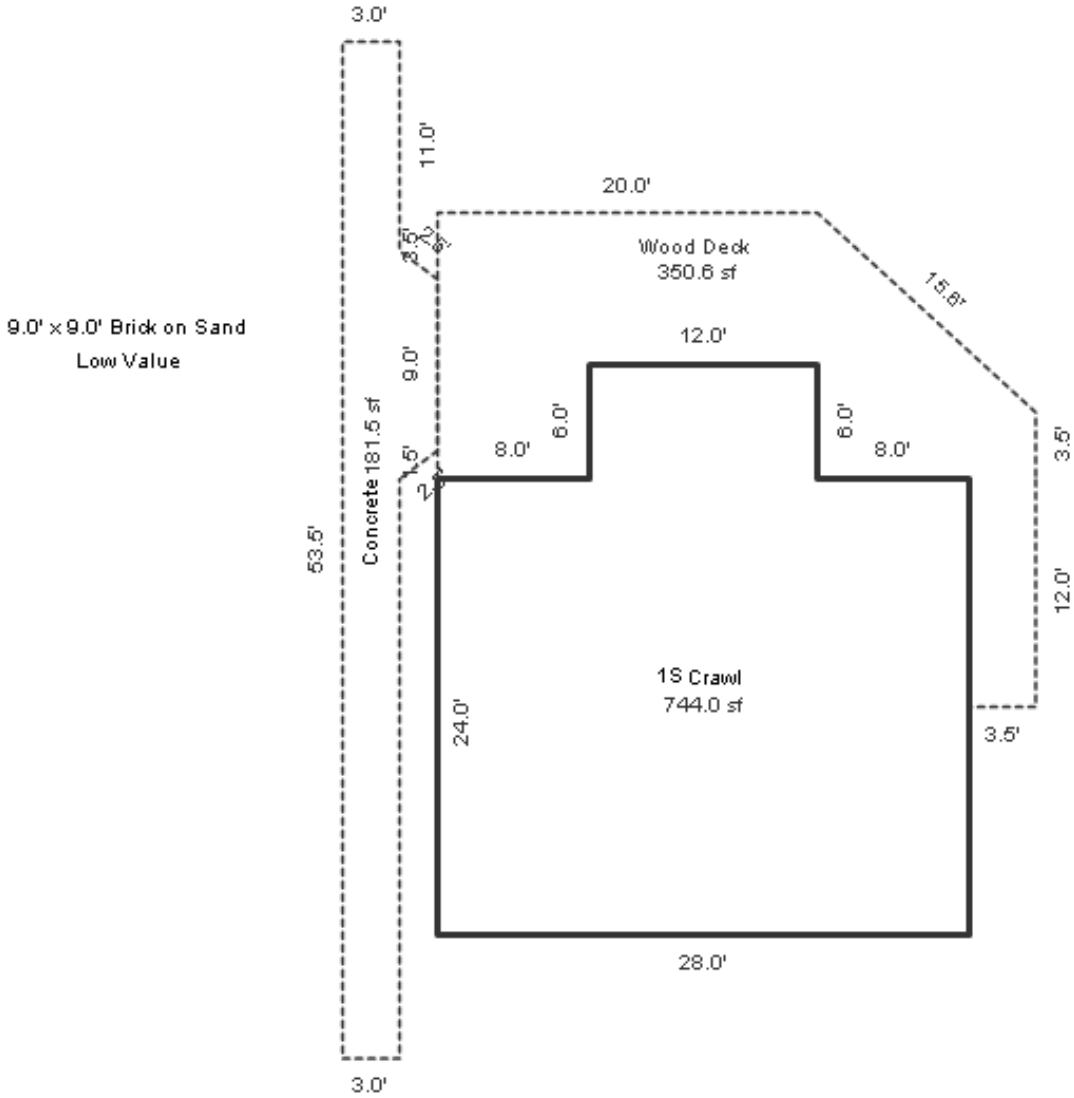


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,700	63,400	104,100			86,212C
2023	32,200	60,500	92,700			82,107C
2022	26,600	54,500	81,100			78,198C
2021	24,900	50,800	75,700			75,700S

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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 350	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
Yr Built 1972		Remodeled 2006			Ex	Ord	X	Min																											
Condition: Average		Trim & Decoration			Size of Closets																														
Room List		Doors			Lg	Ord	X	Small																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Ex.	X	Ord.	Min																											
(2) Windows		(8) Basement			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	(9) Basement Finish			(13) Plumbing																														
(3) Roof		(10) Floor Support			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
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	Joists: Unsupported Len: Cntr.Sup:			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 1S (11) Heating System: Wall/Floor Furnace Ground Area = 744 SF Floor Area = 744 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>744</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>102,291</td> <td>71,605</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	744			Total:				102,291	71,605	Class: C Effec. Age: 30 Floor Area: 744 Total Base New : 123,201 Total Depr Cost: 86,241 Estimated T.C.V: 125,912		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	744																																
Total:				102,291	71,605																														
*** Information herein deemed reliable but not guaranteed***																																			



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRANGLEY JEAN L	PRANGLEY JEAN L	0	03/27/2019	QC	09-FAMILY	2019-00821	PROPERTY TRANSFER	0.0
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	09-FAMILY	2017-04013	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 11/29/2017

Owner's Name/Address: PRANGLEY JEAN L
 8675 W SAPPHIRE AVENUE
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 60,000

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

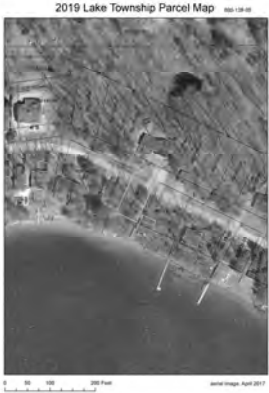
Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								60,000

Tax Description: . SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.
 Comments/Influences:

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

Topography of Site:

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	0	30,000			21,410C
2023	23,800	0	23,800			20,391C
2022	20,000	0	20,000			19,420C
2021	18,800	0	18,800			18,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRANGLEY JEAN L	PRANGLEY JEAN L	0	03/27/2019	QC	09-FAMILY	2019-00821	PROPERTY TRANSFER	0.0
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	09-FAMILY	2017-04013	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8675 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/29/2017					
	MAP #:					
	2024 Est TCV 218,741 TCV/TFA: 195.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	50.00	100.00	1.0000	1.0000	1200	100	60,000			
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		60,000		
ADDEWER FOR 05			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
	X		Sewer	D/W/P: Crushed Rock						2.19	120	0	0
	X		Electric	Residential Local Cost Land Improvements									
	X		Gas	LAND IMPROVE 1000						0.00	0	95	950
			Curb	Total Estimated Land Improvements True Cash Value =						950			



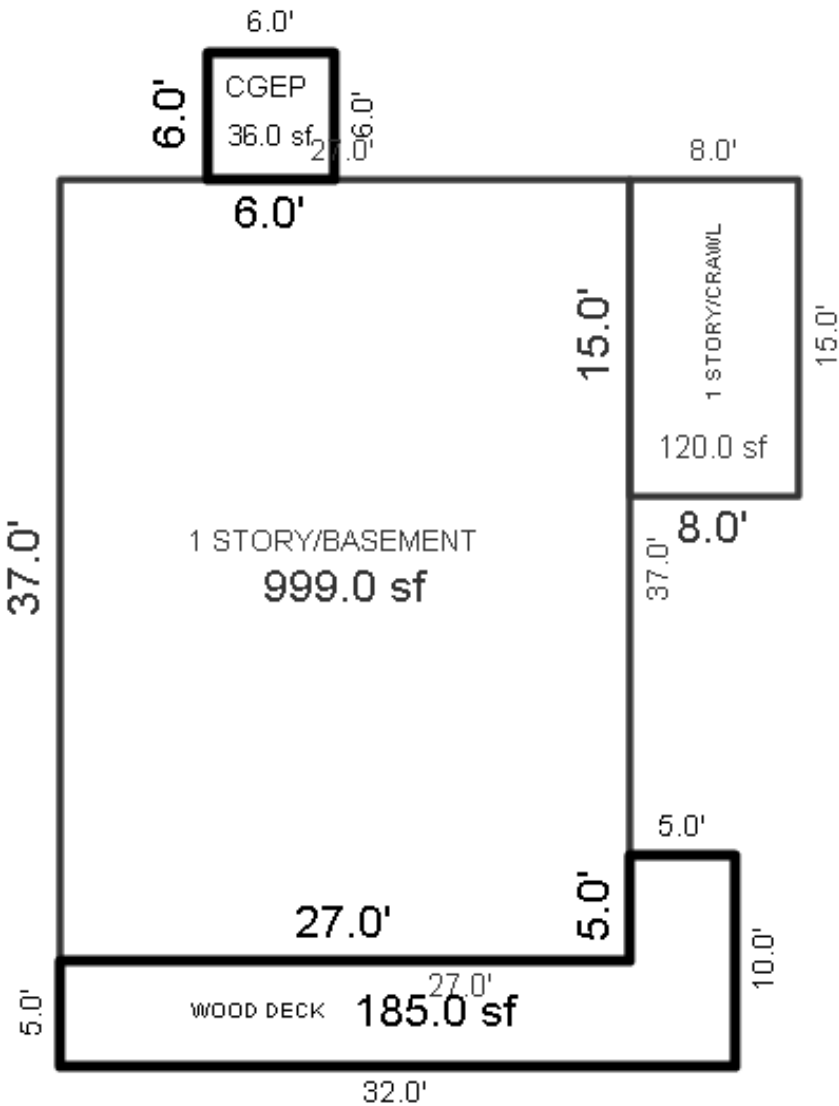
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	30,000	79,400	109,400			84,348C
X	Low	High	2023	23,800	75,700	99,500			80,332C
X	Landscaped	Swamp	2022	20,000	68,300	88,300			76,507C
X	Wooded	Pond	2021	18,800	63,700	82,500			74,063C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 36 185 80	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,119 Total Base New : 180,126 Total Depr Cost: 108,076 Estimated T.C.V: 157,791			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	Plaster												
Yr Built 1943		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		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1943		
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			200 Amps Service			Ground Area = 1119 SF		Floor Area = 1119 SF.				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
	Insulation	X	Tile	Many		X	Ave.	Few	Building Areas							
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 Story Siding		Foundation		Size		
X	Many Avg. X Few	Large Avg. X Small		Basement: 999 S.F. Crawl: 120 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			1 Story Siding		Crawl Space		999 120		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s)			2 3 Fixture Bath			Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement Double Glass	8 Conc. Block Poured Conc. Stone Treated Wood		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			Recreation Room		350		6,486 3,892		
X	Patio Doors Storms & Screens	X Concrete Floor		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			Plumbing		Average Fixture(s)		1 1,230 738		
(3) Roof		(9) Basement Finish		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		CGEP (1 Story)		36 3,529 2,117		
X	Gable Hip Flat	350 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		185 3,842 2,305		
X	Asphalt Shingle	(10) Floor Support		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			Water/Sewer		Treated Wood		80 2,213 1,328		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		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			Public Sewer		1 1,326 796				
				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			Water Well, 50 Feet		1 2,585 1,551				
				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			Built-Ins		Appliance Allow.		1 1,934 1,160		
				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			Fireplaces		Wood Stove		1 2,149 1,289		
				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			Local Cost Items		SANITARY SEWER		1 0 0 *		
				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			Totals:		180,126 108,076				
				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			Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		157,791		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	MILEY ROGER P & SUSAN M	290,000	08/24/2017	WD	03-ARM'S LENGTH	2017-02641	PROPERTY TRANSFER	100.0
PARMENTER D BRIAN & JANET	PARMENTER D BRIAN & JANET	0	01/28/2015	WD	03-ARM'S LENGTH	2015-00543	PROPERTY TRANSFER	0.0
HILL	PARMENTER	244,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4601	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8695 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/30/2013	2013-0412	100%

Owner's Name/Address	MAP #:
MILEY ROGER P & SUSAN M 1204 WATERWAYS DR ANN ARBOR MI 48108	2024 Est TCV 357,065 TCV/TFA: 255.23

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOTS 140 & 141 SAPPHIRE LAKE PLAT 2.	GROUP A 1200/	90.00	100.00	0.8633	1.0000	1200	100		93,241

7/2018 SPLIT PLATTED LOTS 174, 175, &176 FORMERLY SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.	Water	Fencing: Wd, Split, 2 Rail	16.48	50	0	0

Comments/Influences	X Sewer	D/W/P: 4in Ren. Conc.	8.18	1000	0	0

NEW ADD'N & BSM'T FOR 96	X Gas	Wood Frame	37.33	51	50	952

7/2017 SPLIT PLATTED LOTS 174,175,176 FOR 2018	X Curb	Residential Local Cost Land Improvements	26.87	147	50	1,975

98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99	Street Lights	Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	95	2,375

Topography of Site	Total Estimated Land Improvements True Cash Value = 5,302					

X Level	X Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond

X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	46,600	131,900	178,500			136,164C

				2023	36,900	126,000	162,900			129,680C
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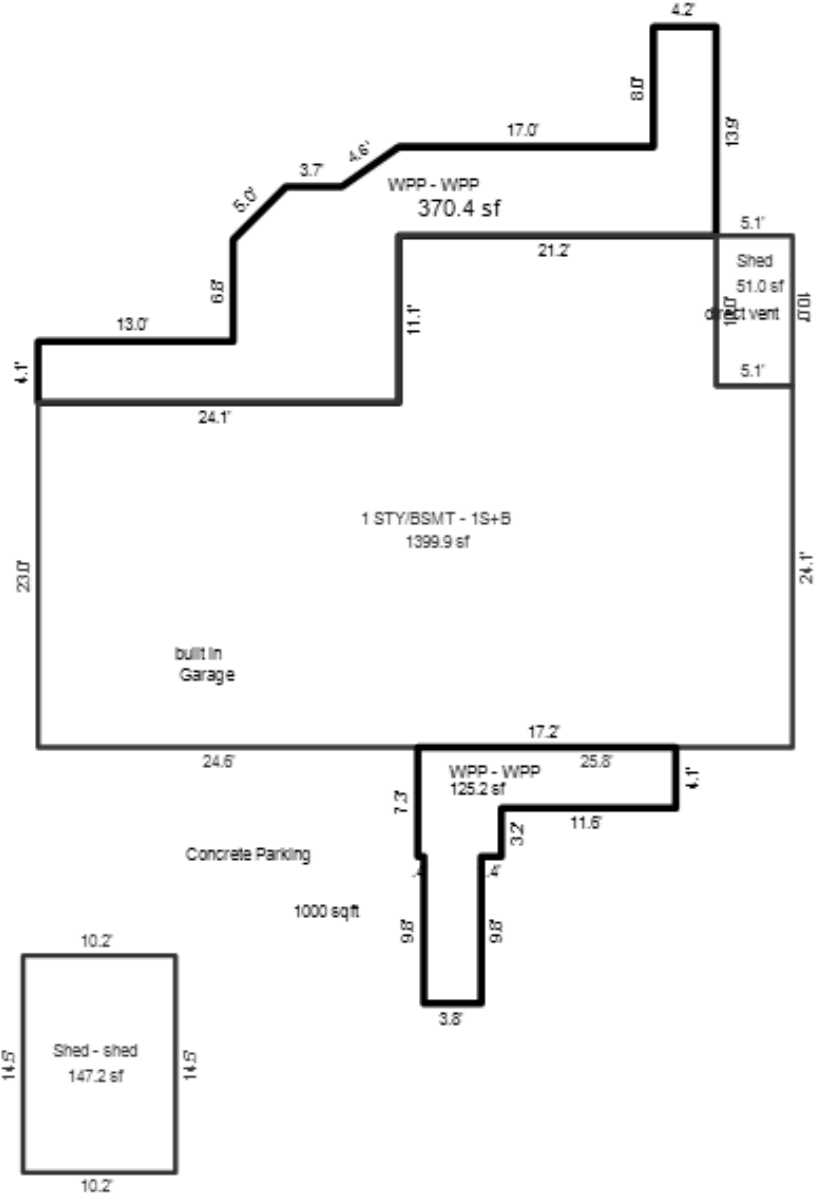
				2022	30,200	113,500	143,700			123,505C
--	--	--	--	------	--------	---------	---------	--	--	----------

				2021	28,300	105,900	134,200			119,560C
--	--	--	--	------	--------	---------	---------	--	--	----------

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	03/30/2015	INSPECTED

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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.
WRBELIS CHRISTOPHER & CHR	WRBELIS CHRISTOPHER & CHR	0	03/18/2020	QC	09-FAMILY	2020-00842	DEED	0.0
MAILLARD KEVIN L & CATHRY	WRBELIS CHRISTOPHER & CHR	130,000	09/25/2008	WD	03-ARM'S LENGTH	2008/3322	DEED	100.0
		110,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2281	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8705 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 170,631 TCV/TFA: 195.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 142 SAPPHIRE LAKE PLAT 2.	X			GROUP A 1200/	43.99	103.00	1.0325	1.0074	1200	100	54,913
Comments/Influences				39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 54,913							
LOT IS NEXT TO BEACH ACCESS PATH				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
	X			D/W/P: 3.5 Concrete				6.16	136 0	0	
	X			Wood Frame				31.19	64 71	1,417	
	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 = 2,367							



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

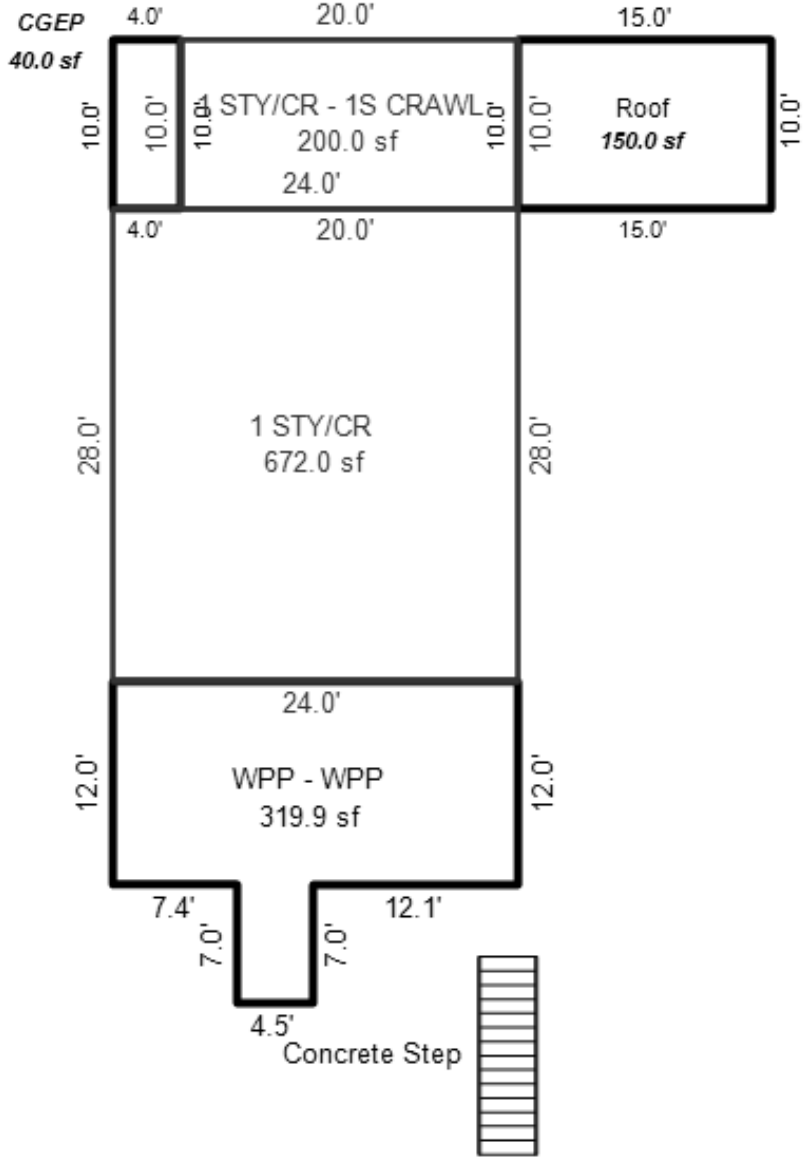
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,500	57,800	85,300			47,034C
2023	21,700	55,300	77,000			44,795C
2022	18,300	49,800	68,100			42,662C
2021	17,100	46,500	63,600			41,300C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 319 150	Type CGEP (1 Story) WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1963		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				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: 672 S.F. Slab: 200 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	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer										
	Chimney: Brick	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 872 SF Floor Area = 872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls CD		Blt 1963			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Crawl Space	672			
1 Story										Siding	Slab	200			
Other Additions/Adjustments										Total:			101,479	65,962	
Plumbing										Average Fixture(s)		1	1,230	799	
Porches										CGEP (1 Story)		40	3,748	2,436	
										WPP		319	4,744	3,084	
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	
Deck										w/Roof (Roof portion)		150	2,397	1,558	
Local Cost Items										SANITARY SEWER		1	0	0	
Notes:										Totals:			119,443	77,638	
										ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:				113,351	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ODREN RONALD G KATHLEEN M	ODREN RONALD G KATHLEEN M	0	07/27/2020	WD	09-FAMILY	2020-02859	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8715 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/19/2017	2017-0461	100%

Owner's Name/Address	MAP #:
ODREN RONALD G KATHLEEN M 8715 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 429,088 TCV/TFA: 220.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.	X		GROUP A 1200/	51.00	101.00	0.9951	1.0025	1200	100		61,049
			BACKLOTS 150/	50.00	102.00	1.0000	1.0050	150	100		7,537
			BACKLOTS 150/	47.00	104.00	1.0156	1.0099	150	100		7,230
			148 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =							75,817	

Comments/Influences	X Sewer	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
50X38 GRG ? FOR 03 (PERMIT?) GSA TO OHG FOR 04 @ 45% HAS BATH ETC 01 COMBO OF 172 & 173 FOR 02	X	D/W/P: 4in Concrete	6.97	798	0	0
	X	D/W/P: 3.5 Concrete	6.58	34	0	0
	X	D/W/P: 4in Ren. Conc.	8.18	94	0	0
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =				2,375

Topography of Site	X Level	X Rolling	X Low	X High	X Landscaped	X Swamp	X Wooded	X Pond	X Waterfront	X Ravine	X Wetland	X Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														Who	When	What	2024	37,900	176,600	214,500			131,093C

			2023	30,100	180,500	210,600			124,851C
			2022	26,300	162,700	189,000			118,906C
			2021	25,000	151,800	176,800			115,108C

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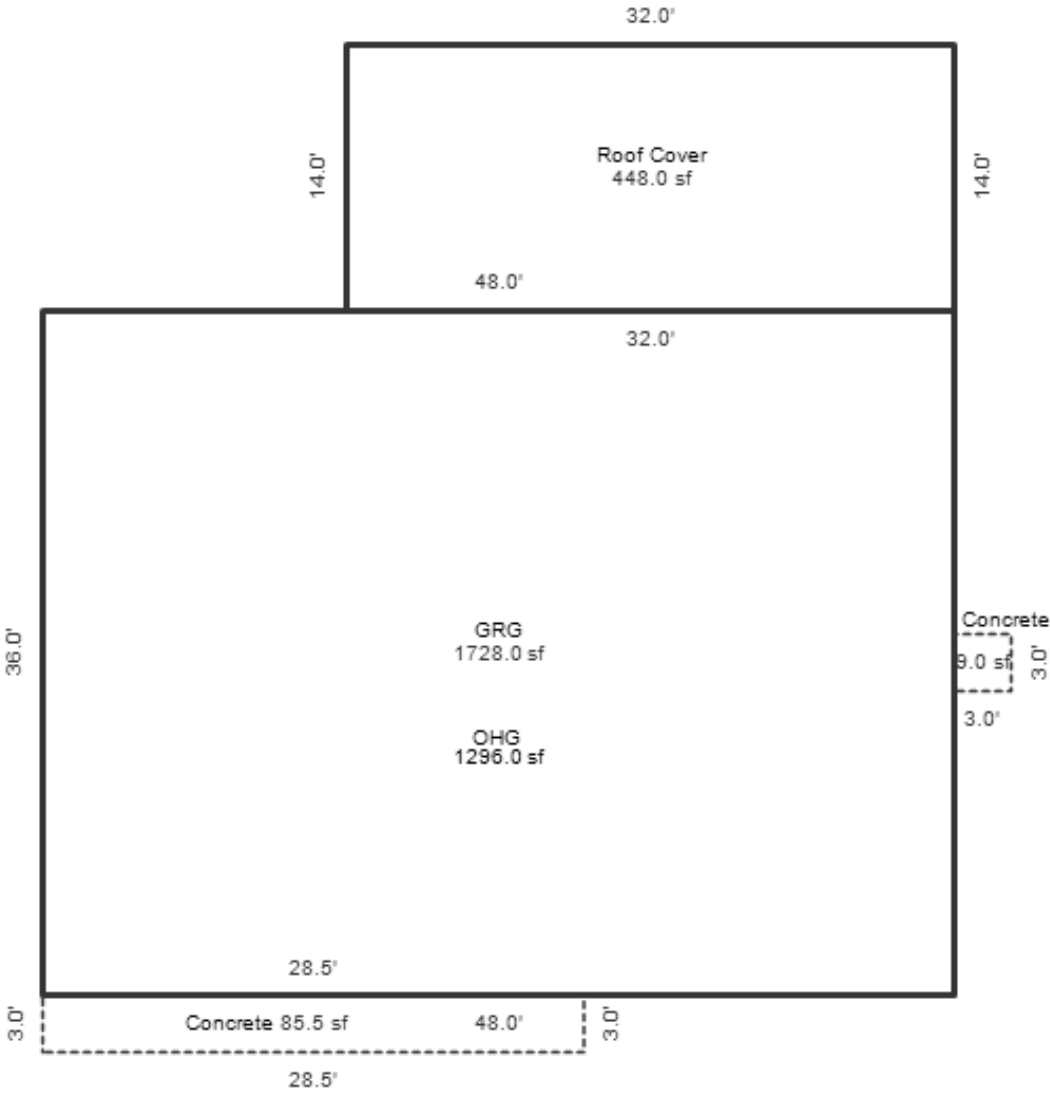
*** Information herein deemed reliable but not guaranteed***

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	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 288	Type WGEP (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: C -5 Effec. Age: 35 Floor Area: 1,596 Total Base New : 216,306 Total Depr Cost: 140,579 Estimated T.C.V: 205,245		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C -5		Blt 1987	
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 912 SF		Floor Area = 1596 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			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	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.75 Story		Siding		Crawl Space	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Average Fixture(s)			Other Additions/Adjustments		Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,476 959 1 4,646 3,020	
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Porches		WGEP (1 Story)		Water/Sewer	
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1 1,494 971 1 5,808 3,775	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Chimney: Block			Lump Sum Items:			Built-Ins		Appliance Allow.		Fireplaces	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER			Interior 2 Story		1 6,647 4,321		Local Cost Items	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			1 0 0		Totals:		216,306 140,579	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:			205,245					

*** Information herein deemed reliable 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 448	Type Roof Cover Onl	Year Built: 2003 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: 2 Area: 1728 % Good: 0 Storage Area: 950 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 20 Floor Area: 346 Total Base New : 124,702 Total Depr Cost: 99,761 Estimated T.C.V: 145,651
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family GRG		Cls C -5 Blt 2003			
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Wall/Floor Furnace		Ground Area = 0 SF Floor Area = 346 SF.			
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Wood Frame		Ex Ord Min		Many Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Overhang 346			
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Other Additions/Adjustments		Total: 30,071 24,057			
Yr Built 2003		Lg Ord Small		3 Fixture Bath					Garages		Storage Over Garage 950 13,053 10,442			
Remodeled 0		Doors Solid H.C.		2 Fixture Bath					Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 1728 74,719 59,775			
Condition: Average		(5) Floors		Softener, Auto					Deck		w/Roof (Roof portion) 448 6,859 5,487			
Room List		Kitchen:		Softener, Manual					Totals: 124,702 99,761					
Basement		Other:		Solar Water Heat					Notes: ON LOTS 172 & 173 ACCROSS THE STREET					
1st Floor		Other:		No Plumbing					ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 145,651					
2nd Floor		(6) Ceilings		Extra Toilet										
Bedrooms		No. of Elec. Outlets		Extra Sink										
(1) Exterior		Many Ave. Few		Separate Shower										
Wood/Shingle		(7) Excavation		Ceramic Tile Floor										
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains										
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove										
Insulation		Slab: 0 S.F.		Vent Fan										
(2) Windows		Height to Joists: 0.0		(14) Water/Sewer										
Many Avg. Few		(8) Basement		Public Water										
Large Avg. Small		Conc. Block		Public Sewer										
Wood Sash		Poured Conc.		Water Well										
Metal Sash		Stone		1000 Gal Septic										
Vinyl Sash		Treated Wood		2000 Gal Septic										
Double Hung		Concrete Floor		Lump Sum Items:										
Horiz. Slide		(9) Basement Finish												
Casement		Recreation SF												
Double Glass		Living SF												
Patio Doors		Walkout Doors (B)												
Storms & Screens		No Floor SF												
(3) Roof		Walkout Doors (A)												
Gable		(10) Floor Support												
Hip		Joists:												
Flat		Unsupported Len:												
Asphalt Shingle		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.
PLEVINS	WHITNEY STEVEN & DARLENE	136,000	10/31/2003	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8725 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 184,316 TCV/TFA: 146.28					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	X		* Factors *						
			GROUP A 1200/ 51 Actual Front Feet, 0.12 Total Acres	51.00	101.00	0.9951	1.0025	1200	100	61,049
			Total Est. Land Value = 61,049						
Tax Description	X		Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.	X		Dirt Road						
			Gravel Road						
ADD SEWER FOR 05	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Topography of Site	X Level	X Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2023	24,200	58,800	83,000			58,384C
														2022	20,300	53,000	73,300			55,604C
														2021	19,000	49,500	68,500			53,828C



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Sketch by Alex WTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	QC	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8735 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2024 Est TCV 419,480 TCV/TFA: 174.78					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.	X	Dirt Road		GROUP A 1200/	51.00	101.00	0.9951	1.0025	1200	100	61,049
Comments/Influences		Gravel Road		51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	61,049
TOTAL REMODEL UPPER STY, 1S/CR, GRG. 3 PORCHES COMP FOR 00	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description				Rate	Size % Good	Cash Value	
	X	Sidewalk		D/W/P: 3.5 Concrete				6.58	912 0	0	
	X	Water		Wood Frame				28.42	110 95	2,970	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description				Rate	Size % Good	Cash Value	
	X	Gas		LAND IMPROVE 2500				2,500.00	1 95	2,375	
	X	Curb		Total Estimated Land Improvements True Cash Value =							5,345
	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 RD
	X												
	X												
	X												
	X												
	X												
	X												
	X												



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,500	179,200	209,700			107,315C
2023	24,200	171,000	195,200			102,205C
2022	20,300	154,200	174,500			97,339C
2021	19,000	143,800	162,800			94,230C

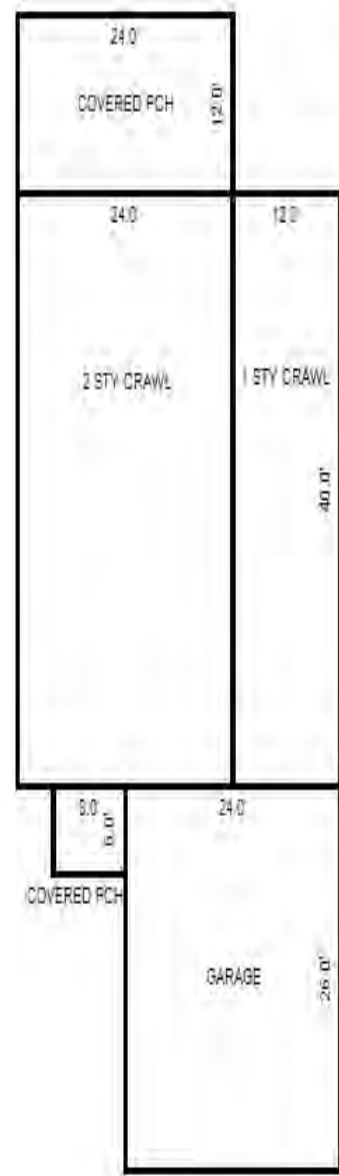
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 48 288	Type CCP (1 Story) CCP (1 Story) Pine	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: 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		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Building Style: 2S		Drywall X Paneled		Plaster Wood T&G		Trim & Decoration		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	
Yr Built 1967	Remodeled 1998	Ex X Ord Min		Size of Closets		Lg Ord X Small		Central Air Wood Furnace		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
Condition: Average		Lg Ord X Small		Size of Closets		Lg Ord X Small		Central Air Wood Furnace		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	
(1) Exterior		(6) Ceilings		X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Chimney: Block													

Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 2400 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>281,113</td> <td>196,787</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	960			1 Story	Siding	Crawl Space	480			Total:				281,113	196,787
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
2 Story	Siding	Crawl Space	960																																	
1 Story	Siding	Crawl Space	480																																	
Total:				281,113	196,787																															
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Porches CCP (1 Story) 288 7,128 4,990 CCP (1 Story) 48 1,455 1,018 Deck Pine w/Roof (Deck Portion) 288 4,199 2,939 Pine w/Roof (Roof portion) 288 4,493 3,145 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 31,606 22,124 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 1 Story 1 6,513 4,559 Local Cost Items <<<<< 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***

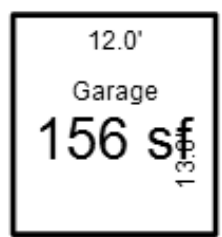
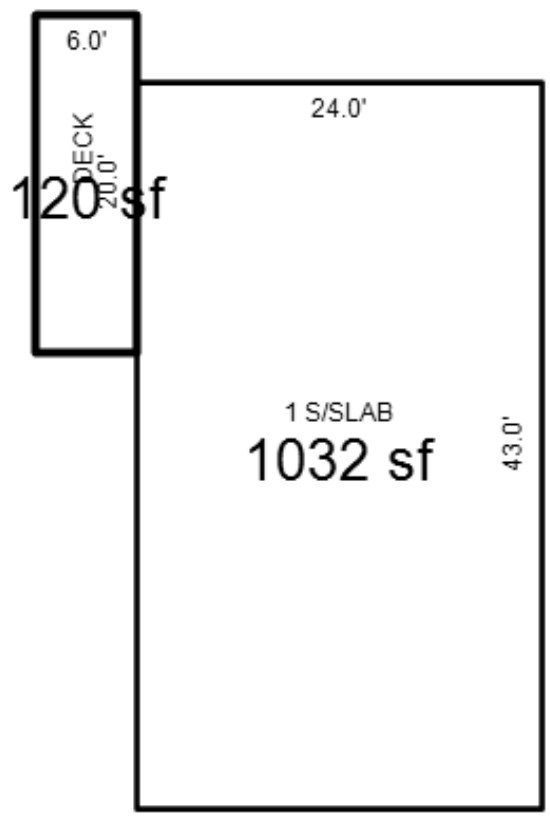
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITTAKER JACQUELINE J	WHITTAKER JACQUELINE J	5	06/16/2016	QC	09-FAMILY	2016-02557	DEED	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8745 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
WHITTAKER JACQUELINE J 217 EAST HILL DR BATTLE CREEK MI 49014		2024 Est TCV 190,711 TCV/TFA: 184.80										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 146 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BLOCK BOAT HOUSE.		Gravel Road		GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400
		Paved Road		52 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		62,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		6.16	410	71	1,793			
		X Sewer	Total Estimated Land Improvements True Cash Value =		1,793							
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	31,200	64,200	95,400		51,308C		
		TPC 12/27/2017	INSPECTED		2023	24,700	61,200	85,900		48,865C		
		TPC 03/30/2015	INSPECTED		2022	20,600	55,600	76,200		46,539C		
		TPC 05/30/2014	INSPECTED		2021	19,300	52,300	71,600		45,053C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	WD	03-ARM'S LENGTH	2017-02068	PROPERTY TRANSFER	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	06-COURT JUDGEMENT	2015-02859	PROPERTY TRANSFER	0.0
		142,500	06/01/2001	WD	33-TO BE DETERMINED	01-0:2508	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8757 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	01/04/2022	2022-0006	100%

Owner's Name/Address	MAP #:
STEWART RONALD & KATHY 8255 N MCCAFFREY RD OWOSSO MI 48867	2024 Est TCV 314,265 TCV/TFA: 251.81

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
		<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>GROUP A 1200/</td> <td>52.00</td> <td>104.00</td> <td>0.9902</td> <td>1.0099</td> <td>1200</td> <td>100</td> <td></td> <td>62,400</td> </tr> <tr> <td colspan="8">52 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 62,400</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400	52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 62,400
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400																					
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 62,400																					

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.	X Dirt Road	D/W/P: Crushed Rock	2.27	250	50	284
Comments/Influences	X Gravel Road	Wood Frame	32.30	80	50	1,292
	X Paved Road	Total Estimated Land Improvements True Cash Value =				1,576
	X Storm Sewer	Land Improvement Cost Estimates				
	X Sidewalk	Description				
	X Water	Rate				
	X Sewer	Size % Good				
	X Electric	Cash Value				
	X Gas					
	X Curb					
	X Street Lights					
	X Standard Utilities					
	X Underground Utils.					



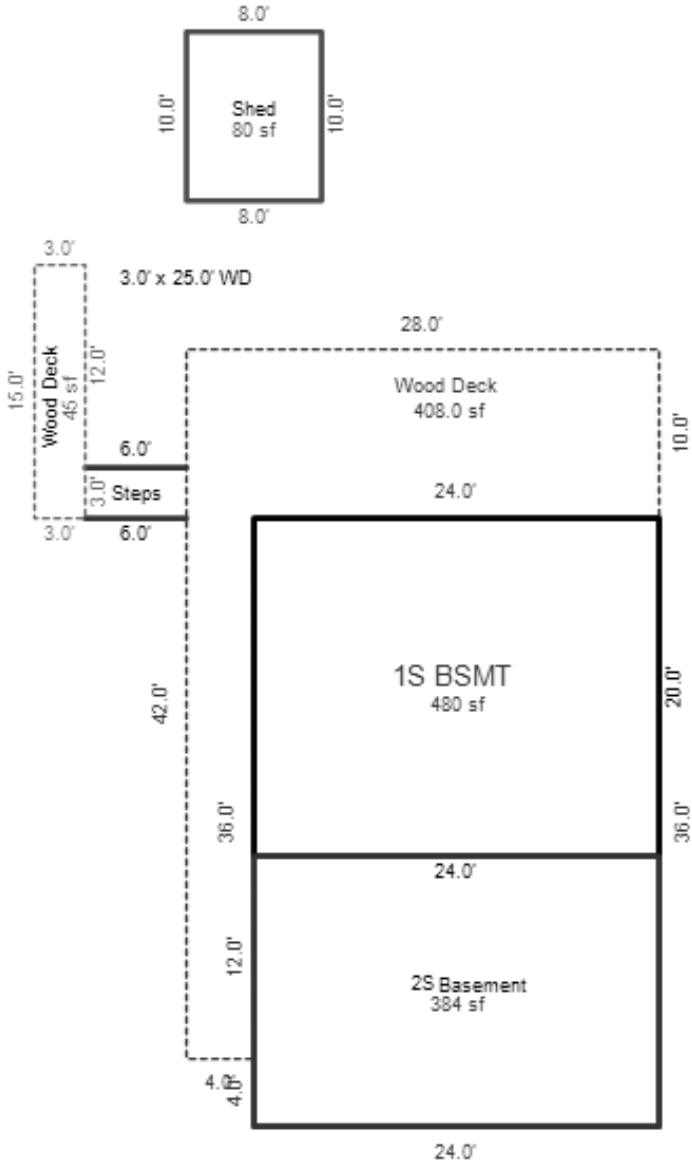
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	31,200	125,900	157,100			125,523C
X Rolling	2023	24,700	120,200	144,900			119,546C
X Low	2022	20,600	83,500	104,100			87,949C
X High	2021	19,300	77,900	97,200			85,140C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							
Who	When	What					
TPC 07/28/2018	INSPECTED						
TPC 12/27/2017	INSPECTED						
TPC 07/11/2017	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 408 36	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1984		Remodeled 2022		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	H.C.	(5) Floors											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric												
(1) Exterior		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		(6) Ceilings		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		2	(14) Water/Sewer											
X		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X		(8) Basement		Lump Sum Items:												
X		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish												
X		(3) Roof		(10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:												
Chimney: Metal				ECF (4087 SAPPHERE LAKE) 1.460 => TCV:												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON MATHEW K & NATALIE	PARSONS CHARLES & SUSAN (	193,000	10/24/2005	WD	03-ARM'S LENGTH	05-0/4281	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8767 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST	REPAIR	07/05/2013	2013-0280	100%	

Owner's Name/Address	MAP #:
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	2024 Est TCV 251,103 TCV/TFA: 284.05

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1200/</td> <td>52.00</td> <td>104.00</td> <td>0.9902</td> <td>1.0099</td> <td>1200</td> <td>100</td> <td></td> <td>62,400</td> </tr> <tr> <td colspan="8">52 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 62,400</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400	52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 62,400
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400																						
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 62,400																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																									
. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Brick on Sand</td> <td>18.02</td> <td>264</td> <td>50</td> <td>2,378</td> </tr> <tr> <td>D/W/P: Brick on Sand</td> <td>18.02</td> <td>74</td> <td>50</td> <td>666</td> </tr> <tr> <td>Metal Prefab</td> <td>25.08</td> <td>32</td> <td>50</td> <td>401</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,445</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Brick on Sand	18.02	264	50	2,378	D/W/P: Brick on Sand	18.02	74	50	666	Metal Prefab	25.08	32	50	401	Total Estimated Land Improvements True Cash Value =				3,445
Description	Rate	Size		% Good	Cash Value																							
D/W/P: Brick on Sand	18.02	264		50	2,378																							
D/W/P: Brick on Sand	18.02	74		50	666																							
Metal Prefab	25.08	32		50	401																							
Total Estimated Land Improvements True Cash Value =				3,445																								

Comments/Influences	X	Water
ADD SEWER FOR 05	X	D/W/P: Brick on Sand

Topography of Site	X	Level
Street Lights	X	Rolling

Standard Utilities	X	High
Underground Utils.	X	High

Underground Utils.	X	Landscaped
	X	Landscaped

Swamp	X	Swamp
	X	Swamp

Wooded	X	Wooded
	X	Wooded

Pond	X	Pond
	X	Pond

Waterfront	X	Waterfront
	X	Waterfront

Ravine	X	Ravine
	X	Ravine

Wetland	X	Wetland
	X	Wetland

Flood Plain	X	Flood Plain
	X	Flood Plain

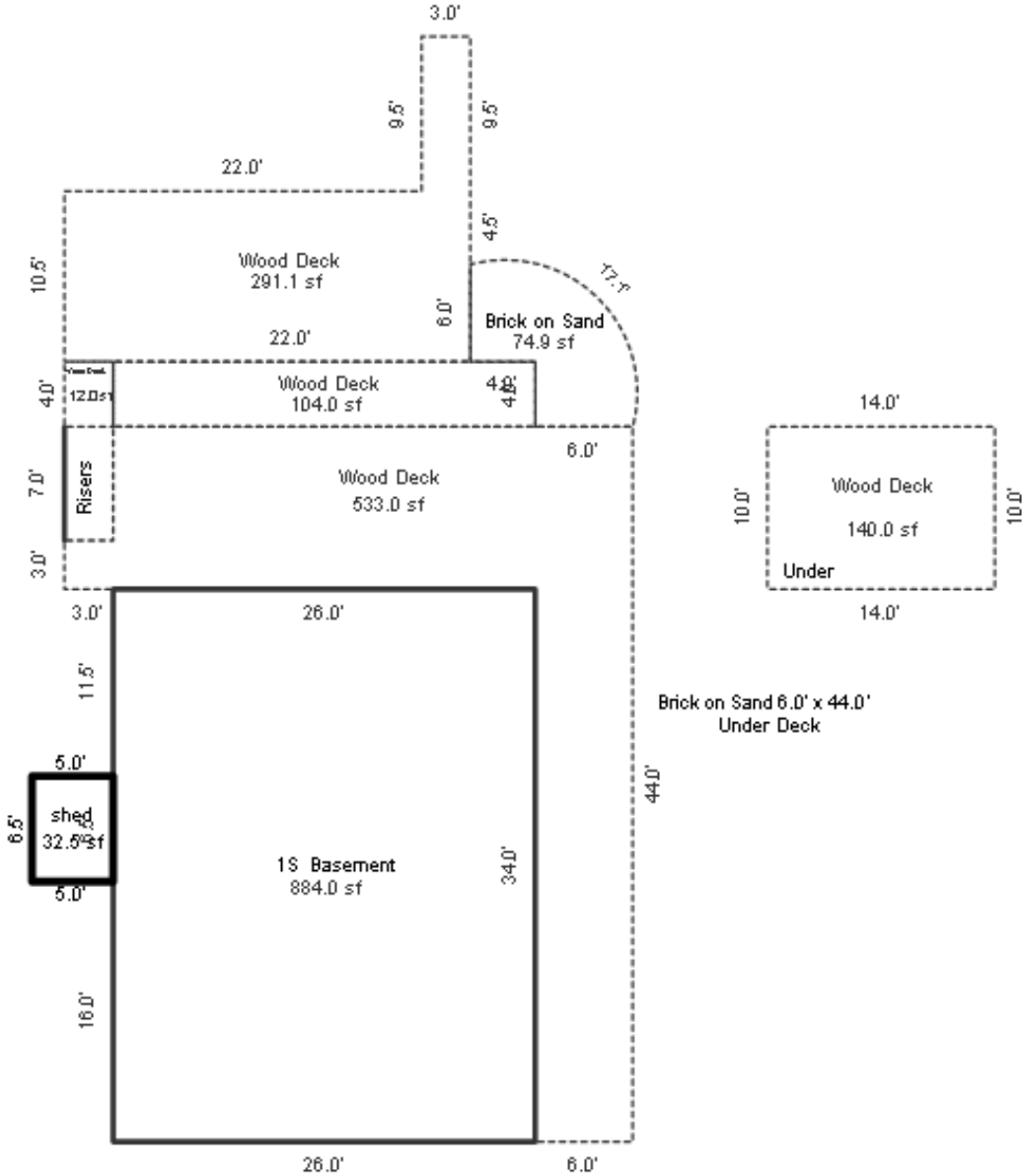
PRIVILEGE RD	X	PRIVILEGE RD
	X	PRIVILEGE RD



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 08/10/2018	INSPECTED		2024	31,200	94,400	125,600			71,583C
TPC 12/27/2017	INSPECTED		2023	24,700	90,000	114,700			68,175C
TPC 03/30/2015	INSPECTED		2022	20,600	81,000	101,600			64,929C
			2021	19,300	75,600	94,900			62,855C

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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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/11/2011									
Owner's Name/Address		MAP #:		2024 Est TCV 62,400									
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements			* Factors *								
. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road			GROUP A 1200/		52.00	104.00	0.9902	1.0099	1200	100	62,400
		Paved Road			52 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		62,400		
		Storm Sewer											
		Sidewalk											
		Water											
		X Sewer											
		X Electric											
		X Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD			2024	31,200	0	31,200			19,475C		
		TPC 12/27/2017 INSPECTED			2023	24,700	0	24,700			18,548C		
		TPC 03/30/2015 INSPECTED			2022	20,600	0	20,600			17,665C		
		TPC 05/30/2014 INSPECTED			2021	19,300	0	19,300			17,101C		



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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
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8787 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/11/2011					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651	2024 Est TCV 172,173 TCV/TFA: 174.26
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

Tax Description		GROUP A 1200/ 52.00 104.00 0.9902 1.0099 1200 100					62,400
. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.		52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value = 62,400

Comments/Influences		Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value		

ADD SEWER FOR 05		D/W/P: 3.5 Concrete	5.78	208	0	0
	X	Wood Frame	21.40	144	94	2,897

Residential Local Cost Land Improvements		Description					Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value = 3,847			

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

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

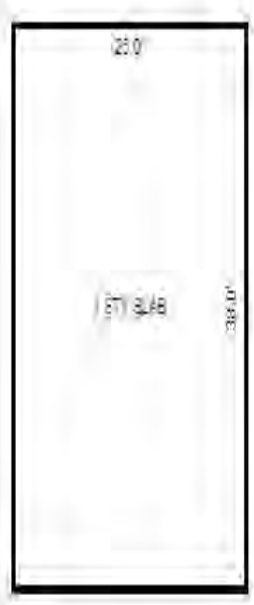
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 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		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1	Class: D Effec. Age: 35 Floor Area: 988 Total Base New : 111,617 Total Depr Cost: 72,552 Estimated T.C.V: 105,926																																																																										
	Building Style: 1S		Trim & Decoration																																																																																		
	Yr Built 1972	Remodeled 0	Ex X Ord Min																																																																																		
	Condition: Average		Size of Closets Lg Ord X Small																																																																																		
	Room List		Doors Solid X H.C.																																																																																		
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:																																																																																		
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	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																		
X	Asphalt Shingle		Lump Sum Items:																																																																																		
	Chimney: Block																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972 (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 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>Block</td> <td>Slab</td> <td>988</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>103,532</td> <td>67,296</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. 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>995</td> <td>647</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,175</td> <td>764</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,498</td> <td>1,624</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,638</td> <td>1,065</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>1,779</td> <td>1,156</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="2">Totals:</td> <td>111,617</td> <td>72,552</td> </tr> </tbody> </table> <p>Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 105,926</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	988			Total:				103,532	67,296	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	995	647	Water/Sewer				Public Sewer	1	1,175	764	Water Well, 50 Feet	1	2,498	1,624	Built-Ins				Appliance Allow.	1	1,638	1,065	Fireplaces				Wood Stove	1	1,779	1,156	Local Cost Items				SANITARY SEWER	1	0	0	Totals:		111,617	72,552
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																
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Local Cost Items																																																																																					
SANITARY SEWER	1	0	0																																																																																		
Totals:		111,617	72,552																																																																																		

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



Sketch by Peter W. V.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	PROPERTY TRANSFER	0.0
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	09-FAMILY	2019-02932	PROPERTY TRANSFER	50.0
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0

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

8809 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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HAEFELE SUE ANN 6349 CRANSTON PLACE SAGINAW MI 48603	2024 Est TCV 180,895 TCV/TFA: 250.89
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
---------------------	-------------

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

GROUP A 1200/	104.00	104.00	0.8327	1.0099	1200	100		104,944
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104 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 104,944
---	--	--	--	--	--	--	--	---------------------------------

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

Description	Rate	Size	% Good	Cash Value
-------------	------	------	--------	------------

D/W/P: 3.5 Concrete	5.78	320	66	1,221
---------------------	------	-----	----	-------

Wood Frame	29.73	50	50	743
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Wood Frame	22.19	120	50	1,331
------------	-------	-----	----	-------

Total Estimated Land Improvements True Cash Value =				3,295
---	--	--	--	-------

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

Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD

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

2024	52,500	37,900	90,400			66,829C
------	--------	--------	--------	--	--	---------

2023	41,500	36,200	77,700			63,647C
------	--------	--------	--------	--	--	---------

2022	33,400	32,600	66,000			60,617C
------	--------	--------	--------	--	--	---------

2021	31,300	30,400	61,700			58,681C
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Who When What

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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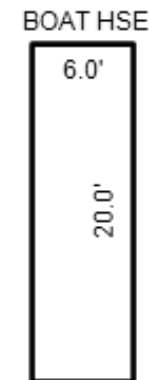
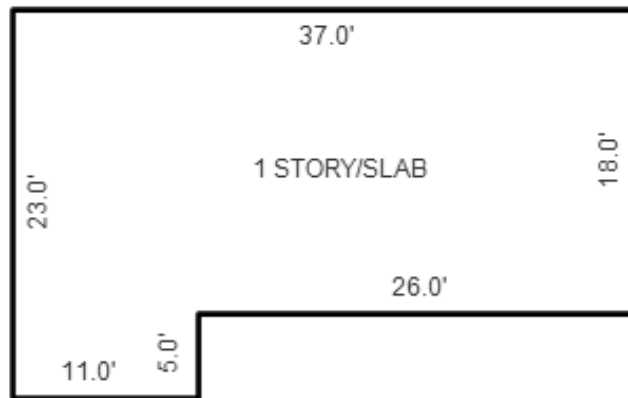
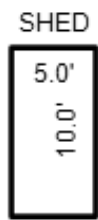
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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			Forced 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 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric							
(1) Exterior		150 Amps Service			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X Ord.	Min									
	Insulation	No. of Elec. Outlets			Many	X Ave.	Few									
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 721 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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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							
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
(3) Roof		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	X	Gambrel Mansard Shed		(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Chimney: Stone																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1955				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 721 SF Floor Area = 721 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 721																
Total: 79,173 43,547																
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		
Fireplaces																
Exterior 1 Story										1		4,969		2,733		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Totals:												90,478		49,765		
Notes:																
												ECF (4087 SAPPHERE LAKE) 1.460 => TCV:		72,656		

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

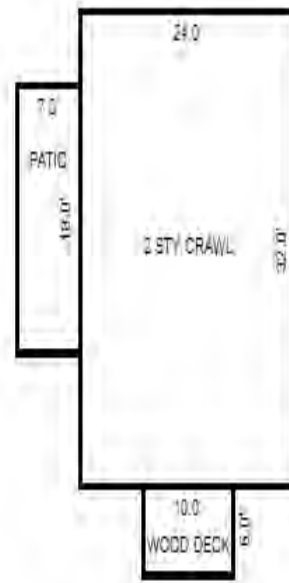


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8819 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Shed		07/16/2015	2015-0716	100%				
Owner's Name/Address		P.R.E. 100% 07/27/1994										
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 222,863 TCV/TFA: 145.09								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.		Gravel Road		GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400
Comments/Influences		Paved Road		52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		62,400	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.78	420	66	1,602				
		Sewer		Wood Frame	23.41	96	50	1,123				
		Electric		Total Estimated Land Improvements True Cash Value =					2,725			
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	31,200	80,200	111,400			55,196C		
		TPC 12/27/2017 INSPECTED		2023	24,700	76,600	101,300			52,568C		
		TPC 03/30/2015 INSPECTED		2022	20,600	68,900	89,500			50,065C		
		TPC 05/29/2014 INSPECTED		2021	19,300	64,200	83,500			48,466C		



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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HERTRICH VICTORIA M	HERTRICH HANS J & VICTORI	0	09/12/2016	WD	06-COURT JUDGEMENT	2016-03429	PROPERTY TRANSFER	0.0				
HERTRICH HANS J & VICTORI	HERTRICH TRUST	0	09/12/2016	WD	09-FAMILY	2016-03583	PROPERTY TRANSFER	0.0				
COCHRAN BETTY SUE	COCHRAN WILLIAM J & BETTY	0	04/25/2014	QC	06-COURT JUDGEMENT	2014-01614	PROPERTY TRANSFER	0.0				
PROBATE JUDGE	RUSSELL ELIZABETH CO-CONS	0	02/12/2013	OTH	06-COURT JUDGEMENT	2014-01613	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8833 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
COCHRAN WILLIAM J & BETTY SUE TRUST 418 COPPERSMITH DR MASON MI 48854		2024 Est TCV 237,878 TCV/TFA: 221.90										
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/	67.00	104.00	0.9294	1.0099	1200	100		75,464
				67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 75,464								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good	Cash Value		
				Residential Local Cost Land Improvements								
				Description				Rate	Size % Good	Cash Value		
		X	Sewer	LAND IMPROVE 1000			1,000.00	1	95	950		
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	37,700	81,200	118,900		67,463C		
		TPC 12/27/2017	INSPECTED		2023	29,900	77,500	107,400		64,251C		
		TPC 03/30/2015	INSPECTED		2022	24,500	70,500	95,000		61,192C		
		TPC 02/23/2012	INSPECTED		2021	23,000	66,400	89,400		59,238C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % 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					1		698 120 230	Treated Wood Treated Wood Treated Wood																								
	Building Style: 1S		Trim & Decoration																																		
	Yr Built 1958	Remodeled 1982	Ex Ord X Min																																		
	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 Bedrooms		(5) Floors 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 X Tile		No. of Elec. Outlets Many X Ave. Few																																
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 448 S.F. Slab: 624 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																																
X	Many Avg. X Few	Large Avg. Small			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																		
X	(3) Roof Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish																																		
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																		
	Chimney: Block																																				
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1072 SF Floor Area = 1072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>448</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>123,490</td> <td>80,267</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,136 1,388 Plumbing Average Fixture(s) 1 1,210 786 Deck Treated Wood 698 9,025 5,866 Treated Wood 120 2,833 1,841 Treated Wood 230 4,370 2,840 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 18,001 11,701 Common Wall: 1 Wall 1 -2,471 -1,606 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 *														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	624			1 Story	Siding	Crawl Space	448			Total:				123,490	80,267
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Block	Slab	624																																		
1 Story	Siding	Crawl Space	448																																		
Total:				123,490	80,267																																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																					

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



Sketch by Apex 1/2/20

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PUTNAM GARY L & SANDRA J	PUTMAN GARY L & MENYHART	1	12/12/2017	QC	09-FAMILY	2018-00888	PROPERTY TRANSFER	0.0
PUTNAM GARY L & SANDRA J,	BAYER TRUST & ASSIGNEES	0	09/09/2013	OTH	33-TO BE DETERMINED	2013-03514 EAS	PROPERTY TRANSFER	0.0
PUTMAN GARY L	PUTNAM GARY L & SANDRA J,	0	10/20/2008	WD	21-NOT USED/OTHER	2008/3998	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8834 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PUTMAN GARY L & MENYHART DONNA 1642 REMSING ST HARTLAND MI 48353	MAP #:					
	2024 Est TCV 57,487 TCV/TFA: 119.76					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 155 SAPPHIRE LAKE PLAT 2.	X			BACKLOTS 150/	67.00	104.00	0.9294	1.0099	150	100	9,433
Comments/Influences				67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 9,433							
ADD SEWER FOR 05				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
	X			D/W/P: 3.5 Concrete				5.78	108 0	0	
	X			Wood Frame				21.40	144 50	1,541	
	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 = 2,491							



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	4,700	24,000	28,700			16,341C
X Low		2023	3,800	20,800	24,600			15,563C
X High		2022	3,000	19,100	22,100			14,822C
Landscaped		2021	3,000	17,100	20,100			14,349C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

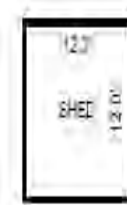
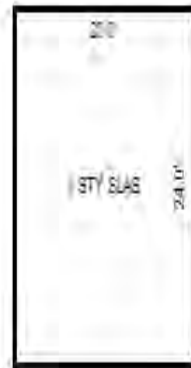
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	3,800	20,800	24,600			15,563C
TPC	03/30/2015	INSPECTED	2022	3,000	19,100	22,100			14,822C
TPC	02/23/2012	INSPECTED	2021	3,000	17,100	20,100			14,349C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. 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: 480 Total Base New : 69,035 Total Depr Cost: 41,421 Estimated T.C.V: 45,563		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1948			
Yr Built 1948	Remodeled 1963	Ex	Ord	X	Min	100 Amps Service			Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories		Exterior		Foundation		Totals:	
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1 Story		Siding		Slab		480		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	
(1) Exterior		(6) Ceilings		No. of Plumbing			1			Water/Sewer		Public Sewer		Water Well		50 Feet	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 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			Built-Ins		Appliance Allow.		Fireplaces		Exterior 1 Story	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Local Cost Items		SANITARY SEWER		1		0	
X	Many Avg.	X	Large Avg.	Basement Finish			(14) Water/Sewer			Notes:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		45,563			
X	Few		Small	(9) Basement Finish			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	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals:		69,035		41,421		0 *	
X	Asphalt Shingle	(11) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
Chimney: Block		(12) Roof		Gable Hip Flat			Gambrel Mansard Shed			1		Public Water		1		Public Sewer	

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



Sketch by Alex WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	PROPERTY TRANSFER	0.0											
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	19-MULTI PARCEL ARM'S LE	2019-02932	PROPERTY TRANSFER	50.0											
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0											
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 7,800											
Owner's Name/Address		HAEFELE SUE ANN 6349 CRANSTON PLACE SAGINAW MI 48603		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE													
Tax Description		. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *													
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.		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value					
				BACKLOTS 150/		52.00		104.00		0.9902		1.0099		150 100					
				52 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =								7,800					
				Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Level		2024		3,900		0		3,900						2,585C			
		X Rolling		2023		3,100		0		3,100						2,462C			
		X Low		2022		3,000		0		3,000						2,345C			
		X High		2021		3,000		0		3,000						2,271C			
		X Landscaped																	
		X Swamp																	
		X Wooded																	
		X Pond																	
		X Waterfront																	
		X Ravine																	
		X Wetland																	
		X Flood Plain																	
		X PRIVATE RD																	
		Who		When		What													
		TPC 05/06/2018		INSPECTED															
		TPC 12/27/2017		INSPECTED															
		TPC 03/30/2015		INSPECTED															



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	DEED	0.0
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	19-MULTI PARCEL ARM'S LE	2019-02932	PROPERTY TRANSFER	50.0
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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8809 W SAPPHIRE 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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HAEFELE SUE ANN 6349 CRANSTON PLACE SAGINAW MI 48603	2024 Est TCV 7,800
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACKLOTS 150/	52.00	104.00	0.9902	1.0099	150	100		7,800
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52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	7,800
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Tax Description	X	Value
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. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.		
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Comments/Influences	X	Value
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*** Information herein deemed reliable but not guaranteed***

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

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/11/2011

Owner's Name/Address: STEELE KENNETH E & MARCIA A TRUSTEES
 8787 W SAPPHIRE AVE LAKE CITY MI 49651
 MAP #: 2024 Est TCV 33,299 TCV/TFA: 0.00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	X Improved	Vacant	* Factors *				Rate %Adj. Reason	Value	
			Description	Frontage	Depth	Front Depth			
. SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.	X		BACKLOTS 150/	67.00	104.00	0.9294	1.0099	150 100	9,433
Comments/Influences			67 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =	9,433	

ADJUSTED AV FOR 05..LOT WAS INCORRECTLY CODED RESULTING IN LOWER VALUE THAN REST OF SUB. CODE WAS CORRECTED LAST YEAR, BUT WAS PRICED WRONG.. (SEE OTHER LOTS)

- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



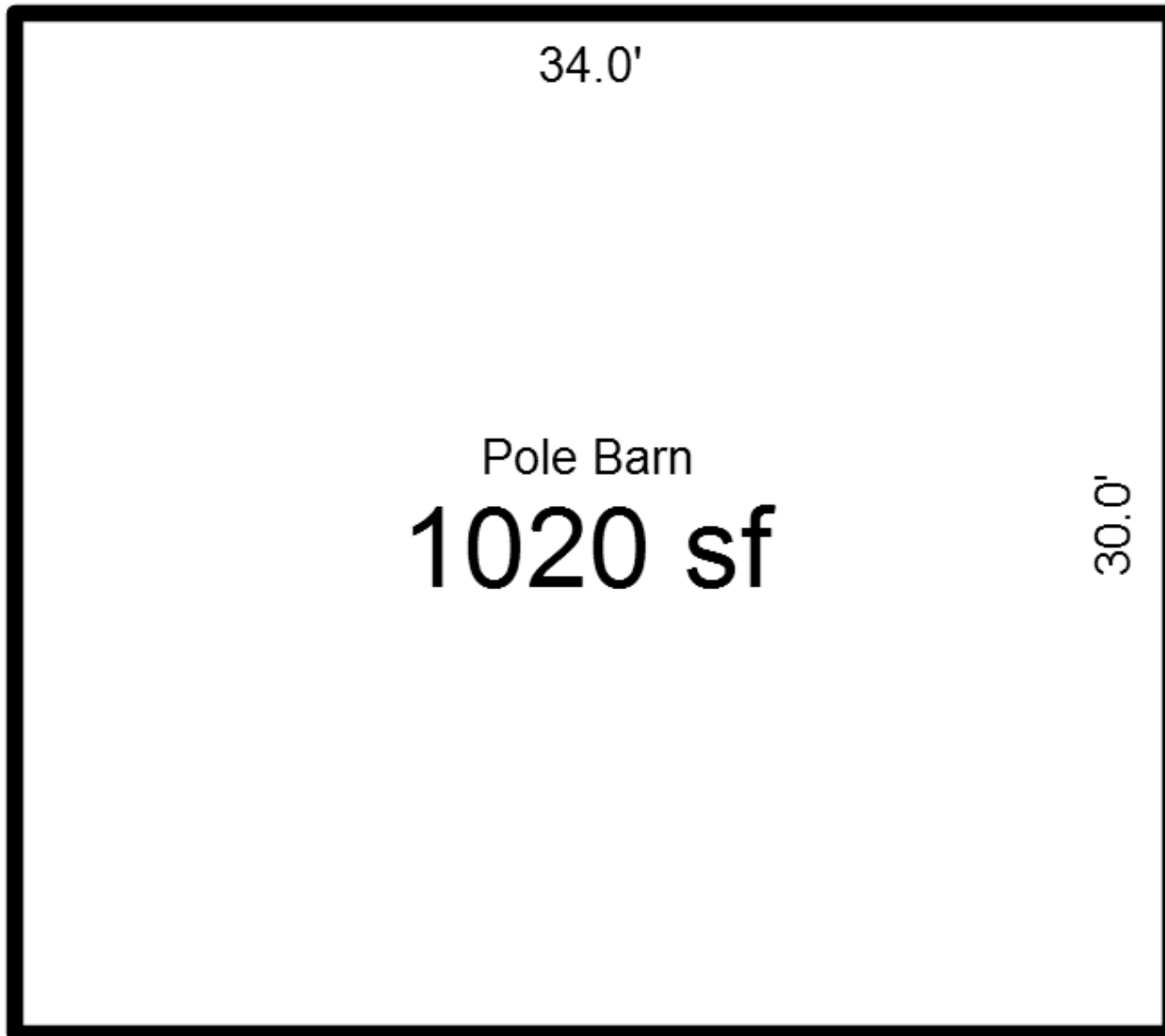
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,700	11,900	16,600			9,034C
2023	3,800	10,300	14,100			8,604C
2022	3,000	9,400	12,400			8,195C
2021	3,000	8,400	11,400			7,934C

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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: 1996	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Class: CD					
	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		Stone Ven.: 0			
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Exterior 2 Story		Prefab 1 Story		Common Wall: Detache			
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Prefab 2 Story		Prefab 2 Story		Foundation: 18 Inch			
		Paneled		Elec. Ceil. Radiant			Hot Tub	Heat Circulator		Heat Circulator		Finished?:			
	Building Style:	Plaster		Radiant (in-floor)			Unvented Hood	Raised Hearth		Raised Hearth		Auto. Doors: 0			
	GRG	Wood T&G		Electric Wall Heat			Vented Hood	Wood Stove		Wood Stove		Mech. Doors: 0			
		Trim & Decoration		Space Heater			Intercom	Direct-Vented Ga		Direct-Vented Ga		Area: 1020			
Yr Built	Remodeled	Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	Class: CD		Floor Area: 0		Storage Area: 0			
1996	0	Ex	Ord	Min	Forced Heat & Cool			Jacuzzi repl.Tub	Effec. Age: 5		No Conc. Floor: 0				
Condition: Average		Lg		Ord	Small	Heat Pump			Total Base New : 22,838		E.C.F.		Bsmnt Garage:		
Room List		Doors	Solid	H.C.	X No Heating/Cooling			Oven	Total Depr Cost: 21,696		X 1.100		Roof:		
	Basement	(5) Floors		Central Air			Microwave	Estimated T.C.V: 23,866							
	1st Floor	Kitchen:		Wood Furnace			Standard Range								
	2nd Floor	Other:		(12) Electric			Self Clean Range								
	Bedrooms	Other:		0 Amps Service			Sauna								
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor								
	Wood/Shingle	Ex.	Ord.	Min	Many										
	Aluminum/Vinyl	No. of Elec. Outlets		Ave.											
	Brick	No. of Elec. Outlets		Few											
	Insulation	(6) Ceilings		(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s)											
Many	Large	Basement: 0 S.F.		3 Fixture Bath											
Avg.	Avg.	Crawl: 0 S.F.		2 Fixture Bath											
Few	Small	Slab: 0 S.F.		Softener, Auto											
		Height to Joists: 0.0		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											
	Recreation	Conc. Block		Public Water											
	Living	Poured Conc.		Public Sewer											
	Walkout Doors (B)	Stone		Water Well											
	No Floor	Treated Wood		1000 Gal Septic											
	Walkout Doors (A)	Concrete Floor		2000 Gal Septic											
(10) Floor Support		(9) Basement Finish		Lump Sum Items:											
	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.
BOOMS LAWRENCE E & JUDY M	RUBY JEREMI D & SHANNON J	150,000	10/04/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03732	DEED	100.0
SUNDERMAN	BOOMS	70,000	05/01/2000	WD	03-ARM'S LENGTH	337:324	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8778 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUBY JEREMI D & SHANNON J 8611 CARLISLE DR SW BYRON CENTER MI 49315-8167	MAP #:					
	2024 Est TCV 168,360 TCV/TFA: 124.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.				BACKLOTS 150/	78.78	103.71	0.8926 1.0091	150 100	10,643
Comments/Influences				79 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	10,643
02 COMBO W/166-50 FPR 03				Land Improvement Cost Estimates					
				Description			Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.			7.35	240 0	0
	X			Wood Frame			29.96	72 50	1,078
	X			Residential Local Cost Land Improvements					
	X			Description			Rate	Size % Good	Cash Value
				LAND IMPROVE 1000			1,000.00	1 95	950
				Total Estimated Land Improvements True Cash Value =					2,028



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	5,300	78,900	84,200			73,867C
	Low	High	2023	4,300	68,000	72,300			70,350C
	Landscaped	Swamp	2022	4,500	62,500	67,000			67,000S
	Wooded	Pond	2021	4,500	55,600	60,100			44,488C
	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 234 72	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,352 Total Base New : 202,195 Total Depr Cost: 141,535 Estimated T.C.V: 155,689		E.C.F. X 1.100		Bsmnt Garage: 2 Car Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD		Blt 1985	
Yr Built 1985	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			Stories			Exterior	Foundation				
Room List		Doors	Solid	X H.C.	(12) Electric			1 Story			Siding	Basement			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			1	350	6,486	4,540		
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			1			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			1			Average Fixture(s)					
(2) Windows		(7) Excavation		Many X Ave. Few			1			2					
X	Many Avg. X Few	Large Avg. Small	Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3			Recreation Room				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			2			Plumbing					
X		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			2			Average Fixture(s)					
(3) Roof		(9) Basement Finish		1			2			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	350 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Deck				
X	Asphalt Shingle	(10) Floor Support		1			1			Treated Wood					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			1			Treated Wood					
				Lump Sum Items:			1			Garages					
							1			Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car					
							1			Water/Sewer					
							1			Public Sewer					
							1			Water Well, 50 Feet					
							1			Built-Ins					
							1			Appliance Allow.					
							1			Fireplaces					
							1			Wood Stove					
							1			Local Cost Items					
							1			SANITARY SEWER					
							1			Totals:			202,195	141,535	
							1			Notes:					
							1			ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TC			155,689	*	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNABEL MARILEE E(WIDOW)	POST JERRY M & SANDRA (H/	0	02/22/2008	QC	21-NOT USED/OTHER	2008/601	DEED	0.0
	KENT	70,000	08/01/1998	WD	03-ARM'S LENGTH	321:508	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8758 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	05/12/2005	20050115	Complete

Owner's Name/Address	MAP #:
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	2024 Est TCV 411,576 TCV/TFA: 178.02

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
BACKLOTS 150/	78.00	104.00	0.8948	1.0099	150	100		10,572
78 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 10,572

Taxpayer's Name/Address	X	Description	Rate	Size	% Good	Cash Value
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	10.26	520	0	0
	X	Sewer	2.48	260	0	0

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 10 T22N R8W LOT 167 & E'LY 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	839-7794



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	5,300	200,500	205,800			131,472C
Low		2023	4,200	172,900	177,100			125,212C
High		2022	4,500	158,900	163,400			119,250C
Landscaped		2021	4,500	141,100	145,600			115,441C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

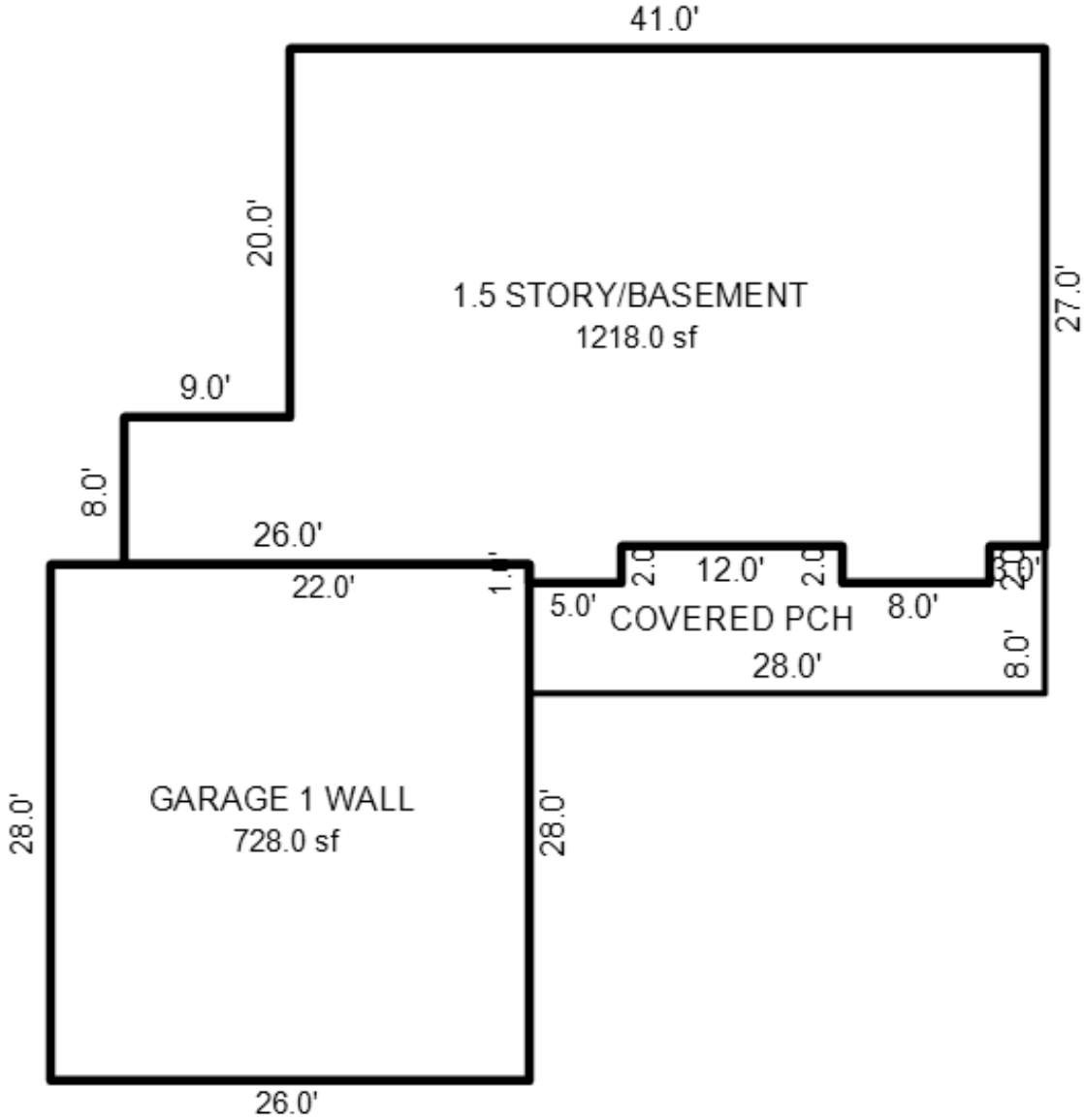
Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	04/27/2015	INSPECTED				
TPC	01/20/2014	INSPECTED				

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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	Type		Year Built: 2005 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							198	CCP	(1 Story)																																																																																																		
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: BC Effec. Age: 15 Floor Area: 2,312 Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
Condition: Average		Size of Closets		X			Central Air Wood Furnace			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
(1) Exterior		Kitchens:		Other:			200 Amps Service			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
(2) Windows		Ex.	X	Ord.		Min	Many			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 1218 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			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 8 Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	X Asphalt Shingle			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 426,343 Total Depr Cost: 362,390 Estimated T.C.V: 398,629			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2005 (11) Heating System: Forced Heat & Cool Ground Area = 1218 SF Floor Area = 2312 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,218</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>485</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>340,840</td> <td>289,714</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>64</td> <td>45.31</td> <td>2,985</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>2,172</td> <td>2,172</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>6,832</td> <td>6,832</td> </tr> <tr> <td>Plumbing 2 Fixture Bath</td> <td>1</td> <td>4,577</td> <td>4,577</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>198</td> <td>33.61</td> <td>6,756</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>728</td> <td>59.48</td> <td>44,830</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td>1</td> <td>-4,675</td> <td>-3,974</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>683</td> <td>1,366</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>1,914</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,244</td> <td>6,244</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>3,975</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>7,248</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,218			1 Story	Siding	Overhang	485			Total:				340,840	289,714	Item	Quantity	Unit Cost	Total Cost	Exterior Stone Veneer	64	45.31	2,985	Plumbing Average Fixture(s)	1	2,172	2,172	Plumbing 3 Fixture Bath	1	6,832	6,832	Plumbing 2 Fixture Bath	1	4,577	4,577	Porches CCP (1 Story)	198	33.61	6,756	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	728	59.48	44,830	Common Wall: 1.5 Wall	1	-4,675	-3,974	Door Opener	2	683	1,366	Water/Sewer				Public Sewer	1	1,914	1,914	Water Well, 100 Feet	1	6,244	6,244	Built-Ins				Appliance Allow.	1	3,975	3,975	Fireplaces				Exterior 1 Story	1	8,527	7,248
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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.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	19-MULTI PARCEL ARM'S LE	PTA	PROPERTY TRANSFER	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	09-FAMILY	2015-02859	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 7,781					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACKLOTS 150/	52.00	103.00	0.9902	1.0074	150	100		7,781	
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	7,781

Tax Description
 . SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.
 Comments/Influences

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,900	0	3,900			3,255C
2023	3,100	0	3,100			3,100S
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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

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

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

Owner's Name/Address: WHITTAKER JACQUELINE
 217 EASTHILL DR
 BATTLE CREEK MI 49014
 2024 Est TCV 7,631

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPHIRE LAKE

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

BACKLOTS 150/ 51.00 101.00 0.9951 1.0025 150 100 7,631
 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,631

Tax Description: . SEC 10 T22N R8W LOT 169 SAPHIRE LAKE PLAT 2.

Comments/Influences: Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			1,707C
2023	3,100	0	3,100			1,626C
2022	3,000	0	3,000			1,549C
2021	3,000	0	3,000			1,500C

Who When What

TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

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

W SAPPHIRE AVE School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/14/2000

Owner's Name/Address MAP #:

BOUGHNER DALE K & JUDITH A TRUST 2024 Est TCV 8,581

8735 W SAPPHIRE AVENUE Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

LAKE CITY MI 49651 Improved X Vacant

Tax Description Public Improvements * Factors *

LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

Water Fencing: Vnyl, 2 Rail 15.27 150 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 Street Lights Total Estimated Land Improvements True Cash Value = 950

Standard Utilities

Underground Utils.

Topography of Site

Level

X Rolling

Low

X High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	500	4,300			1,707C
2023	3,100	400	3,500			1,626C
2022	3,000	500	3,500			1,549C
2021	3,000	500	3,500			1,500C

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2024 Est TCV 33,460 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.	X		BACKLOTS 150/	51.00	101.00	0.9951	1.0025	150	100	7,631
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 7,631							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Concrete	6.06	632 50	1,915
	X	Gravel Road	D/W/P: 3.5 Concrete	5.78	212 50	612
	X	Paved Road	Metal Prefab	13.13	100 50	656
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description	Rate	Size % Good	Cash Value
	X	Water	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Sewer	Total Estimated Land Improvements True Cash Value = 5,558			
	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	Low	2023	3,100	11,300	14,400			4,653C	
X	High	2022	3,000	10,500	13,500			4,432C	
X	Landscaped	2021	3,000	9,500	12,500			4,291C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								

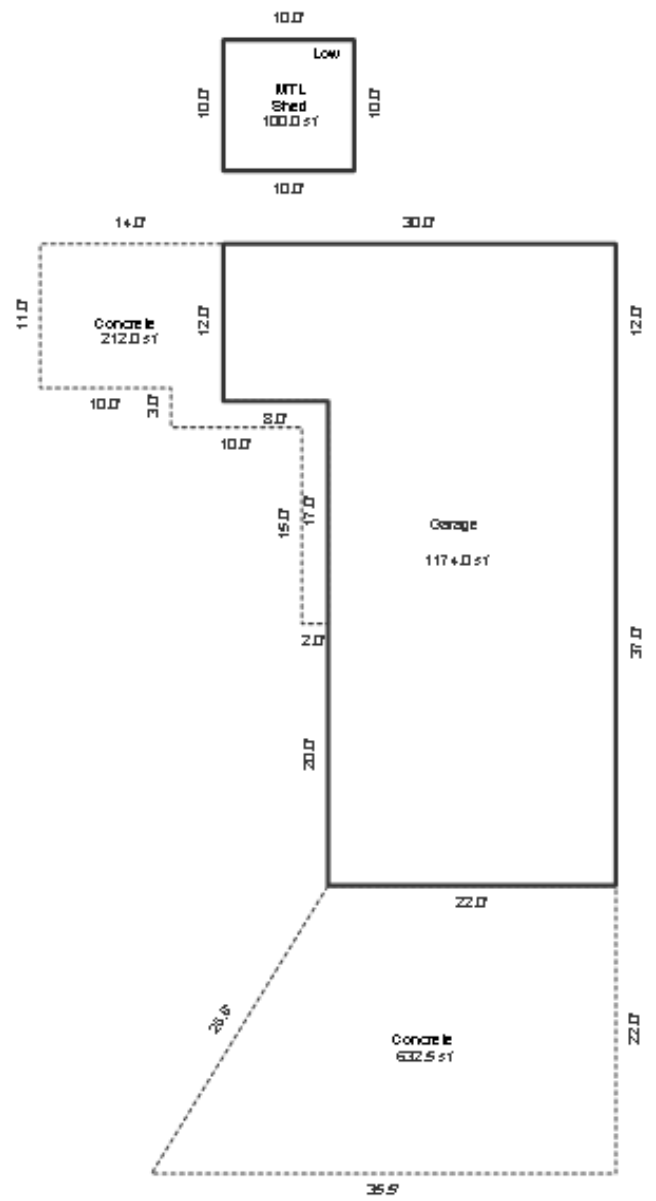


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1958					
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:				Class: D					
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Siding							
	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: 42 Inch		Finished ?:						
	Building Style: GRG		Paneled	Wood T&G		Elec. Ceil. Radiant			Prefab 2 Story		Heat Circulator		Auto. Doors: 0						
	Yr Built 1958		Remodeled 0		Trim & Decoration		Radiant (in-floor)			Heat Raiser		Mech. Doors: 4		Area: 1174					
	Condition: Average		Ex	Ord	Min	Space Heater			Wood Stove		Storage Area: 0		% Good: 0						
	Room List		Size of Closets		Wall/Floor Furnace			Jacuzzi Tub			Raised Hearth		No Conc. Floor: 0		Bsmnt Garage:				
Basement		Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub			E.C.F. X 1.100		Carport Area:		Roof:				
1st Floor		(5) Floors		Heat Pump			Oven			Class: CD		Floor Area: 0		Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271	
2nd Floor		Kitchen:		(12) Electric			Microwave			Effec. Age: 45		Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271			
Bedrooms		Other:		0 Amps Service			Standard Range			Floor Area: 0		Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271			
(1) Exterior		Other:		No./Qual. of Fixtures			Self Clean Range			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Wood/Shingle		(6) Ceilings		Ex. Ord. Min			Sauna			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Aluminum/Vinyl		No. of Elec. Outlets		Many Ave. Few			Trash Compactor			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Brick		(7) Excavation		(13) Plumbing			Central Vacuum			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Insulation		Basement: 0 S.F.		Average Fixture(s)			Security System			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
(2) Windows		Crawl: 0 S.F.		3 Fixture Bath			Cost Est. for Res. Bldg: 1 Single Family GRG			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Many Avg. Few		Slab: 0 S.F.		2 Fixture Bath			(11) Heating System: No Heating/Cooling			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Wood Sash		Height to Joists: 0.0		Softener, Auto			Ground Area = 0 SF Floor Area = 0 SF.			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Metal Sash		(8) Basement		Softener, Manual			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Vinyl Sash		Conc. Block		Solar Water Heat			Building Areas			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Double Hung		Poured Conc.		No Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Horiz. Slide		Stone		Extra Toilet			Garages			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Casement		Treated Wood		Extra Sink			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Double Glass		Concrete Floor		Separate Shower			Base Cost 1174 33,506 18,428			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Patio Doors		(9) Basement Finish		Ceramic Tile Floor			Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv: 20,271			Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Storms & Screens		Ceramic Tile Wains		Ceramic Tub Alcove						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
(3) Roof		Vent Fan		(14) Water/Sewer						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Gable		Public Water		Public Sewer						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Hip		Water Well		1000 Gal Septic						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Flat		2000 Gal Septic		Lump Sum Items:						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Asphalt Shingle		(10) Floor Support		Joists:						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			
Chimney:		Unsupported Len:		Cntr.Sup:						Total Base New : 33,506		Total Depr Cost: 18,428		Estimated T.C.V: 20,271		Estimated T.C.V: 20,271			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 9,242					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACKLOTS 150/	59.98	133.58	0.9555	1.0751	150	100	9,242
63 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	9,242

Tax Description
 SEC10T22NR8W LOT 174 SAPPHIRE LAKE PLAT 2
 LAKE TOWNSHIP MISSAUKEE COUNTY
 6/2018 SEPARATE PLATTED LOTS FORMERLY
 SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE
 LAKE PLAT 2
 7/2017 SPLIT PLATTED LOTS FROM
 600-140-00
 1998 ASSESS LOTS 174, 175, 176 WITH
 600-140-00

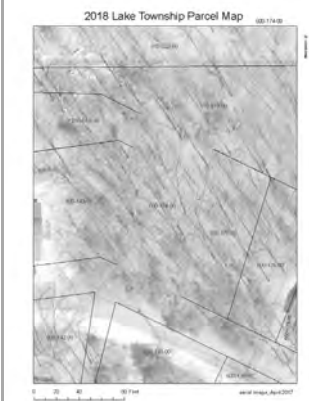
Comments/Influences
 SEPARATELY ASSESS LOTS 174, 175 & 176

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
 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	0	4,600			3,307C
2023	3,700	0	3,700			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 7,980					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	49.53	131.88	1.0024	1.0716	150	100		7,980
47 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			7,980

Tax Description

SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

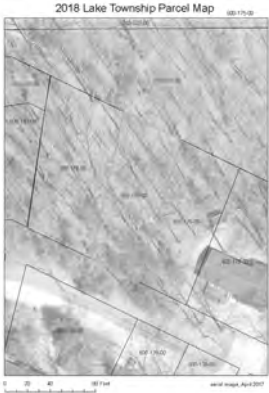
Comments/Influences

FORMERLY ASSESSED WITH 600-174-00

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			3,307C
2023	3,200	0	3,200			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 7,656					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACKLOTS 150/	47.00	130.72	1.0156	1.0693	150	100	7,656
47 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	7,656

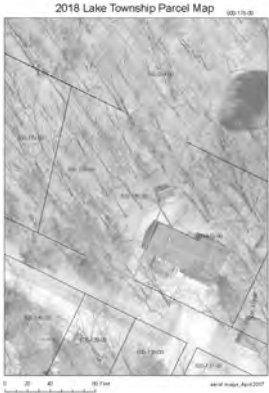
Tax Description
SEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2
FORMERLY ASSESSED WITH 600-174-00

Comments/Influences
SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2
FORMERLY ASSESSED WITH 600-174-00

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,800	0	3,800			3,255C
2023	3,100	0	3,100			3,100S
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
8654 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 08/17/2000													
Owner's Name/Address		MAP #:		2024 Est TCV 168,271 TCV/TFA: 125.20													
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE												
Taxpayer's Name/Address		Public Improvements		* Factors *		LOTS 178 & 177											
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
Tax Description		X	Gravel Road		BACKLOTS 150/	97.00	115.00	0.8473	1.0356	150	100		12,767				
SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.		X	Paved Road		97 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		12,767						
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates												
ADD SEWER FOR 05 03 COMBO W/177 FOR 04		X	Sidewalk		Description					Rate		Size	% Good	Cash Value			
		X	Water		D/W/P: Crushed Rock					2.19		480	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			
			Curb		LAND IMPROVE 1000					1,000.00		1	95	950			
			Street Lights		Total Estimated Land Improvements True Cash Value = 1,856												
			Standard Utilities								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Underground Utils.								2024	6,400	77,700	84,100			52,241C
Topography of Site								2023	5,100	67,100	72,200				49,754C		
Level								2022	6,000	61,600	67,600				47,385C		
Rolling								2021	6,000	54,800	60,800				45,872C		
Low																	
High																	
Landscaped																	
Swamp																	
Wooded																	
Pond																	
Waterfront																	
Ravine																	
Wetland																	
Flood Plain																	
PRIVATE RD																	
Who		When		What													
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		TPC 04/27/2015		INSPECTED													



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



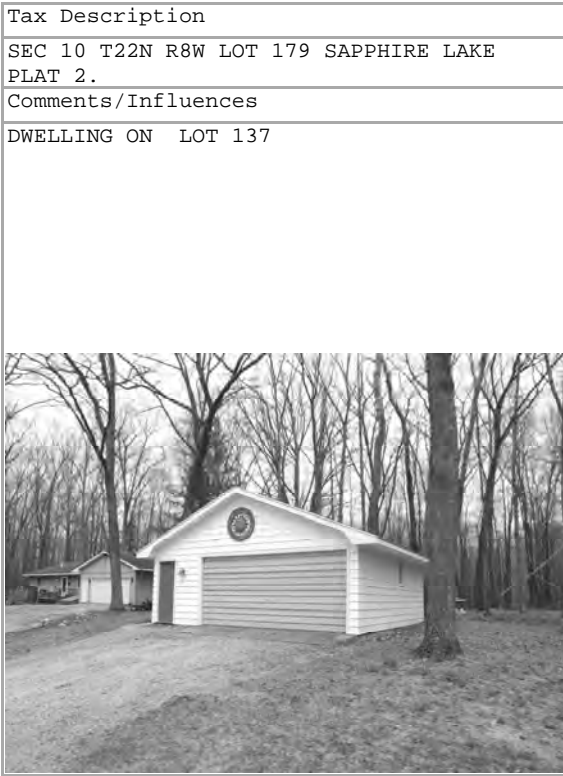
Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANNES DAVID L & SHIRLEY	VAUGHAN-NEVINS VICTORIA D	177,500	08/26/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02525	PROPERTY TRANSFER	100.0
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	33-TO BE DETERMINED	2010_1265WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 22,803 TCV/TFA: 0.00					

NEVINS ROBERT M II & NEVINS VICTORIA A VAUGHAN 660 CREYTS RD DIMONDALE MI 48821	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
			BACKLOTS 150/	50.00	115.00	1.0000	1.0356	150	100	7,767
			50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	7,767
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 4in Ren. Conc.	6.61	84	0	0			
			D/W/P: Crushed Rock	2.12	240	0	0			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVE 1000	1,000.00	1	95	950			
			Total Estimated Land Improvements True Cash Value =						950	



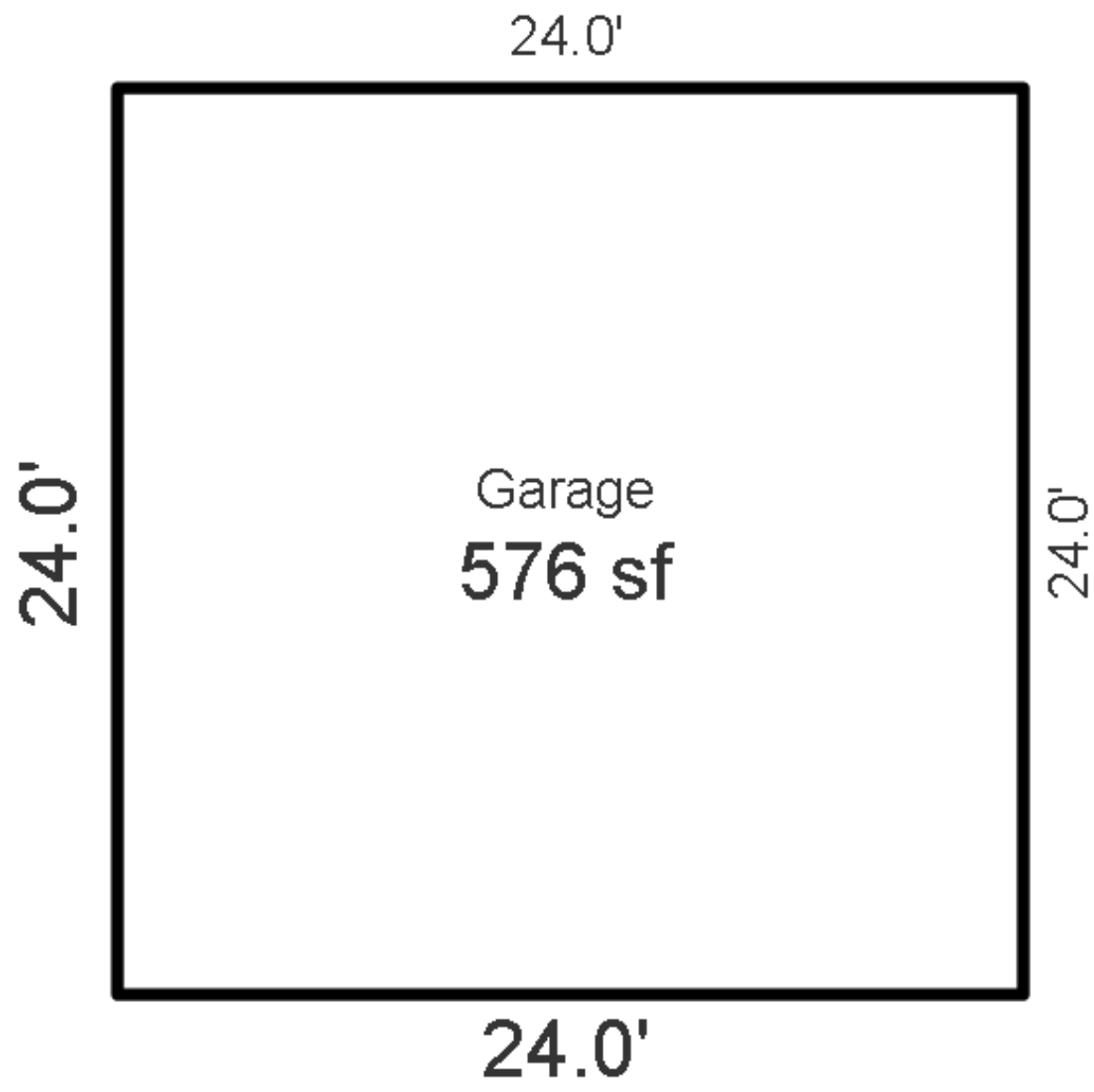
Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.		Level							
Comments/Influences		Rolling							
DWELLING ON LOT 137		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD	2024	3,900	7,500	11,400			9,565C
			2023	3,100	6,500	9,600			9,110C
			2022	3,000	6,000	9,000			8,677C
			2021	3,000	5,400	8,400			8,400S

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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: 1976 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	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	X	No Heating/Cooling	Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 17,073 Total Depr Cost: 12,805 Estimated T.C.V: 14,086	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration	Ex	Ord	Min	
Building Style: GRG		Drywall Paneled	Plaster Wood T&G												
Yr Built	Remodeled	Size of Closets			Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls CD	Blt 1976	Ex.	Ord.	Min
1976	0	Lg	Ord	Small											
Condition: Average		Doors			(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Garages	Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost	576	17,073	12,805	Notes:	ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCv:	14,086
Room List		Basement	1st Floor	2nd Floor											
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Totals:		17,073	12,805		
Wood/Shingle		Insulation			Many			Ave.		Few				Totals:	
Aluminum/Vinyl		(7) Excavation			Average Fixture(s)			Ave.		Few		Totals:		17,073	12,805
Brick		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			Ave.		Few		Totals:			
Insulation		(8) Basement			No. of Elec. Outlets			Ave.		Few		Totals:		17,073	12,805
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many			Ave.		Few		Totals:			
Many	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			Ave.		Few		Totals:		17,073	12,805
Avg.	Avg.	(9) Basement Finish			Many			Ave.		Few		Totals:			
Few	Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many			Ave.		Few		Totals:		17,073	12,805
Wood Sash		(10) Floor Support			Many			Ave.		Few		Totals:			
Metal Sash		Joists: Unsupported Len: Cntr.Sup:			Many			Ave.		Few		Totals:		17,073	12,805
Vinyl Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many			Ave.		Few		Totals:			
Double Hung		(14) Water/Sewer			Many			Ave.		Few		Totals:		17,073	12,805
Horiz. Slide		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			
Casement		Lump Sum Items:			Many			Ave.		Few		Totals:		17,073	12,805
Double Glass		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			
Patio Doors		Lump Sum Items:			Many			Ave.		Few		Totals:		17,073	12,805
Storms & Screens		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			
(3) Roof		Lump Sum Items:			Many			Ave.		Few		Totals:		17,073	12,805
Gable	Gambrel	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			
Hip	Mansard	Lump Sum Items:			Many			Ave.		Few		Totals:		17,073	12,805
Flat	Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			
Asphalt Shingle		Lump Sum Items:			Many			Ave.		Few		Totals:		17,073	12,805
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many			Ave.		Few		Totals:			

*** 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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 7,767									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
Taxpayer's Name/Address		Dirt Road		BACKLOTS 150/		50.00		115.00	1.0000	1.0356	150	100	7,767				
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		X Gravel Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						7,767					
Tax Description		X Sewer		X Electric		X Gas		Curb		Street Lights		Standard Utilities		Underground Utils.			
. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.		Topography of Site		Level		X Rolling		X Low		X High		Landscaped		Swamp			
Comments/Influences		X Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain		X PRIVATE RD			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		3,900		0		3,900		3,255C	
		TPC 12/27/2017 INSPECTED		2023		3,100		0		3,100				3,100S			
		TPC 03/30/2015 INSPECTED		2022		3,000		0		3,000				3,000S			
				2021		3,000		0		3,000				3,000S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		MAP #:		2024 Est TCV 17,908 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X	Gravel Road	BACKLOTS 150/	50.00	115.00	1.0000	1.0356	150	100	7,767	
			Paved Road	50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	7,767		
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	5.78	70	50	202				
		X	Sewer	Total Estimated Land Improvements True Cash Value =					202			
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2024	3,900	5,100	9,000			7,175C		
			TPC 12/27/2017 INSPECTED	2023	3,100	4,400	7,500			6,834C		
			TPC 03/30/2015 INSPECTED	2022	3,000	4,000	7,000			6,509C		
				2021	3,000	3,600	6,600			6,302C		



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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: 1974 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: 308 % 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: CD Effec. Age: 20 Floor Area: 0 Total Base New : 11,294 Total Depr Cost: 9,035 Estimated T.C.V: 9,939
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 1974		
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		(14) Water/Sewer		Building Areas				
Yr Built 1974		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		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Lump Sum Items:					(13) Plumbing		Other Additions/Adjustments				
Condition: Average		(5) Floors		Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		(13) Plumbing		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Base Cost		(13) Plumbing		Garages				
Basement		(6) Ceilings		(8) Basement			Totals:		(13) Plumbing		Garages				
1st Floor		Kitchen: Other: Other:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			9,035		(13) Plumbing		Garages				
2nd Floor		No./Qual. of Fixtures		(9) Basement Finish			9,035		(13) Plumbing		Garages				
Bedrooms		Ex. Ord. Min		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			9,939		(13) Plumbing		Garages				
(1) Exterior		Lg Ord Small		(10) Floor Support			Notes:		(13) Plumbing		Garages				
Wood/Shingle		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:			ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		(13) Plumbing		Garages				
Aluminum/Vinyl		Basement		(14) Water/Sewer					(13) Plumbing		Garages				
Brick		Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					(13) Plumbing		Garages				
Insulation		Basement		Lump Sum Items:					(13) Plumbing		Garages				
(2) Windows		Excavation		Lump Sum Items:					(13) Plumbing		Garages				
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:					(13) Plumbing		Garages				
Large Avg. Small		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Wood Sash		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Metal Sash		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Vinyl Sash		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Double Hung		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Horiz. Slide		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Casement		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Double Glass		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Patio Doors		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Storms & Screens		Basement		Lump Sum Items:					(13) Plumbing		Garages				
(3) Roof		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Gable		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Hip		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Flat		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Asphalt Shingle		Basement		Lump Sum Items:					(13) Plumbing		Garages				
Chimney:		Basement		Lump Sum Items:					(13) Plumbing		Garages				

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



Sketch by Alex W.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	20-MULTI PARCEL SALE REF	2008/2931	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 7,767					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746		Public Improvements		* Factors *									
Taxpayer's Name/Address		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746		X Sewer		X Electric		X Gas		Curb		Street Lights			
Tax Description		. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.		X Standard Utilities		X Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
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		X PRIVATE RD		Year			
		Who		When		What		2024		3,900		0	
		TPC 12/27/2017 INSPECTED		2023		3,100		0		3,100			
		TPC 04/27/2015 INSPECTED		2022		3,000		0		3,000			
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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.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	125,000	08/01/2008	WD	19-MULTI PARCEL ARM'S LE	2008/2931	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8602 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	2024 Est TCV 87,122 TCV/TFA: 111.69					

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		BACKLOTS 150/	65.00	115.00	0.9365 1.0356	150 100 9,456
		65 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value = 9,456

Taxpayer's Name/Address	X	Public Improvements	Land Improvement Cost Estimates			
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 3.5 Concrete	5.78	112 66	427
		Paved Road	Total Estimated Land Improvements True Cash Value = 427			
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.			2024	4,700	38,900	43,600			27,104C
Comments/Influences			2023	3,800	33,500	37,300			25,814C
			2022	3,000	30,700	33,700			24,585C
			2021	3,000	27,300	30,300			23,800C

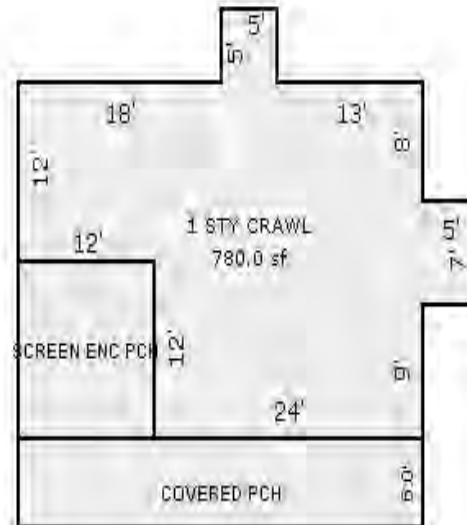
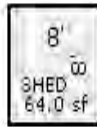


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 144 216	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X		X		1		E.C.F. X 1.100		Bsmnt Garage:				
Building Style: 1S		Drywall	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: D Effec. Age: 35 Floor Area: 780 Total Base New : 108,026 Total Depr Cost: 70,217 Estimated T.C.V: 77,239				Roof:				
Yr Built 1961	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D		Blt 1961				
Condition: Average		Size of Closets		Lg Ord X Small		(12) Electric 0 Amps Service		Building Areas		Size 780		Cost New 86,805		Depr. Cost 56,423		
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation		Total:						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space		Plumbing Average Fixture(s) 1		1,025		666		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments		CSEP (1 Story) CCP (1 Story)		5,240 4,676		3,406 3,039		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Water/Sewer		Public Sewer Water Well, 50 Feet		1,175 2,498		764 1,624		
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow. Fireplaces		1,638		1,065		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Exterior 1 Story		1		4,969		3,230		
X	Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		SANITARY SEWER		Local Cost Items		1		0		0		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCY:		108,026		70,217		77,239	
X	Asphalt Shingle															

*** 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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,196	08/26/2011	WD	03-ARM'S LENGTH	2011-02681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/11/2018

Owner's Name/Address: ZUIDERVEEN MARY H TRUST
 1771 E KELLY RD
 FALMOUTH MI 49632
 MAP #: 2024 Est TCV 8,383

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

BACKLOTS 150/ 58.00 100.00 0.9636 1.0000 150 100 8,383
 58 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 8,383

Tax Description: . SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.
 Comments/Influences: 21000851 \$179,900 MUTLI PARCEL LISTING

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,200	0	4,200			3,307C
2023	3,400	0	3,400			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011--2681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2024 Est TCV 8,425					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			BACKLOTS 150/	58.00	102.00	0.9636	1.0050	150	100	8,425
			58 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	8,425

Tax Description	Public Improvements										
. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.	X	Dirt Road									
Comments/Influences		Gravel Road									
21000851 \$179,900 MUTLI PARCEL LISTING		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,200	0	4,200			3,307C
2023	3,400	0	3,400			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	03-ARM'S LENGTH	2011-02680 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	21-NOT USED/OTHER	2007/3975	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/11/2018

Owner's Name/Address: ZUIDERVEEN MARY H TRUST
 1771 E KELLY ROAD
 FALMOUTH MI 49632
 MAP #: 2024 Est TCV 8,486

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	BACKLOTS 150/	58.00	105.00	0.9636	1.0123	150	100		8,486
X Gravel Road	58 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								8,486

Tax Description: . SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.

Comments/Influences: 21000851 \$179,900 MUTLI PARCEL LISTING



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,200	0	4,200			3,307C
2023	3,400	0	3,400			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	21-NOT USED/OTHER	2012-02361	PROPERTY TRANSFER	0.0
		6,000	07/01/2000	WD	33-TO BE DETERMINED	338:637	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 29,678 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.	X		BACKLOTS 150/	69.00	116.00	0.9226	1.0378	150	100	9,910
Comments/Influences			69 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 9,910							

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	9,800	14,800			10,790C
2023	4,000	9,000	13,000			10,277C
2022	3,000	8,300	11,300			9,788C
2021	3,000	7,800	10,800			9,476C

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*** Information herein deemed reliable 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: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1040 % 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: CD Effec. Age: 20 Floor Area: 0 Total Base New : 22,464 Total Depr Cost: 17,971 Estimated T.C.V: 19,768
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 2001		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 2001 GAR 0		Doors Solid H.C.		Basement 1st Floor 2nd Floor Bedrooms			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Other Additions/Adjustments				
Room List		Doors Solid H.C.		(7) Excavation			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost				
Basement		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Class: CD		1040		22,464		
1st Floor		Kitchen: Other: Other:			(8) Basement					Totals:		22,464		17,971	
2nd Floor		No./Qual. of Fixtures			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Notes:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TC		19,768	
Bedrooms		Ex. Ord. Min			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
(1) Exterior		No. of Elec. Outlets			(9) Basement Finish										
Wood/Shingle		Many Ave. Few			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
Aluminum/Vinyl		(10) Floor Support			(14) Water/Sewer										
Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Insulation		Lump Sum Items:													
(2) Windows		Many Avg. Few Large Avg. Small													
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by Ape 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.				
PRANGLEY JEAN L	MURPHY KERRIN & JOHNSTON	175,000	04/24/2023	WD	03-ARM'S LENGTH	2023-01098	PROPERTY TRANSFER	100.0				
VANDERMEULEN MICHELL	PRANGLEY JEAN L	65,000	04/22/2022	WD	03-ARM'S LENGTH	2022-01425	PROPERTY TRANSFER	100.0				
DODDE ARNOLD R & LINDA S	VANDERMEULEN HOOVER MICHE	0	04/22/2022	WD	16-LC PAYOFF	2022-01425	DEED	0.0				
DODDE ARNOLD R & LINDA (H	VANDERMEULEN MICHELL (S/F	40,000	09/26/2009	LC	03-ARM'S LENGTH	2009/3445	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8530 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/04/2023								
Owner's Name/Address		MAP #:		2024 Est TCV 95,197 TCV/TFA: 89.39								
MURPHY KERRIN & JOHNSTON BRENNAN 8530 W SAPPHIRE AVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		BACKLOTS 150/	54.00	116.00	0.9809	1.0378	150	100		8,246
TOTAL REMODEL FOR 02..NO PERMIT ADD SEWER FOR 05		Paved Road		54 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		8,246	
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2024	4,100	43,500	47,600			47,600S		
		TPC 04/30/2021 INSPECTED		2023	3,300	36,400	39,700			39,700S		
		TPC 12/27/2017 INSPECTED		2022	3,000	33,500	36,500			22,602C		
		TPC 03/30/2015 INSPECTED		2021	3,000	29,700	32,700			21,880C		

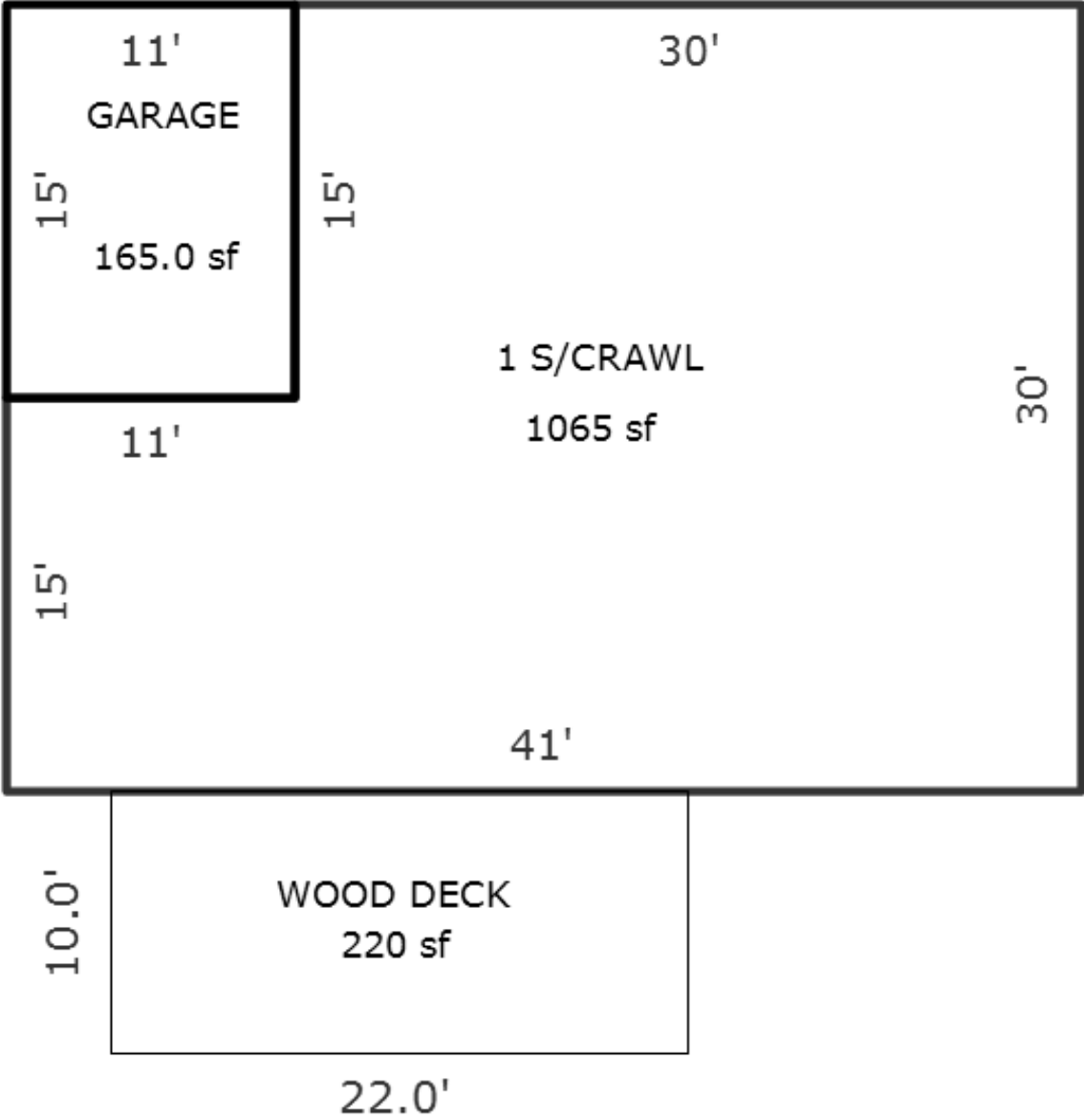


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 220	Type Treated Wood Treated Wood	Year Built: 1946 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 165 % 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: 1,065 Total Base New : 131,744 Total Depr Cost: 79,046 Estimated T.C.V: 86,951		E.C.F. X 1.100		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 = 1065 SF Floor Area = 1065 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1946			
Yr Built 1946	Remodeled 2001	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		0 Amps Service			Many			1 Story		1,065		114,683		68,809	
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Exterior		Foundation						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Siding		Crawl Space		Total:		1,025 615	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Deck		Treated Wood		32		1,347	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1065 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1			Treated Wood		220		4,220		2,532	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 1			Garages		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Common Wall: 1 Wall		-2,310	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1			Water/Sewer		Public Sewer		1		1,175	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Built-Ins		Appliance Allow.		1		1,638	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Local Cost Items		SANITARY SEWER		1		0	
Chimney: Block										Notes:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCY:		86,951			
										Totals:		131,744		79,046		*	

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



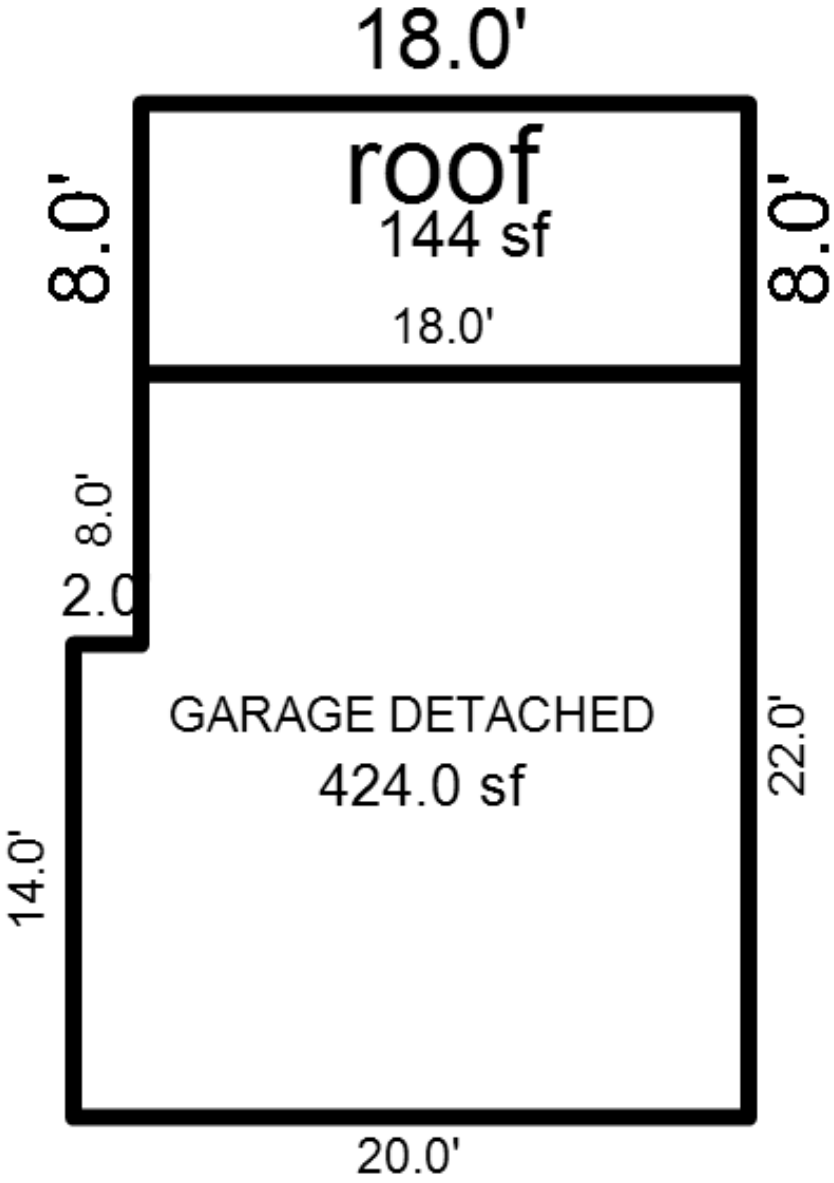
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VANDERVEEN RUSSELL TRUST	BRADY THOMAS K & JOANNE M	17,000	08/20/2018	WD	03-ARM'S LENGTH	2018-02721	PROPERTY TRANSFER	100.0			
VELDSMA ANN TRUST	VANDERVEEN RUSSELL SUCCES	0	10/07/2009	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0			
VELDSMA ANN	VELDSMA ANN ESTATE	0	10/06/2008	OTH	21-NOT USED/OTHER		DEED	0.0			
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	21-NOT USED/OTHER	2009/647	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
8520 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
BRADY THOMAS K & JOANNE M 57295 BUCKHORN RD THREE RIVERS MI 49093		2024 Est TCV 22,145 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	BACKLOTS 150/	54.00	116.00	0.9809	1.0378	150	100	8,246
			Paved Road	54 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		8,246	
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: 4in Ren. Conc.	6.61	1000	50	3,305			
		X	Sewer	Total Estimated Land Improvements True Cash Value =				3,305			
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			PRIVATE RD	2024	4,100	7,000	11,100			7,059C	
			TPC 12/27/2017 INSPECTED	2023	3,300	4,200	7,500			6,723C	
			TPC 03/30/2015 INSPECTED	2022	3,000	3,800	6,800			6,403C	
			TPC 11/26/2012 INSPECTED	2021	3,000	3,400	6,400			6,199C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CARROLL THOMAS G & KAY H	KLAFT CRYSTAL	175,000	10/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03477	PROPERTY TRANSFER	100.0			
KLAFT CRYSTAL	KLAFT CRYSTAL & RINDLISBA	0	10/28/2022	QC	09-FAMILY	2022-03577	DEED	50.0			
CARROLL KELLY R	CARROLL THOMAS G & KAY H	1	10/21/2013	QC	09-FAMILY	2013-03773	DEED	50.0			
HANCHETT KYLE (S/M)	CARROLL KELLY ROSE & KAY	0	11/20/2006	QC	21-NOT USED/OTHER	07-0/268	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
8510 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		05/31/2016		2016-9999	100%		
Owner's Name/Address		P.R.E. 100% 10/28/2022		MAP #:							
KLAFT CRYSTAL & RINDLISBACHER TREVO 8510 W SAPPHIRE AVE LAKE CITY MI 49651		2024 Est TCV 97,689 TCV/TFA: 135.68									
		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 C BACK W/	54.00	116.00	0.9809	1.0378	400	100	21,989
				54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 21,989							
Tax Description				Land Improvement Cost Estimates							
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.				Description	Rate	Size	% Good	Cash Value			
Comments/Influences				Wood Frame	22.67	180	50	2,040			
ADD SEWER FOR 05				Wood Frame	26.25	96	50	1,260			
				Total Estimated Land Improvements True Cash Value = 3,300							
				Topography of Site							
				Level							
				X Rolling							
				X Low							
				High							
				X Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				X Ravine							
				Wetland							
				Flood Plain							
				X PRIVATE RD							
		Who	When	What	2024	11,000	37,800	48,800			45,885C
				TPC 08/27/2022 INSPECTED	2023	11,000	32,700	43,700			43,700S
				TPC 12/27/2017 INSPECTED	2022	3,000	30,700	33,700		33,700W	24,220C
				JWV 09/08/2016 INSPECTED	2021	3,000	27,400	30,400			23,447C

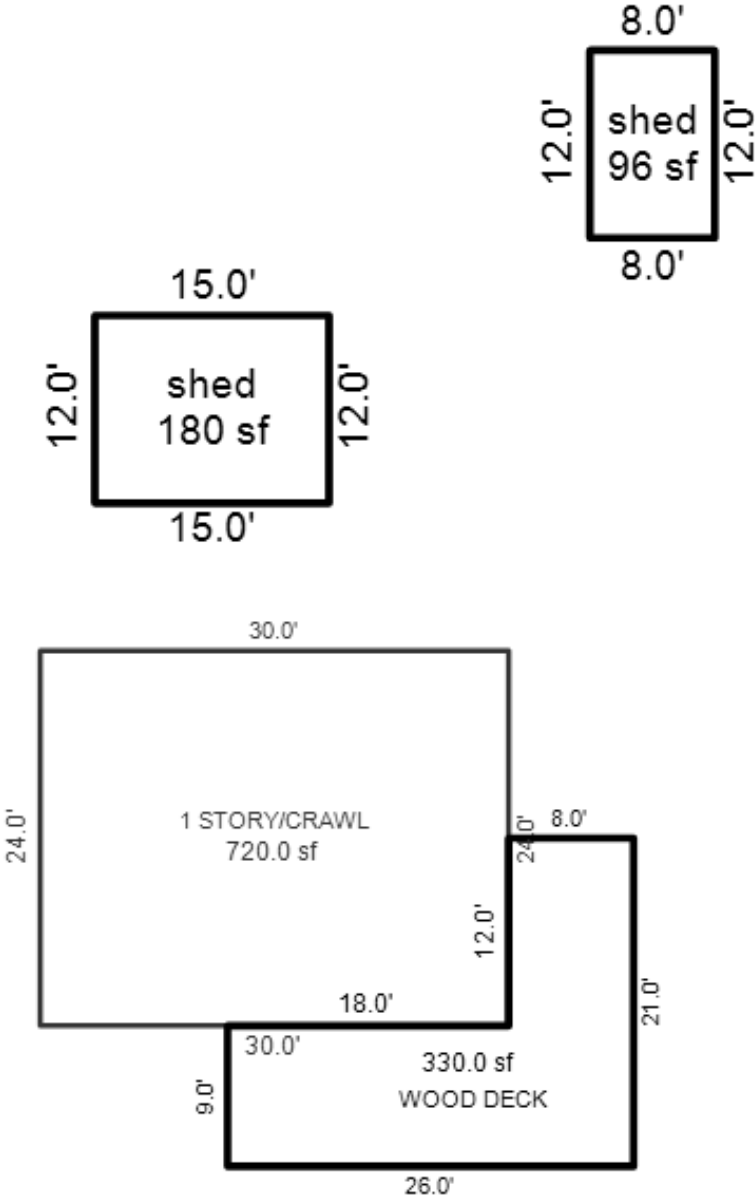


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 330	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 720 Total Base New : 101,260 Total Depr Cost: 65,818 Estimated T.C.V: 72,400		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 1969									
Yr Built 1969	Remodeled 0	Ex	Ord	X	Min	0 Amps Service			(11) Heating System: Forced Air w/ Ducts		Ground Area = 720 SF		Floor Area = 720 SF.										
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story			Siding		Crawl Space		720		Total:		88,558		57,562	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s)		1		1,230		799				
(1) Exterior		(6) Ceilings		No. of Plumbing			Plumbing			Deck			Treated Wood		330		5,627		3,658				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	(7) Excavation			1			Water/Sewer			Water/Sewer		Public Sewer		1		1,326		862		
(2) Windows		Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Sewer			Water Well		1		2,585		1,680				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Built-Ins			Appliance Allow.		1		1,934		1,257				
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			1			Local Cost Items			SANITARY SEWER		1		0		0		*		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Notes:			ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		72,400								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water			Public Sewer		1		2,000 Gal Septic		2,000 Gal Septic					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																			
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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	PROPERTY TRANSFER	0.0
NELSON ROBERT H	NELSON GEORGIA A SURVIVOR	0	06/30/2013	AFF	07-DEATH CERTIFICATE	2013-03585	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8387 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
NELSON FAMILY REVOCABLE TRUST 683 SYLVANWOOD DR TROY MI 48085-3128	MAP #:					
	2024 Est TCV 314,089 TCV/TFA: 225.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.	X			GROUP A 1200/	66.00	128.00	0.9329	1.0637	1200	100	78,593
Comments/Influences				66 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		78,593	
OUTLOT A ADJACENT "WILCOTT PARK" OF PLAT				Land Improvement Cost Estimates							
	X			Description			Rate	Size % Good		Cash Value	
	X			D/W/P: 3.5 Concrete			6.58	1350 0		0	
	X			Wood Frame			28.00	120 50		1,680	
	X			Residential Local Cost Land Improvements							
				Description			Rate	Size % Good		Cash Value	
				LAND IMPROVE 2500			2,500.00	1 95		2,375	
				Total Estimated Land Improvements True Cash Value =						4,055	



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	39,300	117,700	157,000			111,512C
	X Low	2023	31,100	112,400	143,500			106,202C
	X High	2022	26,400	101,400	127,800			101,145C
	X Landscaped	2021	24,800	94,500	119,300			97,914C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	31,100	112,400	143,500			106,202C
TPC	03/30/2015	INSPECTED	2022	26,400	101,400	127,800			101,145C
			2021	24,800	94,500	119,300			97,914C

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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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	DEED	0.0
		75,000	08/01/1999	WD	33-TO BE DETERMINED	330:1191	DEED	0.0

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

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

Owner's Name/Address: NELSON FAMILY REVOCABLE TRUST
 683 SLYVANWOOD DR
 TROY MI 48085

2024 Est TCV 139,590

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

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

GROUP A 1200/ 167.40 78.06 0.7393 0.9400 1200 100 139,590

167 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 139,590

Tax Description: WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.

Comments/Influences: 9TH STEET

Topography of Site

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

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

2024 69,800 0 69,800 25,181C

2023 55,300 0 55,300 23,982C

2022 25,600 0 25,600 22,840C

2021 22,800 0 22,800 22,111C

Who When What TPC 12/27/2017 INSPECTED TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	EBELS MICHAEL J & KIMBERL	2,500	09/11/2011	WD	03-ARM'S LENGTH	2011-02960	PROPERTY TRANSFER	0.0
INDIAN LAKES DEVELOPMENT	THOENES PROPERITES LLC	3,267	09/09/2011	WD	03-ARM'S LENGTH	2011-03334	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 1,564					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACKLOTS 150/	15.00	7.00	1.3512	0.5144	150	100		1,564
			15 Actual Front Feet, 0.00 Total Acres Total Est. Land Value =							1,564	

Tax Description
 ENGEL PARK. SAPPHIRE LAKE PLAT 2.
 VACATED BY CIRCUIT COURT L161P242 ON
 12/6/1963
 REMAINDER OF NORTH PART OF ENGEL PARK
 AFTER SPLITS:
 SPLIT ON 12/03/2011 INTO 009-600-193-11,
 009-600-193-85, 009-600-193-65,
 009-600-193-45, 009-600-193-25;

Comments/Influences
 NORTH PRT OF OLD PARK
 RETURNED TO ROLL FOR 00
 Split/Comb. on 12/03/2011 completed

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

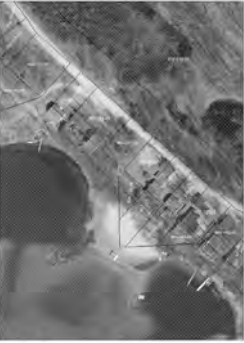
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	800	0	800			630C
2023	600	0	600			600S
2022	800	0	800			619C
2021	600	0	600			600S


Who	When	What
TPC	12/27/2017	INSPECTED

0-193-00;
 -193-11,
 193-65,
 193-25;



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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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2024 Est TCV 1,564								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 Split on 12/03/2011 from 009-600-193-00;		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
PART OF OLD PARK ENGLEWOOD RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ; Parent Parcel(s): 009-600-193-00; 009-600-193-11, 193-65, 193-25;		X Gravel Road		BACKLOTS 150/	15.00	7.00	1.3512	0.5144	150	100	PRT OF SIDEWALK	1,564
Parcel Map		X Paved Road		15 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 1,564								
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X FLOOD Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	800	0	800			454C		
		TPC 12/27/2017 INSPECTED		2023	600	0	600			433C		
		TPC 03/30/2015 INSPECTED		2022	500	0	500			413C		
				2021	400	0	400			400S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	QC	09-FAMILY	2016-02559	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7870 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/21/2016	2016-0551	100%
Owner's Name/Address	P.R.E. 100% 02/03/2020		Demolition/Removal	09/09/2016	2016-0434	100%
ADLER KELLY M 7870 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 581,844 TCV/TFA: 442.13					

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 W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		Dirt Road									
	X		Gravel Road									
	X		Paved Road									
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	D/W/P: 3.5 Concrete	6.58	420	0	0	
	X	D/W/P: 4in Ren. Conc.	8.18	480	0	0	
	X	Residential Local Cost Land Improvements					
	X	Description	Rate	Size	% Good	Cash Value	
	X	LAND IMPROVE 5000	5,000.00	1	95	4,750	
	X	Total Estimated Land Improvements True Cash Value =				4,750	

Topography of Site	X	Level	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

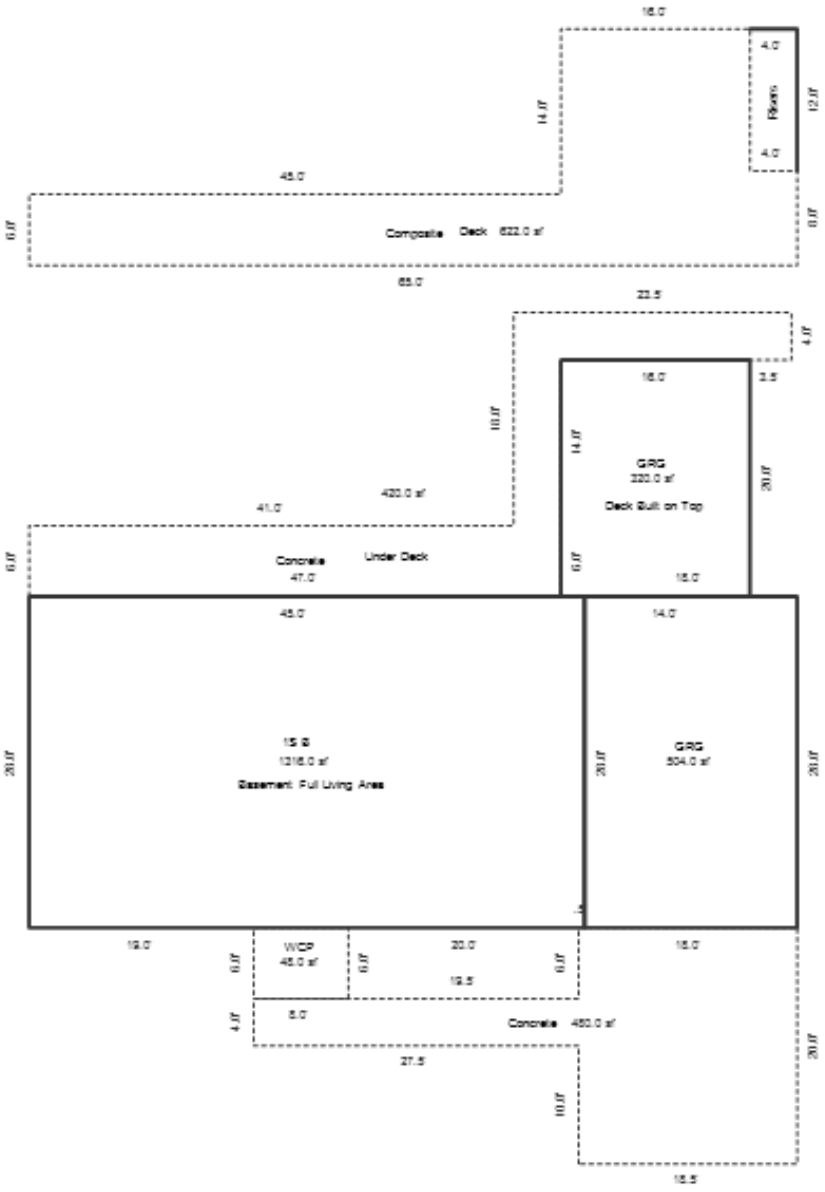


Who	When	What	2024	2023	2022	2021
JWV	12/24/2017	INSPECTED	88,400	70,700	76,100	76,100
JWV	12/24/2016	INSPECTED		200,400	180,800	186,500
JWV	11/27/2016	INSPECTED		271,100	256,900	262,600

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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 48 622 48	Type WCP (1 Story) Composite Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0	48	WCP (1 Story)	E.C.F. X 1.460	Bsmnt Garage:	Roof:				
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric			Class: C +5 Effec. Age: 6 Floor Area: 1,316 Total Base New : 303,621 Total Depr Cost: 274,208 Estimated T.C.V: 400,344		Cls C 5 Blt 2018
Town Home		Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Size of Closets		Ex		Ord		Min		
Duplex		Trim & Decoration			Size of Closets			Lg		Ord		Small		Doors		Solid		H.C.	
A-Frame		Ex			Ord			Min		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets	
Wood Frame		Lg			Ord			Small		Many		Ave.		Few		(13) Plumbing		1 Average Fixture(s)	
Building Style: 1S		Doors			Solid			H.C.		1		2		3		1		2	
Yr Built 2018		Basement			(5) Floors			Kitchen:		0		Amps Service		No./Qual. of Fixtures		Ex.		Ord.	
Remodeled 0		1st Floor			Kitchen:			Other:		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets	
Condition: Average		2nd Floor			Other:			Other:		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets	
Room List		3 Bedrooms			Other:			Other:		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Wood/Shingle		(7) Excavation			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Aluminum/Vinyl		Basement: 1316 S.F.			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Brick		Crawl: 0 S.F.			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Insulation		Slab: 0 S.F.			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
(2) Windows		Height to Joists: 0.0			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Many		(8) Basement			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Avg.		Conc. Block			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Few		Poured Conc.			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Large		Stone			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Avg.		Treated Wood			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Small		Concrete Floor			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Wood Sash		(9) Basement Finish			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Metal Sash		1316 Recreation SF			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Vinyl Sash		Living SF			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Double Hung		Walkout Doors (B)			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Horiz. Slide		No Floor SF			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Casement		Walkout Doors (A)			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Double Glass		1316 Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Patio Doors		1316 Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Storms & Screens		1316 Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
(3) Roof		1316 1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Gable		1316 2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Hip		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Flat		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Asphalt Shingle		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
Chimney:		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Lump Sum Items:			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Water			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Public Sewer			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		Water Well			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		1000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.	
		2000 Gal Septic			No./Qual. of Fixtures			Ex.		Ord.</									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SERR JEFFERSON TRUST	LAURIE CARL & BRITTANY E	300,000	08/12/2021	WD	03-ARM'S LENGTH	2021-02754	PROPERTY TRANSFER	100.0
SERR JEFFERSON (WIDOWER)	SERR JEFFERSON TRUSTEE	0	03/13/2007	QC	21-NOT USED/OTHER	2007/1069	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7856 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAURIE CARL & BRITTANY E 1785 CHANDLER WOODS CT BELMONT MI 49306	MAP #:					
	2024 Est TCV 342,984 TCV/TFA: 244.64					

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
B 80'@ 2500/	75.00	85.00	1.0000	0.9427	2500	100		176,750
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 176,750

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1 ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	25.06	84	94	1,979	
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb	1,000.00	1	95	950	
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 2,929					

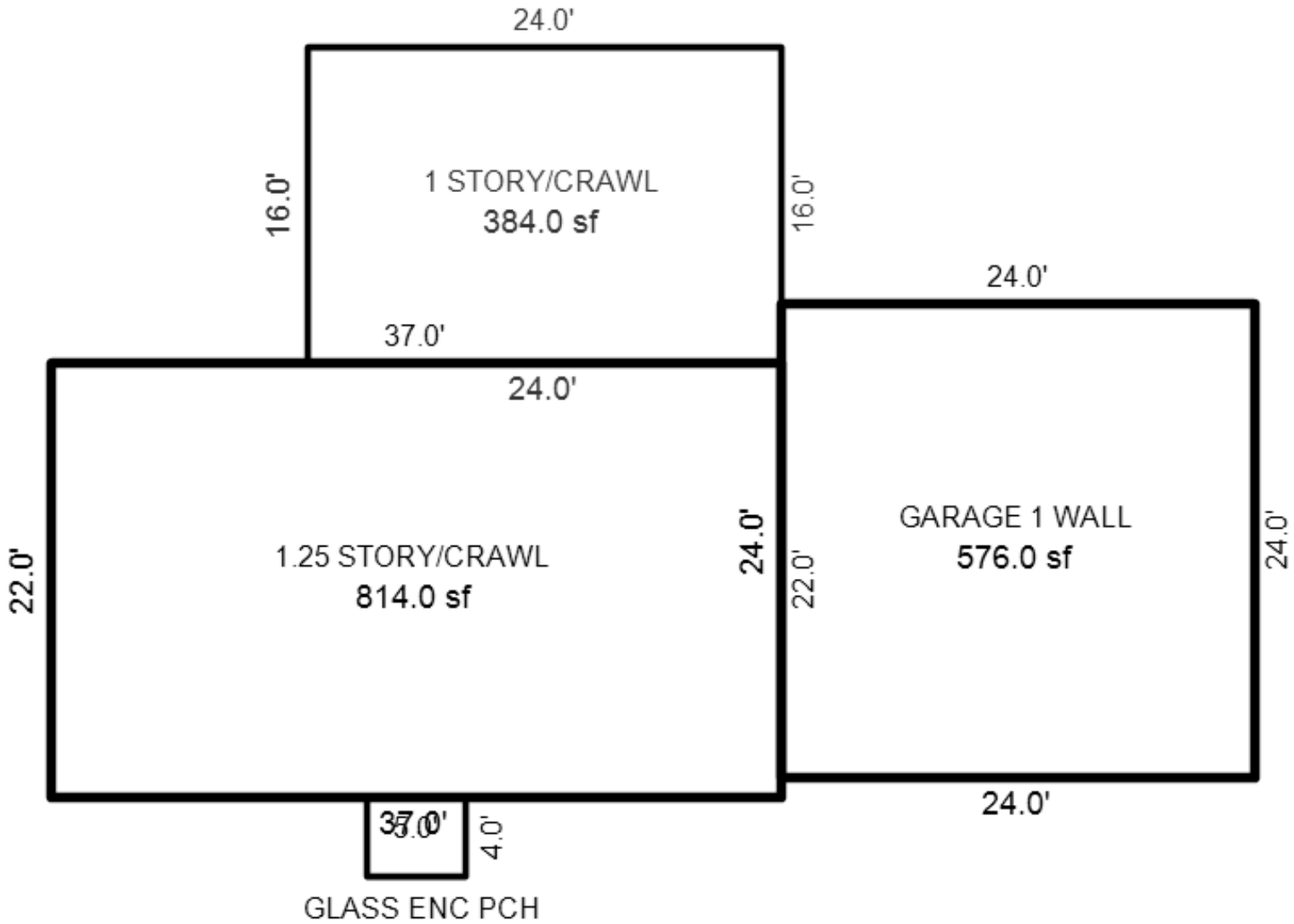
Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
	X	Land Improvement Cost Estimates					
	X	Wood Frame	25.06	84	94	1,979	
	X	Residential Local Cost Land Improvements					
	X	LAND IMPROVE 1000	1,000.00	1	95	950	
	X	Total Estimated Land Improvements True Cash Value = 2,929					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	88,400	83,100	171,500			157,500C
	X	Low	2023	70,700	79,300	150,000			150,000S
	X	High	2022	76,100	71,500	147,600			147,600S
	X	Landscaped	2021	76,100	73,700	149,800			83,792C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PASSENGER DON & JANESE		0	09/10/2010	OTH	09-FAMILY	2010-4320PWR A	PROPERTY TRANSFER	0.0
		262,000	08/02/2002	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7842 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2017	2017-0474	100%

Owner's Name/Address	MAP #:
PASSENGER DON & JANESE 2135 SHENANDOAH NW GRAND RAPIDS MI 49504-5911	2024 Est TCV 451,655 TCV/TFA: 257.79

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
B 80'@ 2500/	75.00	85.00	1.0000	0.9427	2500	100		176,750
75 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =		176,750

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good					Cash Value
X Dirt Road								0
X Gravel Road								0
X Paved Road								2,496
X Storm Sewer								
X Sidewalk								
X Water	6.58	63	0					
X Sewer	31.61	84	94					
X Electric	Residential Local Cost Land Improvements							
X Gas								
X Curb								
X Street Lights								950
X Standard Utilities								
X Underground Utils.								3,446

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	88,400	137,400	225,800			169,707C
2023	70,700	132,200	202,900			161,626C
2022	76,100	119,300	195,400			153,930C
2021	76,100	123,000	199,100			149,013C

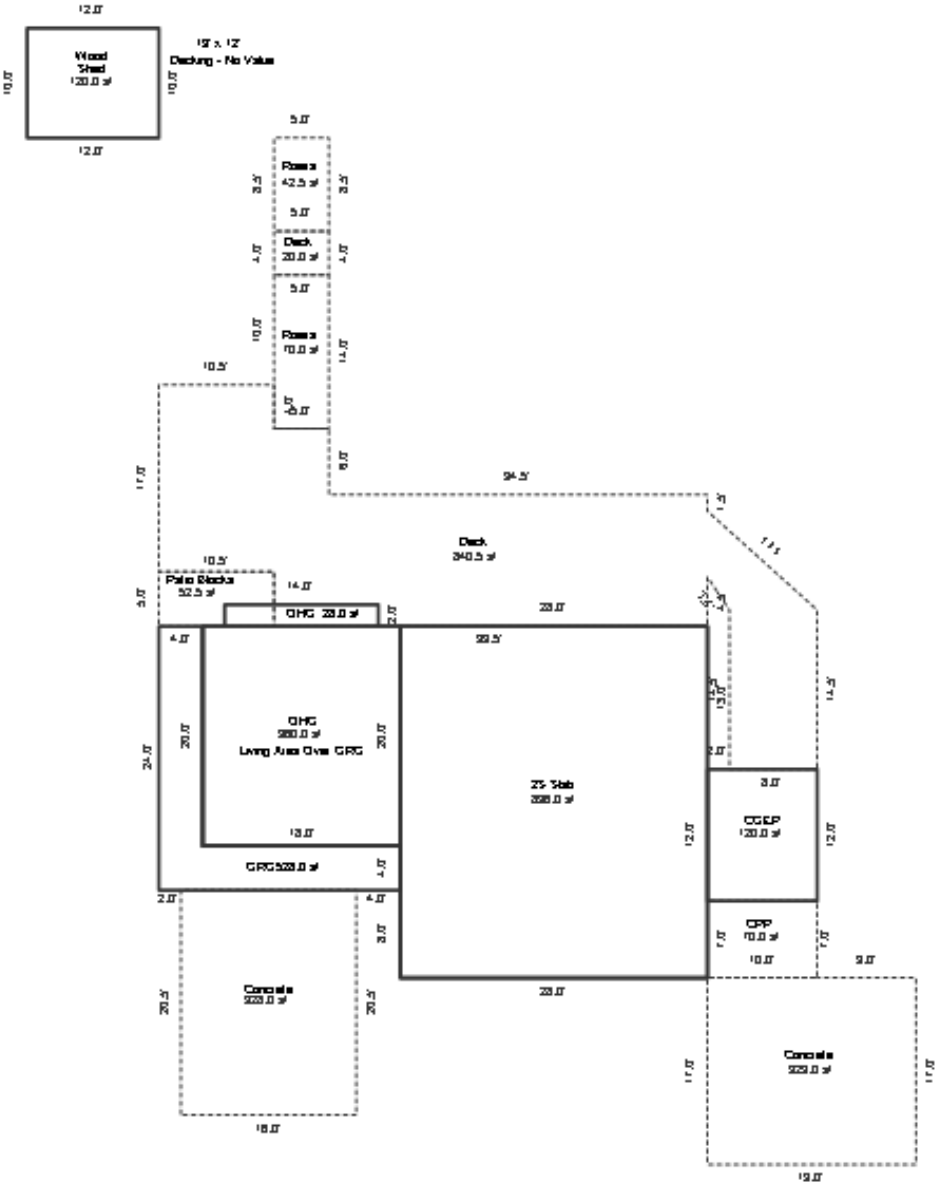
Who	When	What
JWV	12/18/2018	INSPECTED
JWV	12/16/2017	INSPECTED
TPC	11/27/2012	INSPECTED

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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	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 315 93 192	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 Car Capacity: 2 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	X	Drywall		Plaster		Wood T&G																							
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		100 Amps Service		Class: C Effec. Age: 30 Floor Area: 1,752 Total Base New : 265,615 Total Depr Cost: 185,931 Estimated T.C.V: 271,459		E.C.F. X 1.460		Bsmnt Garage:																	
Yr Built 1978	Remodeled 2018	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1978																		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Ground Area = 1104 SF		Floor Area = 1752 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																			
Room List		Doors		Solid	X	H.C.	Average Fixture(s)		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost											
	Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1		Many		X		Ave.		Few		1.25 Story		Siding		Crawl Space		384									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2		X		Ord.		Min		2 Story		Siding		Crawl Space		384		1 Story		Siding		Crawl Space		60			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 216 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0			3		X		Ave.		Few		2 Story		Siding		Crawl Space		60		1 Story		Siding		Basement		108			
(2) Windows		Many		Large			No Plumbing		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet		Average Fixture(s)		1		Ave.		Few		2 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink		3 Fixture Bath		2		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
X	Gable Hip Flat	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
Chimney: Metal		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Wains		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Vent Fan		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Average Fixture(s)		1		Ave.		Few		1 Story		Siding		Basement		108		2 Story		Siding		Basement		108	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDRIE JOHN TRUST (DECEA	VANDRIE SUSAN TRUST	0	01/02/2007	WD	21-NOT USED/OTHER	2007/32	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7808 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VANDRIE SUSAN TRUST 9656 AMIDON DR TRAVERSE CITY MI 49685	MAP #:					
	2024 Est TCV 321,657 TCV/TFA: 335.06					

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 BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH W'LY 34 FT TO BEG. PT OF LOTS 1 & 2, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES				* Factors *							
				B 80'@ 2500/	75.00	101.00	1.0000	0.9674	2500	100	181,382
				75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	181,382	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	6.16	336	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 1000	1,000.00	1	95	950			
				Total Estimated Land Improvements True Cash Value =					950		

Comments/Influences



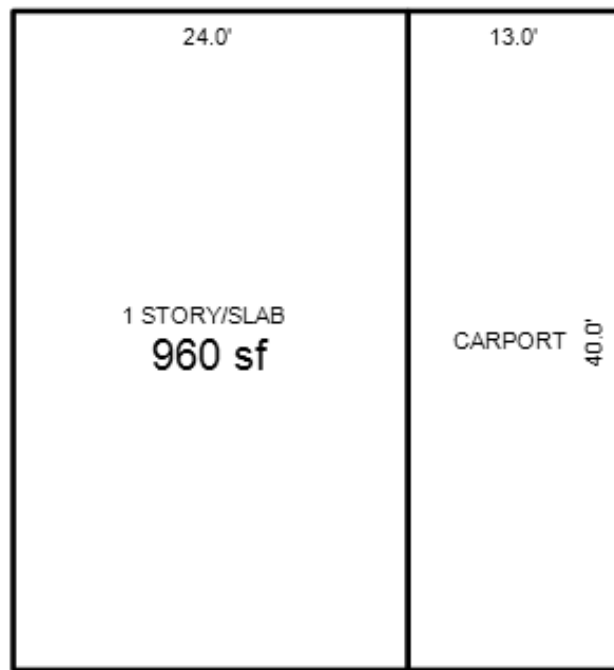
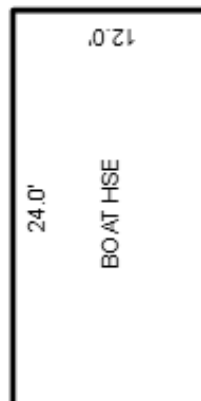
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling	2024	90,700	70,100	160,800			94,865C
X	Low	2023	72,600	66,900	139,500			90,348C
X	High	2022	76,100	60,300	136,400			86,046C
X	Landscaped	2021	76,100	62,200	138,300			83,298C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	Private Road							
Who	When	What						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration		Size of Closets				Central Air Wood Furnace				Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 146,812 Total Depr Cost: 95,428 Estimated T.C.V: 139,325		E.C.F. X 1.460		Bsmnt Garage: Carport Area: 520 Roof: Comp.Shingle			
Yr Built 1967	Remodeled 0	Ex	X Ord				Min	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1967			
Condition: Average		Lg		Ord	X		Small	120 Amps Service				Ground Area = 960 SF		Floor Area = 960 SF.					
Room List		Doors		Solid	X		H.C.	No. of Elec. Outlets				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric				Ex. X Ord. Min				Stories Exterior Foundation		Size		Cost New		Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		120 Amps Service				Many X Ave. Few				1 Story Siding Slab		960		109,785		71,360	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets				(13) Plumbing				Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,230 799	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 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				Garages		Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost		288 13,406 8,714	
X	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				Water/Sewer		Public Sewer		1 1,326 862			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		(9) Basement Finish				(14) Water/Sewer				Built-Ins		Appliance Allow.		1 1,934 1,257			
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		(10) Floor Support				Lump Sum Items:				Fireplaces		Exterior 1 Story		1 5,707 3,710			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Carports				Comp.Shingle		520 7,784 5,060					
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic 2000 Gal Septic				Local Cost Items				SANITARY SEWER		1 0 0					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:				ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:				146,812		95,428					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN JAMES A & TERI	WINKLE TOD & SHANNON	430,000	08/28/2023	WD	03-ARM'S LENGTH	2023-02305	PROPERTY TRANSFER	100.0
SUSSKIND CAROL A TRUST	VANDERLAAN JAMES A & TERI	308,000	10/09/2020	WD	03-ARM'S LENGTH	2020-03047	PROPERTY TRANSFER	100.0
RIX EULEEN TRUST	SUSSKIND CAROL A TRUST	0	05/03/2007	QC	09-FAMILY	2007/1704	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7804 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WINKLE TOD & SHANNON 6769 WEST FALMOUTH RD MC BAIN MI 49657	MAP #:					
	2024 Est TCV 245,076 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 80'@ 2500/	91.00	95.00	0.9746	0.9585	2500	100	212,517
			91 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	212,517

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer	D/W/P: 3.5 Concrete	6.58	1482	0	
	X	Electric	D/W/P: 3.5 Concrete	6.58	496	0	
	X	Gas	Wood Frame	32.30	80	50	
	X	Curb	Wood Frame	35.08	64	50	
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				2,414
	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
	X Level	2024	106,300	16,200	122,500			122,500S
	X Rolling	2023	85,000	15,500	100,500			100,500S
	X Low	2022	88,800	85,000	173,800			173,800S
	X High	2021	88,800	88,400	177,200	177,200M		177,200S
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X Private Road							

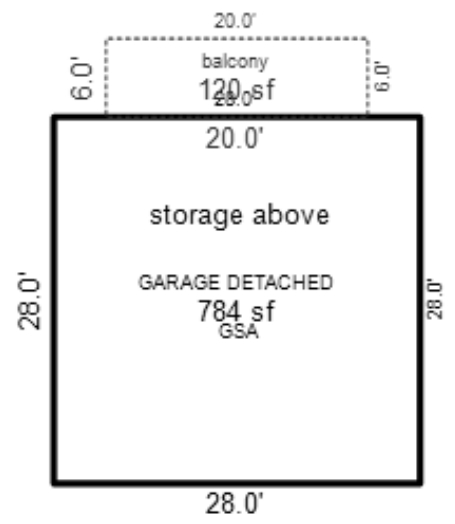
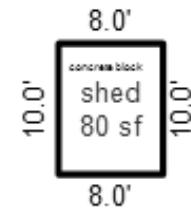


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*** Information herein deemed reliable but not guaranteed***

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		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: 1978 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 784 No Conc. Floor: 0																																																											
X	Wood Frame Block	(4) Interior		X																																																																			
Building Style: GRG		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																																																																			
Yr Built 1978		Remodeled 0		Trim & Decoration																																																																			
Condition: Average		Ex	Ord	Min																																																																			
Room List		Size of Closets																																																																					
		Lg	Ord	Small																																																																			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																																																			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																			
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																			
		Ex.	X	Ord.	Min																																																																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																			
Many Avg. 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																																																													
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																																																																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																			
(3) Roof		(10) Floor Support		(14) Water/Sewer																																																																			
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																			
Chimney:																																																																							
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978 (11) Heating System: Electric Baseboard Ground Area = 0 SF Floor Area = 0 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>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>-4,646</td> <td>-2,788</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>784</td> <td>28,287</td> <td>16,972</td> </tr> <tr> <td>Storage Over Garage</td> <td></td> <td></td> <td>784</td> <td>10,772</td> <td>6,463</td> </tr> <tr> <td colspan="6">Local Cost Items</td> </tr> <tr> <td>SANITARY SEWER</td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>34,413</td> <td>20,647</td> </tr> </tbody> </table> Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 30,145												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-4,646	-2,788	Garages						Class: C Exterior: Block Foundation: 18 Inch (Unfinished)						Base Cost			784	28,287	16,972	Storage Over Garage			784	10,772	6,463	Local Cost Items						SANITARY SEWER			1	0	0	Totals:				34,413	20,647
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																		
Plumbing																																																																							
3 Fixture Bath			1	-4,646	-2,788																																																																		
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Local Cost Items																																																																							
SANITARY SEWER			1	0	0																																																																		
Totals:				34,413	20,647																																																																		

*** 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.
NORBERG GEORGE W & PATRIC	PECKHAM DANIEL C	460,000	11/03/2016	WD	03-ARM'S LENGTH	2016-03634	PROPERTY TRANSFER	100.0
NORBERG GEORGE W & PATRIC	NORBERG GEORGE W & PATRIC	0	03/15/2005	QC	21-NOT USED/OTHER	05-0/1030	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7800 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/12/2006	20060150	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	06/01/2006	20060131	Complete
PECKHAM DANIEL C 1011 JEANINE LN DEWITT MI 48820-8736	MAP #:					
	2024 Est TCV 619,469 TCV/TFA: 330.91					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
	Public Improvements			* Factors *								
. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			B 80'@ 2500/	75.00	100.00	1.0000	0.9659	2500	100		181,111
	Paved Road			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 181,111								
	Storm Sewer			Land Improvement Cost Estimates								
	Sidewalk			Description					Rate	Size	% Good	Cash Value
	Water			D/W/P: 3.5 Concrete					6.58	700	50	2,303
				Total Estimated Land Improvements True Cash Value = 2,303								

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.
201104956 4/2012 DOM221 \$495,900							

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



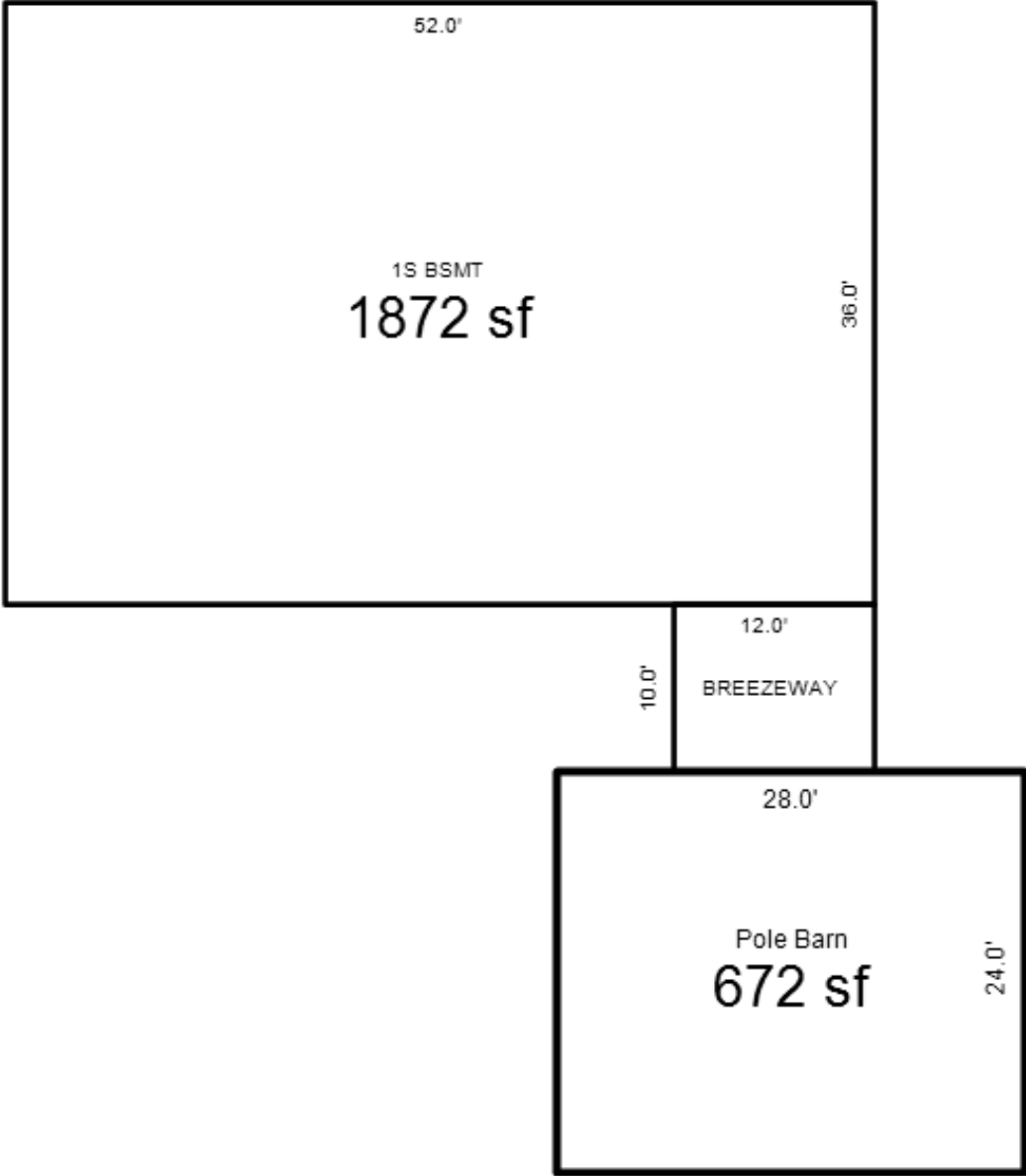
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,600	219,100	309,700			274,726C
2023	72,400	209,200	281,600			261,644C
2022	76,100	199,200	275,300			249,185C
2021	76,100	205,400	281,500			241,225C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Brzwy, FW	Year Built: 1991 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration			Size of Closets										
Yr Built 2006	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			(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(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: 1872 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets										
X		X			Many	X	Ave.		Few						
X		(8) Basement			(13) Plumbing										
X			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		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										
X		(9) Basement Finish			(14) Water/Sewer										
X	Asphalt Shingle	1872	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney:		(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 = 1872 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Cls C 10 Blt 2006					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Basement	1,872	294,727	235,793	
Other Additions/Adjustments															
Recreation Room												1872	36,186	18,093	
Plumbing															
Average Fixture(s)										1			1,476	1,181	
3 Fixture Bath										2			9,291	7,433	
2 Fixture Bath										1			3,108	2,486	
Garages															
Class: D Exterior: Pole (Unfinished)															
Base Cost												672	14,448	11,558	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)															
Base Cost												240	12,842	10,274	
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	
Breezeways															
Frame Wall												120	6,421	6,293	
Local Cost Items															
SANITARY SEWER										1			0	0	
Notes:										Totals:		385,445	298,668		
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC												436,055			

*** 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.
MARCUS BRIAN G & ELIZABET	MARCUS BRIAN G & ELIZABET	0	07/13/2022	QC	18-LIFE ESTATE	2022-02424	DEED	0.0
OWEN THOMAS D & DEBORAH G	MARCUS BRIAN G & ELIZABET	245,000	08/16/2009	WD	03-ARM'S LENGTH	2009/3120	DEED	100.0
		275,000	03/01/2003	WD	33-TO BE DETERMINED	03-0:1180	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7794 W FOREST 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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MARCUS BRIAN G & ELIZABETH 8246 ROSSMAN HWY Dimondale MI 48821	2024 Est TCV 403,553 TCV/TFA: 297.17
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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
B 80'@ 2500/	100.00	100.00	0.9564	0.9659	2500	100		230,942
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 230,942

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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D/W/P: 3.5 Concrete	6.16	434	0	0
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Wood Frame	26.25	96	71	1,789
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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 1000	1,000.00	1	95	950
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Total Estimated Land Improvements True Cash Value =				2,739
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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
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2024	115,500	86,300	201,800			156,286C
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2023	92,400	82,400	174,800			148,844C
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2022	95,800	69,200	165,000			141,757C
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2021	95,800	72,000	167,800			137,229C
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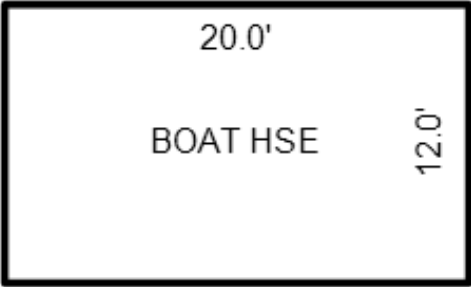
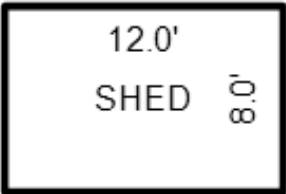
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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/27/2012	INSPECTED

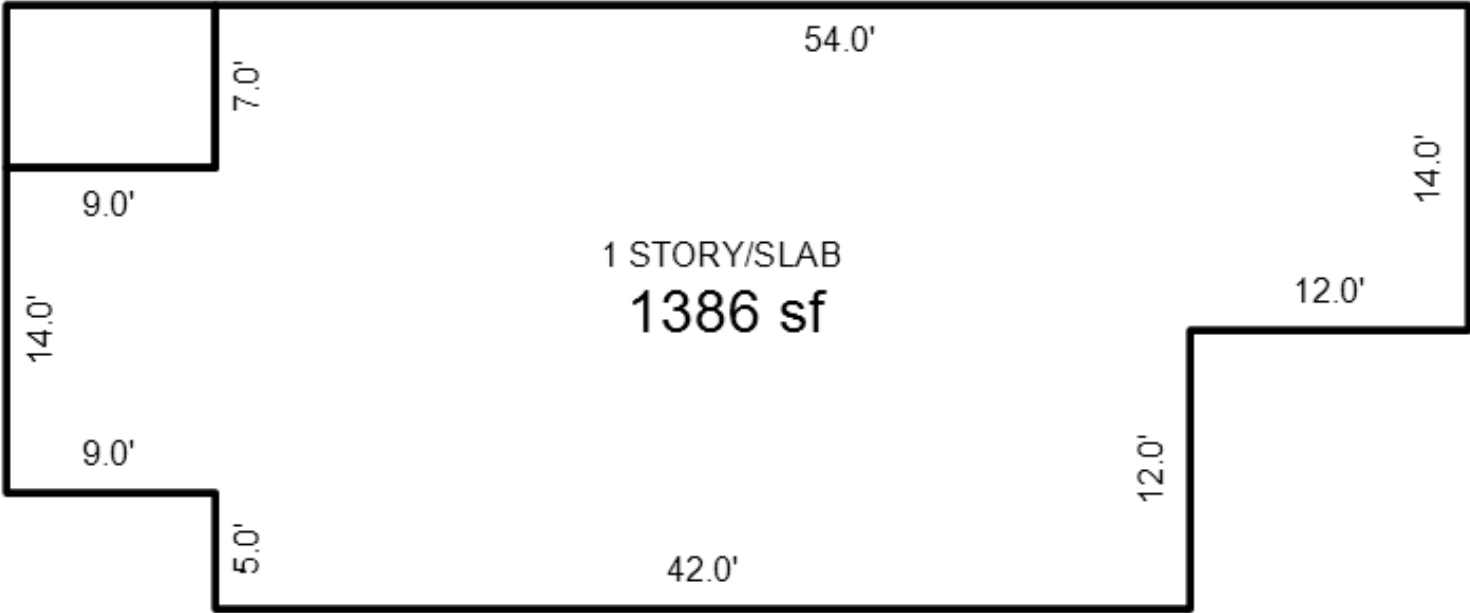
*** Information herein deemed reliable but not guaranteed***

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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	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			Class: CD Effec. Age: 35 Floor Area: 1,358 Total Base New : 179,003 Total Depr Cost: 116,351 Estimated T.C.V: 169,872			63	CCP (1 Story)	Bsmnt Garage: Carport Area: Roof:		
	Wood Frame				Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1358 SF Floor Area = 1358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.460		Cls CD Blt 1965		
	Building Style: 1S				No./Qual. of Fixtures			Building Areas			Total: 149,362 97,085				
	Yr Built 1965	Remodeled 0			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 1,358 149,362 97,085				
	Condition: Average				No. of Elec. Outlets			Plumbing			Average Fixture(s)				
	Room List				Many X Ave. Few			1 Average Fixture(s)			1 3 Fixture Bath				
	Basement 1st Floor 2nd Floor 3 Bedrooms				(13) Plumbing			1 2 Fixture Bath			Softener, Auto				
	(1) Exterior				1 2 Fixture Bath			Softener, Manual			Solar Water Heat				
	Wood/Shingle Aluminum/Vinyl Brick				1 No Plumbing			Extra Toilet			Extra Sink				
	Block Insulation				1 Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains				
	(2) Windows				1 Ceramic Tub Alcove			Vent Fan			Ceramic Tub Alcove				
	Many Avg. X Few	Large Avg. Small			1 Vent Fan			(14) Water/Sewer			Appliance Allow.				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				1 Public Water			Fireplaces			Interior 1 Story				
	(3) Roof				1 Public Sewer			Local Cost Items			SANITARY SEWER				
	Gable Hip Flat	Gambrel Mansard Shed			1 1000 Gal Septic			Notes:			1 0				
	Asphalt Shingle				1 2000 Gal Septic			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			0 0		*		
	Chimney:				Lump Sum Items:			Totals: 179,003 116,351			179,003 116,351				

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



COVERED PCH



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		165,000	08/01/2001	WD	33-TO BE DETERMINED	01-0:3153	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7764 W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 282,787 TCV/TFA: 392.76					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE DRIVE CADILLAC MI 49601			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100	210,000	
. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	210,000
Comments/Influences	X	Paved Road	Land Improvement Cost Estimates								
	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value				
	X	Sidewalk	D/W/P: 3.5 Concrete	5.78	53	0	0				
	X	Water	Wood Frame	30.00	48	94	1,354				
	X	Sewer	Wood Frame	23.41	96	94	2,112				
	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 =							4,416	
	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	36,400	141,400			81,351C
2023	62,500	34,700	97,200			77,478C
2022	62,500	31,300	93,800			73,789C
2021	55,000	32,100	87,100			71,432C

Who When What

TPC 12/27/2017 INSPECTED

TPC 11/27/2012 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G													
Yr Built 1950		Remodeled 0			Ex	X	Ord		Min							
Condition: Average		Trim & Decoration														
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 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. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 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														
X	(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: 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:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Cls D		Blt 1950				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Slab	720	78,809	43,345		
Other Additions/Adjustments																
Plumbing										Average Fixture(s)	1	1,025	564			
Water/Sewer										Public Sewer	1	1,175	646			
Water Well, 50 Feet										Water Well, 50 Feet	1	2,498	1,374			
Built-Ins										Appliance Allow.	1	1,638	901			
Local Cost Items										SANITARY SEWER	1	0	0			
Notes:										Totals:		85,145	46,830			
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:												68,371				

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



Sketch by Apex Mapping™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN REV DOUGLAS TRUST	MCLEOD ALAN R & VALERIE	0	11/20/2018	WD	03-ARM'S LENGTH	2018-03846	DEED	100.0
OSBORN REV DOUGLAS, TRUST	MCLEOD ALAN R & VALERIE	270,000	10/26/2018	WD	03-ARM'S LENGTH	2018-03514	PROPERTY TRANSFER	100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	09-FAMILY	2005-02411	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7750 W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 313,817 TCV/TFA: 490.34					

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	
			B 80'@ 2500/	100.00	100.00	0.9564 0.9659	2500 100	230,942	
			100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	230,942

Tax Description	X	Description	Rate	Size % Good	Cash Value	
. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	13.10	24 61	192	
	X	Electric	Total Estimated Land Improvements True Cash Value =			192
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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



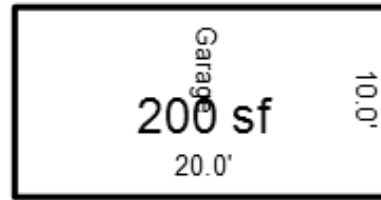
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	115,500	41,400	156,900			138,495C
2023	92,400	39,500	131,900			131,900S
2022	95,800	32,600	128,400			126,161C
2021	95,800	33,600	129,400			122,131C

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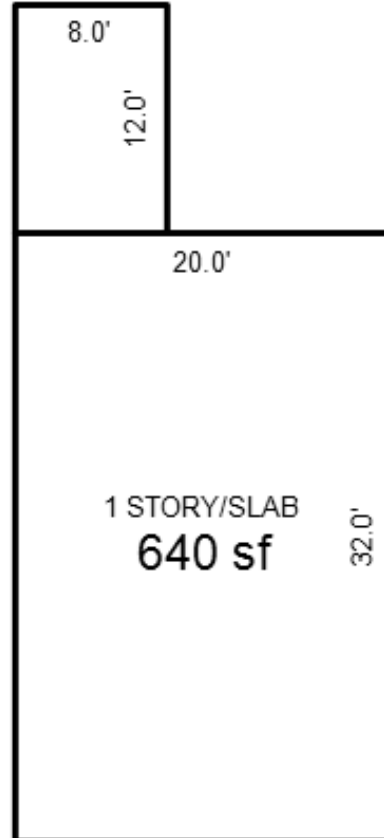
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: D Effec. Age: 40 Floor Area: 640 Total Base New : 94,387 Total Depr Cost: 56,632 Estimated T.C.V: 82,683		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		Cls D		Blt 1944		
Yr Built 1944	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 640 SF Floor Area = 640 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 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			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Slab 640		Total:		73,275	43,965	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			X	Ave.		Other Additions/Adjustments						
(2) Windows		(8) Basement		1			Public Water			Plumbing						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0	1			Public Sewer			Average Fixture(s) 1		1,025		615		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Water Well			Porches		96		5,874		3,524
(3) Roof		(10) Floor Support		1			1000 Gal Septic			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			2000 Gal Septic			Public Sewer						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Built-Ins		1		1,638		983
Chimney: Brick										Garages						
										Class: D Exterior: Block Foundation: 18 Inch (Unfinished)						
										Base Cost		200		8,902		5,341
										Local Cost Items						
										SANITARY SEWER		1		0		0
										Totals:		94,387		56,632		*
										Notes:						
										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:						82,683

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



GLASS ENC PCH



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	09-FAMILY	2018-03867	DEED	0.0
SHIVLIE LOUIE G	VANDRIE IRENE J FKA SHIVL	0	03/19/2015	QC	21-NOT USED/OTHER	2015-00932	PROPERTY TRANSFER	0.0
	SHIVILIE LOUIE G	150,000	09/01/2001	WD	33-TO BE DETERMINED	2001-3997	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7728 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/27/2007	20070207	Complete
	P.R.E. 100% 04/21/2003					

Owner's Name/Address	MAP #:	2024 Est TCV 441,467 TCV/TFA: 259.69
VANDRIE IRENE J 7728 W FOREST DRIVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			B 80'@ 2500/	60.00	100.00	1.0000 0.9659	2500 100	
			60 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	144,889
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
			D/W/P: 4in Concrete	6.97	156 50	543		
			D/W/P: 3.5 Concrete	6.58	100 50	329		
			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 =				1,822	



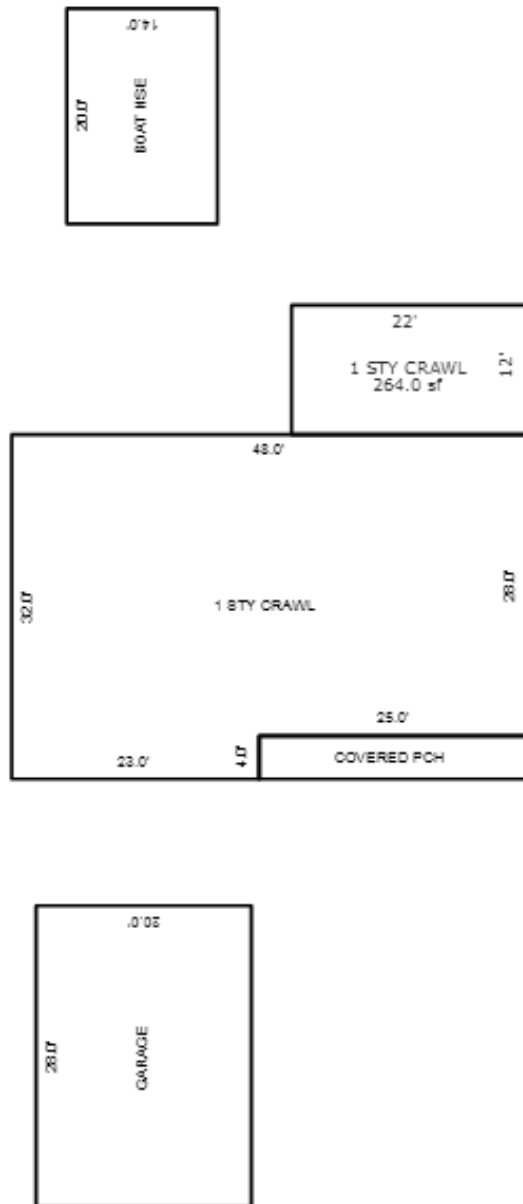
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	72,400	148,300	220,700			162,045C
X Rolling	2023	58,000	141,500	199,500			154,329C
X Low	2022	72,300	127,600	199,900			146,980C
X High	2021	63,600	131,600	195,200			142,285C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type CCP (1 Story)	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: 560 % Good: 0 Storage Area: 375 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,700 Total Base New : 275,996 Total Depr Cost: 201,888 Estimated T.C.V: 294,756			E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		X	Drywall	Plaster		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1960		
Yr Built	Remodeled	Ex	X	Ord		Min	200			Ground Area = 1700 SF Floor Area = 1700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
1960	2002	Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		X	Lg		Ord		Few	(13) Plumbing			1 Story Siding Crawl Space 1,436					
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story Siding Crawl Space 264						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath			Total: 213,074 157,843						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 2 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.		X	Ord.		Min	Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Softener, Auto			Average Fixture(s)						
X	Many Avg. X Few		Large Avg. Small	Basement			1 Softener, Manual			2 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 No Plumbing			Porches						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			1 Extra Toilet			CCP (1 Story)						
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Extra Sink			Garages						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 Public Water			Base Cost 560 24,349						
Chimney: Brick				Lump Sum Items:			1 Public Sewer			Storage Over Garage 375 5,153						
							1 Water Well			Door Opener 1 547 383						
							1000 Gal Septic			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)						
							2000 Gal Septic			Base Cost 280 13,199 9,239						
										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						
										<<<<< 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.								
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	09-FAMILY	2018-03867	PROPERTY TRANSFER	0.0								
SHIVLIE LOUIE	VANDRIE IRENE F/K/A SHIVL	1	12/24/2014	QC	06-COURT JUDGEMENT	2015-01019	DEED	0.0								
VOELKER PATRICK W & LINDA	SHIVLIE IRENE	0	09/07/2010	WD	09-FAMILY	2010-4219	PROPERTY TRANSFER	100.0								
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	21-NOT USED/OTHER	2008/4469	DEED	0.0								
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status						
W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/07/2010		MAP #:		2024 Est TCV 129,329								
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
VANDRIE IRENE 7728 W FOREST DR LAKE CITY MI 49651		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description		Dirt Road		A50' @ 4200/FF		34.00		100.00	1.1012	L0.8224	4200	100			129,329	
LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		X Paved Road		0.08 Total Acres		Total Est. Land Value =								129,329		
Comments/Influences		X Sewer		X Electric		X Gas		Curb		X Street Lights		Standard Utilities		Underground Utils.		
01 SPLIT FROM 011-00 FOR 02		Topography of Site		X Level		Rolling		Low		X High		Landscaped		Swamp		
		X Waterfront		Ravine		Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2024	64,700	0	64,700			42,329C		
		TPC 04/30/2021		INSPECTED		2023	46,800	0	46,800			40,314C				
		TPC 05/06/2018		INSPECTED		2022	45,900	0	45,900			38,395C				
		TPC 12/27/2017		INSPECTED		2021	40,400	0	40,400			37,169C				

*** 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
7710 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MORGAN COURTNEY E 1336 THREE MILE GROSSE POINTE MI 48230	MAP #:					
	2024 Est TCV 428,648 TCV/TFA: 326.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements		* Factors *						
. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X	Gravel Road	A50' @ 4200/FF	44.00	100.00	1.0325	1.0000	4200 100	190,801
Comments/Influences	X	Paved Road	44 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =	190,801	

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	D/W/P: 3.5 Concrete	6.58	72 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						
	X Rolling						
X High	Landscaped						
	Swamp						
X Waterfront	Wooded						
	Pond						
Ravine	Wetland						
	Flood Plain						



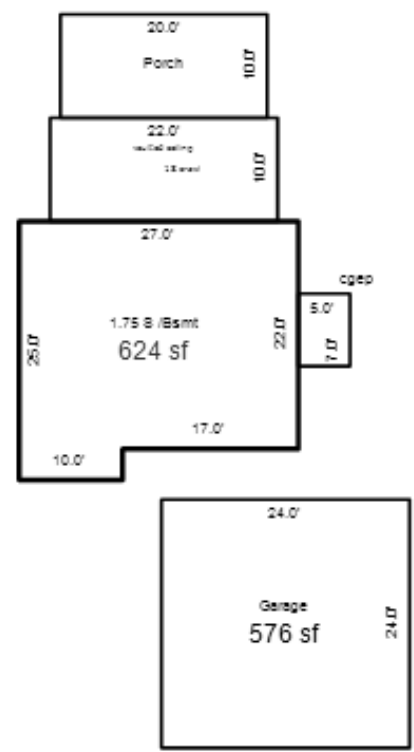
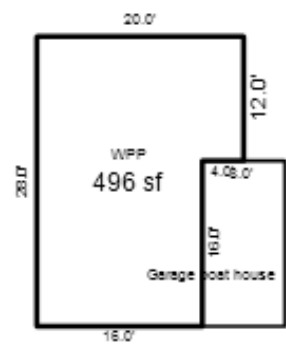
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	95,400	118,900	214,300			103,662C
2023	56,800	113,500	170,300			98,726C
2022	56,400	102,300	158,700			94,025C
2021	49,700	105,500	155,200			91,022C

*** 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 200 35 496	Type WPP CGEP (1 Story) Treated Wood	Year Built: 1991 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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. 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: 1,312 Total Base New : 249,639 Total Depr Cost: 162,258 Estimated T.C.V: 236,897			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets					
Yr Built 1948	Remodeled 1992	Ex	X	Ord	Min											
Condition: Average		Lg	X	Ord	Small											
Room List		Doors	Solid		X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many	X	Ave.	Few		(13) Plumbing							
(2) Windows		(7) Excavation		1	Average Fixture(s)					Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 844 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls C 10 Blt 1948			
X	Many Avg. Few	X	Large Avg. Small	2	3 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 624 1 Story Siding Crawl Space 220 Total: 185,739 120,722						
X	Wood Sash Metal Sash Vinyl Sash	Basement: 624 S.F. Crawl: 220 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					Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches WPP 200 4,552 2,959 CGEP (1 Story) 35 3,914 2,544 Deck Treated Wood 496 7,509 4,881 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Door Opener 1 547 356 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 128 6,687 4,347 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water											
X	Asphalt Shingle	(10) Floor Support		1	Public Sewer											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1	Water Well											
				1	1000 Gal Septic											
				1	2000 Gal Septic											
				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.
WITERFIELD	PALLAY	250,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2993	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7686 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PALLAY DAVID & SHARON 1417 OTTAWA ROYAL OAK MI 48073	MAP #:					
	2024 Est TCV 530,449 TCV/TFA: 388.32					

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

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		Description			
Comments/Influences		D/W/P: Asphalt Paving	2.89	960 0	0
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			950

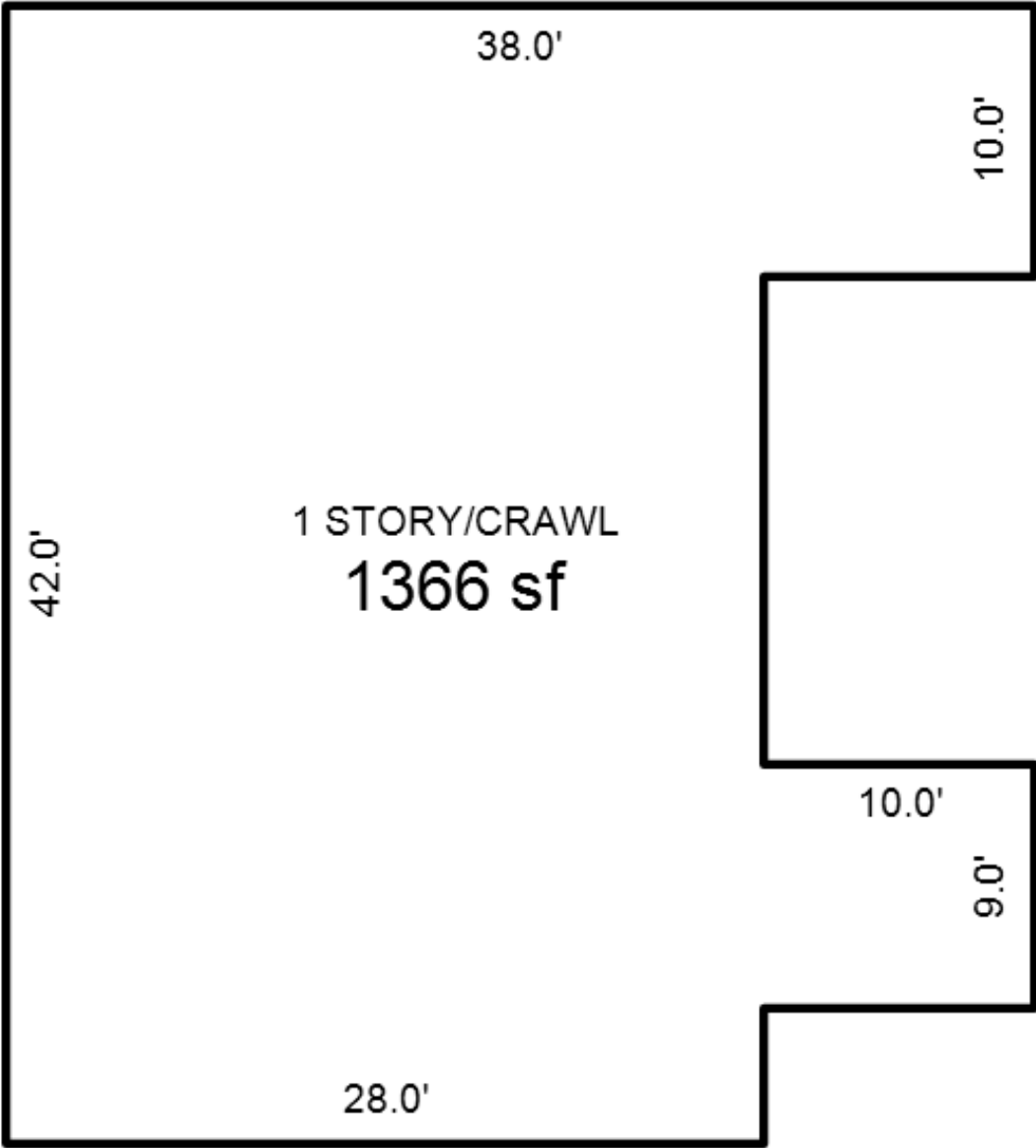
Comments/Influences	X	Topography of Site
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	176,600	88,600	265,200			155,417C
2023	105,100	84,600	189,700			148,017C
2022	95,800	70,400	166,200			140,969C
2021	95,800	72,600	168,400			136,466C

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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.
REYERS HARLAN & SHARON L	HUNT BAZIL & JUDY	450,000	12/19/2013	WD	03-ARM'S LENGTH	2013-04257 WD	PROPERTY TRANSFER	100.0
		95,000	02/01/2000	WD	33-TO BE DETERMINED	335:261	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7678 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/16/2014	2014-0459	100%

Owner's Name/Address	MAP #:
HUNT BAZIL L 2478 WARWICK TROY MI 48084	2024 Est TCV 753,899 TCV/TFA: 287.31

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	
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

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	D/W/P: 4in Ren. Conc.	8.18	1200	0	0
	D/W/P: 4in Ren. Conc.	8.18	512	0	0
	D/W/P: 3.5 Concrete	6.58	66	0	0

Comments/Influences	Description	Rate	Size	% Good	Cash Value
20808847\$579900 2/2008 1450 DOM	Wood Frame	26.00	168	94	4,106
	Residential Local Cost Land Improvements				
	D/W/P: 4in Ren. Conc.	8.18	512	0	0
	D/W/P: 3.5 Concrete	6.58	66	0	0
	LAND IMPROVE 5000	5,000.00	1	95	4,750
	Total Estimated Land Improvements True Cash Value =				8,856



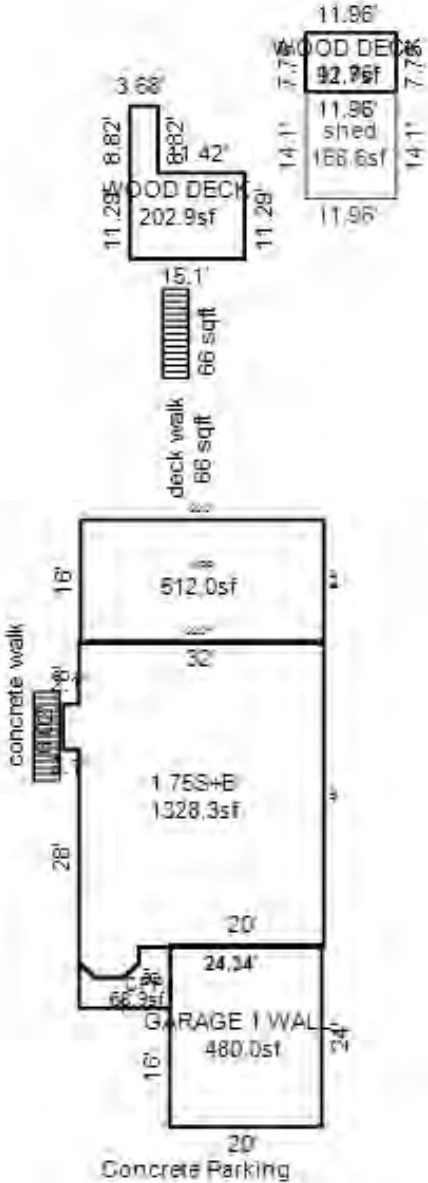
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	105,000	271,900	376,900			271,181C
X Rolling	2023	62,500	275,600	338,100			258,268C
X High	2022	62,500	248,500	311,000			245,970C
X Landscaped	2021	55,000	256,000	311,000			238,113C
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	105,000	271,900	376,900			271,181C
TPC	12/23/2014	INSPECTED	2023	62,500	275,600	338,100			258,268C
TPC	08/03/2011	INSPECTED	2022	62,500	248,500	311,000			245,970C
			2021	55,000	256,000	311,000			238,113C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes 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							68 512 202 132 92	CCP (1 Story) WPP Treated Wood Treated Wood Treated Wood			
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 2,624 Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Bsmnt Garage:	
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Condition: Average		Size of Closets		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
(1) Exterior		Kitchen: Other: Other:		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
(2) Windows		Other:		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
X	Many Avg. Few	X	Large Avg. Small	X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			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		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
(3) Roof		Basement: 1328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:
X	Asphalt Shingle	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		(9) Basement Finish		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		1000 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		(10) Floor Support		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		(14) Water/Sewer		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		Lump Sum Items:		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
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Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling			Total Base New : 458,070 Total Depr Cost: 366,468 Estimated T.C.V: 535,043			E.C.F. X 1.460		Roof:	
Chimney:		No Heating/Cooling		X			No Heating/Cooling</									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOULTON DONNA S TRUST	MOULTON CRAIG A (SM)	0	05/18/2007	QC	21-NOT USED/OTHER	2007/1985	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Shed	11/07/2017	2017-0566	100%
Owner's Name/Address	P.R.E. 0%		Pole Barn	09/12/2006	20060298	100%
MOULTON CRAIG A 2213 HOLT RD Williamston MI 48895	MAP #:					
	2024 Est TCV 742,938 TCV/TFA: 344.43					

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 LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		* Factors * LOTS 17 & 18			
			A50' @ 4200/FF	100.00	100.00	353,176
			100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value = 353,176

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
MISC IS 144 SQ FT OLD BOAT HOUSE	X	Electric	D/W/P: 4in Ren. Conc.	8.18	680 0	0
			Wood Frame	23.83	459 0	0
	X	Gas	Residential Local Cost Land Improvements		280 50	3,336
	X	Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	LAND IMPROVE 5000	5,000.00	1 95	4,750
		Underground Utils.	Total Estimated Land Improvements True Cash Value =			8,086

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
High	X	Landscaped	2023	105,100	212,100	317,200			237,458C
Swamp		Wooded	2022	95,800	191,200	287,000			226,151C
Pond		Pond	2021	95,800	197,100	292,900			218,927C
Waterfront	X	Ravine							
Wetland		Flood Plain							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 156 242 434 325	Type CPP WPP Treated Wood Treated Wood	Year Built: 1990 Car Capacity: 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 30 Floor Area: 2,157 Total Base New : 373,443 Total Depr Cost: 261,422 Estimated T.C.V: 381,676		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.		Rooms	
Yr Built 1990	Remodeled 0	Condition: Average		Basement 4 1st Floor 3 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Other:		(12) Electric		200 Amps Service	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1485 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	
X	Many Avg. X Avg. Few 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			Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Hot Water Ground Area = 1485 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			1.75 Story Siding Crawl Space 896 1 Story Siding Crawl Space 224 1 Story Siding Crawl Space 365 Total: 279,357 195,561		Other Additions/Adjustments		Exterior	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior		Brick Veneer 192 3,300 2,310 Plumbing		Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 2 Fixture Bath 1 3,108 2,176	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		CPP 156 2,961 2,073 WPP 242 4,908 3,436		Deck	
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 434 6,883 4,818 Treated Wood 325 5,697 3,988		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 40,142 28,099 Common Wall: 1 Wall 1 -3,117 -2,182 Door Opener 1 683 478	
<p>Class: D Exterior: Pole (Finished) Base Cost 280 10,310 7,217 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></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.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	21-NOT USED/OTHER	2014-01586	PROPERTY TRANSFER	100.0
ANDERSON BETTY JEAN A REV	ANDERSON BETTY JEAN A TRU	0	04/14/2014	AFF	07-DEATH CERTIFICATE	2014-01585	DEED	0.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY JEAN A TRU	0	04/07/2009	QC	21-NOT USED/OTHER	2009/1271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7634 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	2024 Est TCV 310,395 TCV/TFA: 359.25
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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
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		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	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
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. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Gas				
	X	Curb	Total Estimated Land Improvements True Cash Value =			950

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
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	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



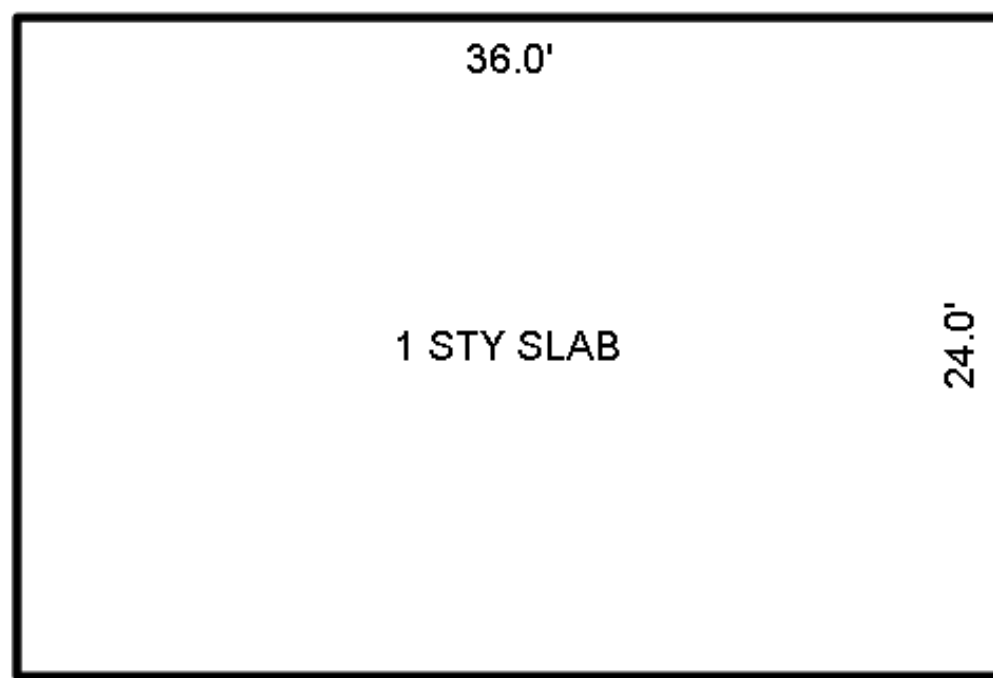
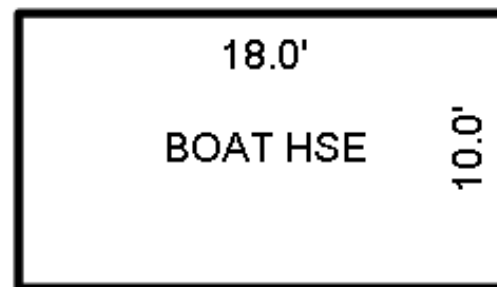
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	105,000	50,200	155,200			101,347C
2023	62,500	47,900	110,400			96,521C
2022	62,500	43,600	106,100			91,925C
2021	55,000	45,400	100,400			88,989C


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % 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: CD Effec. Age: 45 Floor Area: 864 Total Base New : 123,842 Total Depr Cost: 68,113 Estimated T.C.V: 99,445			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: Wall/Floor Furnace Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55					Cls CD Blt 1963		
	Yr Built 1963	Remodeled 0	Ex X Ord Min		(12) Electric 0 Amps Service			Building Areas							
	Condition: Average		Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost							
	Room List	Doors	Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			1 Story Block Slab 864							
	Basement 1st Floor 2nd Floor Bedrooms		(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			Total: 99,231 54,577							
	(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,195 657 Water/Sewer Public Sewer 1 1,326 729 Water Well, 100 Feet 1 5,640 3,102 Built-Ins Appliance Allow. 1 1,934 1,064 Fireplaces Exterior 1 Story 1 5,707 3,139 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 180 8,809 4,845 Local Cost Items SANITARY SEWER 1 0 0					*		
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0		Lump Sum Items:			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 99,445							
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Totals: 123,842 68,113							
	(2) Windows		(9) Basement Finish												
X	Many Avg. X Avg. Few Small		(10) Floor Support 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		(11) Roof												
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Chimney: Brick												

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



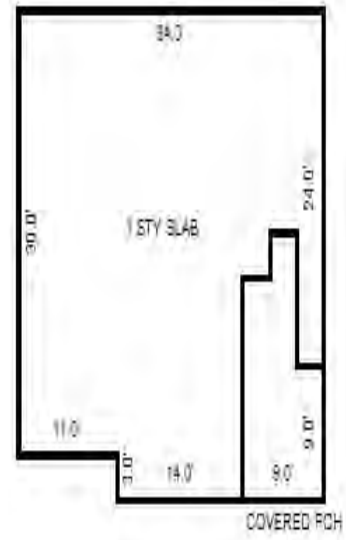
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
7624 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 357,369 TCV/TFA: 371.10						
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		X Dirt Road		Gravel Road		A50' @ 4200/FF 50.00 100.00 1.0000 1.0000 4200 100 210,000								
. SEC 11 T22N R8W LOT 20 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		X Paved Road		Storm Sewer		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000								
Comments/Influences		X Sewer		X Electric		X Gas		X Curb						
		X Street Lights		Standard Utilities		Underground Utils.		Land Improvement Cost Estimates						
		Topography of Site		X Level		Rolling		Low		X High				
		X Landscaped		Swamp		Wooded		Pond		X Waterfront				
		Ravine		Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2024	105,000	73,700	178,700			72,987C
		TPC 12/27/2017		INSPECTED				2023	62,500	70,400	132,900			69,512C
		TPC 09/29/2014		INSPECTED				2022	62,500	63,500	126,000			66,202C
		TPC 10/23/2012		INSPECTED				2021	55,000	65,500	120,500			64,088C

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Missaukee, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							126	CCP (1 Story)			
Building Style: 1S		X	Drywall Plaster	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 963 SF Floor Area = 963 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C +5 Effec. Age: 35 Floor Area: 963 Total Base New : 153,306 Total Depr Cost: 99,636 Estimated T.C.V: 145,469			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1951	Remodeled 0	Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Building Areas			Cls C 5 Blt 1951			
Condition: Average		Ex	Ord	X	Min	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List	Doors	Ord	X	H.C.	No. of Elec. Outlets			Building Areas			Total:					
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Lg	Ord	X	Small	Many X Ave. Few			1 Story Siding Slab			963				
(1) Exterior	Kitchen: Other: Other:	Size of Closets			(13) Plumbing			Other Additions/Adjustments			131,424		85,413			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			Plumbing			Average Fixture(s)			1,476		959	
X	Insulation	X	Tile	3 Fixture Bath			Porches			3 Fixture Bath			4,646		3,020	
(2) Windows	Many Avg. Few	(7) Excavation		2 Fixture Bath			Water/Sewer			CCP (1 Story)			3,476		2,259	
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 963 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Public Sewer			1,494		971	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		2 Fixture Bath			Water Well, 50 Feet			Built-Ins			2,686		1,746	
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Fireplaces			2,766		1,798	
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(9) Basement Finish		2 Fixture Bath			Interior 1 Story			Local Cost Items			5,338		3,470	
X	Gable Hip Flat	Gambrel Mansard Shed		2 Fixture Bath			SANITARY SEWER			Totals:			153,306		99,636	
X	Asphalt Shingle	(10) Floor Support		2 Fixture Bath			Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			145,469		*	
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer		2 Fixture Bath			Lump Sum Items:									

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVANDOWSKI RICHARD & STO	LEVANDOWSKI RICHARD & LEV	1	10/25/2018	QC	06-COURT JUDGEMENT	2018-03663	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7620 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Garage	01/12/2005	20050008	Complete
	P.R.E. 100% 08/25/2016					

Owner's Name/Address	MAP #:
LEVANDOWSKI RICHARD & LEVANDOWSKI P 7620 W FOREST DR LAKE CITY MI 49651	2024 Est TCV 421,881 TCV/TFA: 308.17

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<table border="1"> <thead> <tr> <th colspan="6">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj. 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 100</td> <td>210,000</td> </tr> <tr> <td colspan="6">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 210,000</td> </tr> </tbody> </table>	* 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
* Factors *																													
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value																							
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200 100	210,000																							
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 210,000																							

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road	2.27	800 0	0
	X	Gravel Road	15.61	144 0	0
Comments/Influences	X	Paved Road	24.99	192 50	2,399
	X	Storm Sewer	Residential Local Cost Land Improvements		
839-5083	X	Sidewalk	Description		
	X	Water	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Sewer	Total Estimated Land Improvements True Cash Value = 3,349		
	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	105,000	105,900	210,900			108,645C
X Rolling	2023	62,500	101,100	163,600			103,472C
X Low	2022	62,500	91,100	153,600			98,545C
X High	2021	55,000	93,900	148,900			95,397C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



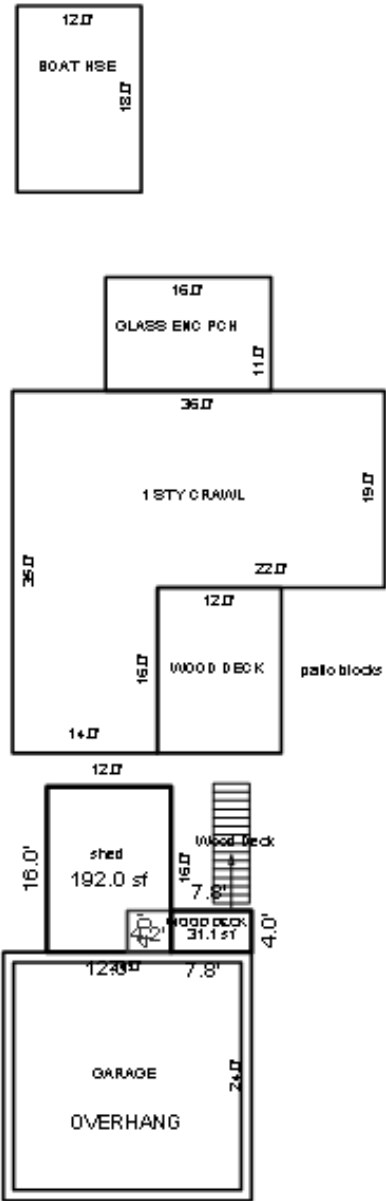
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	105,000	105,900	210,900			108,645C
TPC	08/25/2016	INSPECTED	2023	62,500	101,100	163,600			103,472C
TPC	10/23/2012	INSPECTED	2022	62,500	91,100	153,600			98,545C
			2021	55,000	93,900	148,900			95,397C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 176 192 120	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,369 Total Base New : 238,047 Total Depr Cost: 142,830 Estimated T.C.V: 208,532		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1968		
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 908 SF Floor Area = 1369 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories Exterior Foundation		Size		Cost New Depr. Cost		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1			1 Story Siding		908				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2			1 Story Siding		461				
	Insulation			Many			X	Ave.		Few	Other Additions/Adjustments					
(2) Windows		(7) Excavation		(14) Water/Sewer			1			Plumbing						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 908 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			1			Average Fixture(s)		1		1,476 886		
X	Wood Sash	(8) Basement		Public Sewer			1			3 Fixture Bath		1		4,646 2,788		
X	Metal Sash			Water Well			1			Solar Water Heat						
X	Vinyl Sash			1000 Gal Septic			1			No Plumbing						
X	Double Hung	Conc. Block		2000 Gal Septic			Lump Sum Items:			Extra Toilet		176		11,375 6,825		
X	Horiz. Slide	Poured Conc.								Extra Sink		192		4,028 2,417		
X	Casement	Stone								Separate Shower		120		2,947 1,768		
X	Double Glass	Treated Wood								Ceramic Tile Floor						
X	Patio Doors	Concrete Floor								Ceramic Tile Wains						
X	Storms & Screens	(9) Basement Finish								Ceramic Tub Alcove						
(3) Roof										Vent Fan						
X	Gable									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Hip									Base Cost		576		24,808 14,885		
X	Flat	Gambrel Mansard Shed								Class: C Exterior: Block Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle									Base Cost		218		11,388 6,833		
Chimney: Brick										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		
										<<<<< 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.
ELZINGA MONTY L TRUSTEE	TRAVIS KYLE D & EMILY E T	550,000	10/13/2023	WD	03-ARM'S LENGTH	2023-02831	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7610 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST	Other	09/10/2012	2012-7610	100%	
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2024 Est TCV 493,620 TCV/TFA: 285.49
TRAVIS KYLE D & EMILY E TRUST 3450 BLOOMINGTON HILLS DR SE ADA MI 49301	

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 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		* Factors *			
			A50' @ 4200/FF	50.00	100.00	210,000
Comments/Influences	X		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000			

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
GRG IS GUEST HOUSE	X		D/W/P: 3.5 Concrete	6.16	78 0	0
			Wood Frame	24.15	140 94	3,178
	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value = 4,128			

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
													2023	62,500	141,700	204,200			106,958C
													2022	62,500	127,700	190,200			101,865C
													2021	55,000	131,600	186,600			98,611C

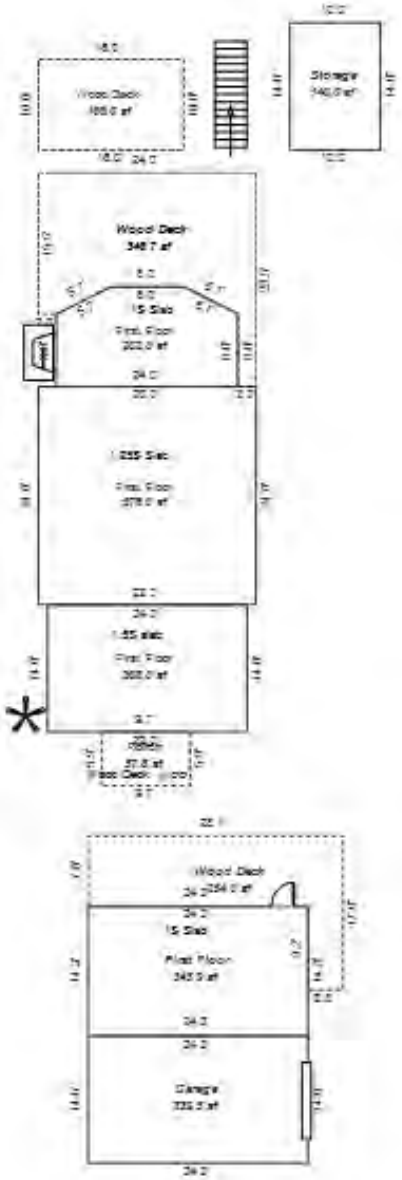


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 57 WPP 57 Treated Wood 346 Treated Wood 68 Treated Wood 160 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											
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1972		Remodeled 2007			Ex	X	Ord									
Condition: Average		Size of Closets			Lg	X	Ord									
Room List		Doors			Solid		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	(6) Ceilings	No./Qual. of Fixtures												
	Insulation	X	Drywall		Ex.	X	Ord.									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.									
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1086 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1	Average Fixture(s)											
X	Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	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											
(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											
X	Asphalt Shingle	(10) Floor Support		1	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 1.25S										Cls C 10 Blt 1972						
(11) Heating System: Forced Hot Water										Ground Area = 1086 SF Floor Area = 1384 SF.						
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas						
		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
		1.25 Story		Siding		Slab		576								
		1 Story		Siding		Slab		202								
		1.5 Story		Siding		Slab		308								
		Total:		186,113		120,979										
Other Additions/Adjustments																
Plumbing																
		Average Fixture(s)		1		1,476		959								
		3 Fixture Bath		2		9,291		6,039								
Porches																
		WPP		57		2,248		1,461								
Deck																
		Treated Wood		57		1,902		1,236								
		Treated Wood		346		5,930		3,854								
		Treated Wood		68		2,087		1,357								
		Treated Wood		160		3,578		2,326								
Water/Sewer																
		Public Sewer		1		1,494		971								
		Water Well, 100 Feet		1		5,808		3,775								
Built-Ins																
		Appliance Allow.		1		2,766		1,798								
Fireplaces																
		Exterior 1 Story		1		6,513		4,233								
Local Cost Items																
		SANITARY SEWER		1		0		0				*				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

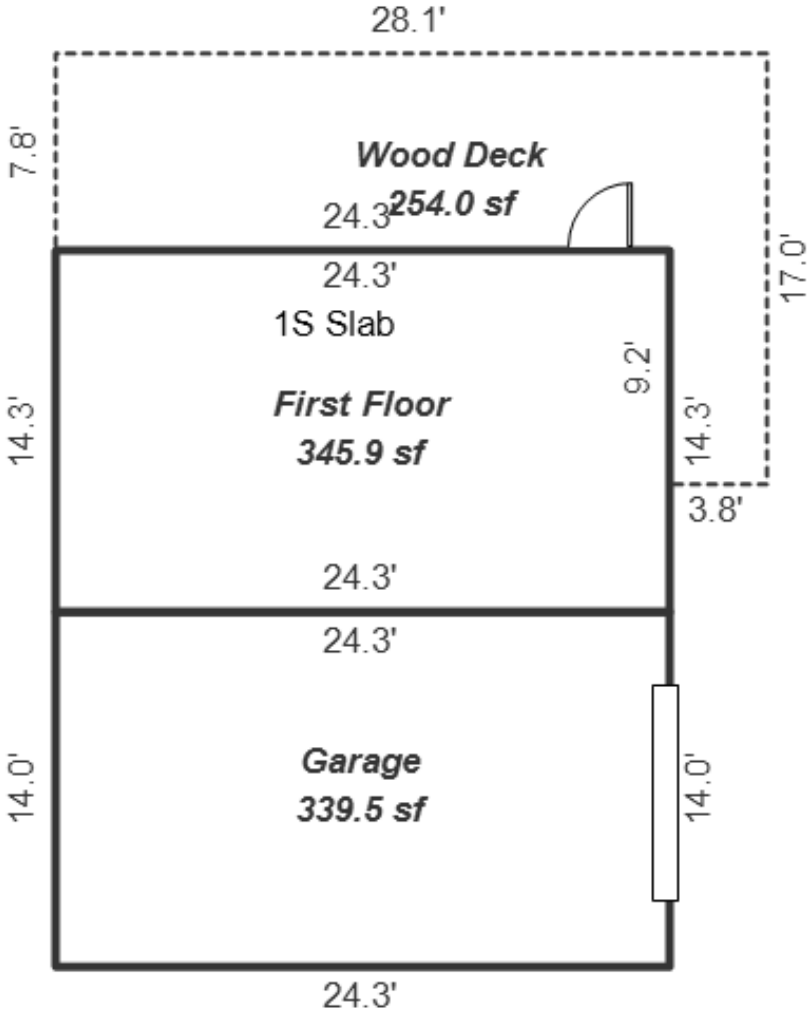


*** Information herein deemed reliable but not guaranteed***

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 254	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 339 % 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 0		Remodeled 0		Ex	X	Ord	Min																										
Condition: Average		Size of Closets		Lg	X	Ord	Small																										
Room List		Doors	Solid	H.C.	Central Air Wood Furnace																												
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																													
Insulation				Ex.	X	Ord.	Min																										
(2) Windows		(7) Excavation		No. of Elec. Outlets																													
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 345 S.F. Height to Joists: 0.0		(13) Plumbing																													
X		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																													
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
Chimney:		(10) Floor Support		Lump Sum Items:																													
		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 345 SF Floor Area = 345 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>345</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>43,524</td> <td>28,291</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	345			Total:				43,524	28,291	E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	345																														
Total:				43,524	28,291																												
Notes: GUEST HOUSE: GARAGE ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 61,970																																	

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

This garage with apt is also shown on primary sketch



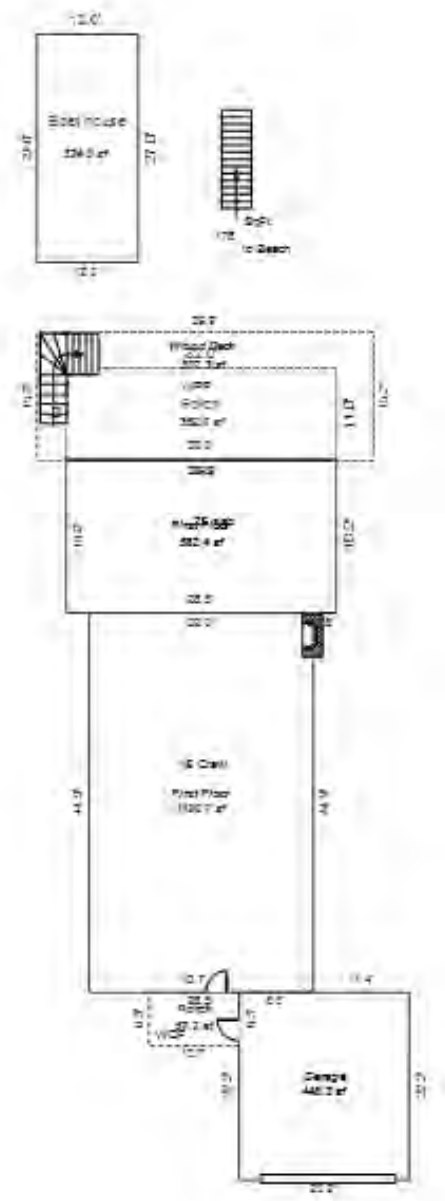
*** Information herein deemed reliable but not guaranteed***

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									
7600 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 558,502 TCV/TFA: 237.26											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
MORROW RICHARD 7600 W FOREST DR LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		Dirt Road		A50' @ 4200/FF 50.00 100.00 1.0000 1.0000		4200 100		210,000											
. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		X Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		210,000											
Comments/Influences		X Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value								
		X Electric		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																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		X Level																	
		Rolling																	
		X High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value						
		Who		When		What		2024		105,000		174,300		279,300				146,781C	
		TPC 12/27/2017		INSPECTED				2023		62,500		166,300		228,800				139,792C	
		TPC 10/23/2012		INSPECTED				2022		62,500		149,900		212,400				133,136C	
								2021		55,000		154,600		209,600				128,883C	



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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.
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7580 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/30/2006	20060497	Complete

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2024 Est TCV 1,029,874 TCV/TFA: 473.29

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A50' @ 4200/FF	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 =	353,176

Comments/Influences	X Sewer	Residential Local Cost Land Improvements
Freeland is temporary address	X	

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level	LAND IMPROVE 2500	2,500.00	1	95	2,375
X Rolling	Total Estimated Land Improvements True Cash Value =				2,375

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	176,600	338,300	514,900			311,572C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	105,100	323,000	428,100			296,736C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/23/2012	INSPECTED	2022	95,800	294,500	390,300			282,606C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2021	95,800	303,700	399,500			273,578C

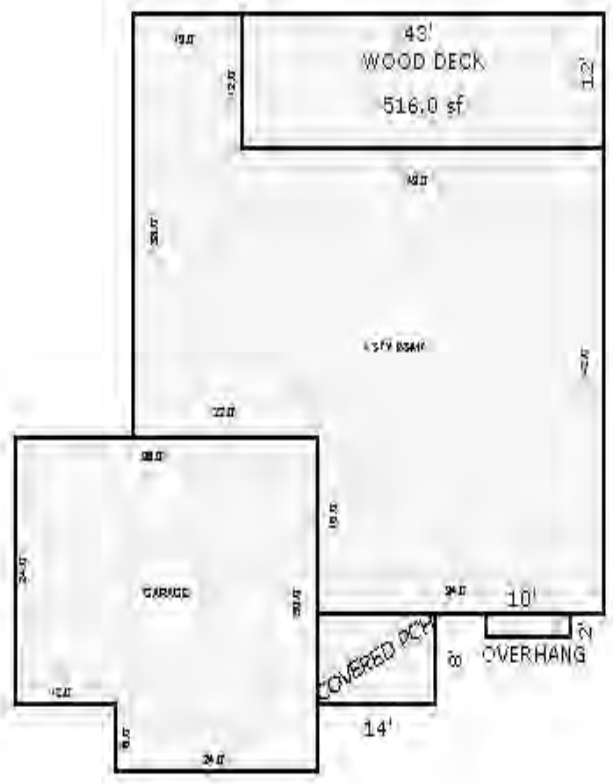


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 516	Type 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: 1080 % 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: 15 Floor Area: 2,176 Total Base New : 543,370 Total Depr Cost: 461,865 Estimated T.C.V: 674,323			E.C.F. X 1.460		Bsmnt Garage:																								
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 543,370																													
Condition: Average		Lg		X	Ord		Small	No Heating/Cooling			Total Depr Cost: 461,865																												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Estimated T.C.V: 674,323																													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Estimated T.C.V: 674,323																													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			0 Amps Service			Total Estimated T.C.V: 674,323																													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Ex. X Ord. Min			Total Estimated T.C.V: 674,323																													
(2) Windows		(7) Excavation		Many			X	Ave.		Total Estimated T.C.V: 674,323																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 2156 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Estimated T.C.V: 674,323																													
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			(13) Plumbing			Total Estimated T.C.V: 674,323																													
(3) Roof		(9) Basement Finish		1500 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total Estimated T.C.V: 674,323																													
X	Gable Hip Flat	Gambrel Mansard Shed	1	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Estimated T.C.V: 674,323																													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Estimated T.C.V: 674,323																													
Chimney:										Total Estimated T.C.V: 674,323																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2007 (11) Heating System: Forced Heat & Cool Ground Area = 2156 SF Floor Area = 2176 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 Story</td> <td>Siding</td> <td>Basement</td> <td>2,156</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>390,271</td> <td>331,730</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Recreation Room 1500 40,995 34,846 Exterior Stone Veneer 168 7,836 6,661 Basement, Outside Entrance, Below Grade 1 3,593 3,054 Plumbing Average Fixture(s) 1 2,172 1,846 3 Fixture Bath 1 6,832 5,807 2 Fixture Bath 1 4,577 3,890 Porches CCP (1 Story) 112 4,002 3,402 Deck Treated Wood 516 8,173 6,947 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,117 -2,649 Door Opener 2 1,366 1,161 Base Cost 1080 59,065 50,205 Water/Sewer Public Sewer 1 1,914 1,627 Water Well, 200 Feet 1 11,716 9,959</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,156			1 Story	Siding	Overhang	20			Total:				390,271	331,730
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Basement	2,156																																				
1 Story	Siding	Overhang	20																																				
Total:				390,271	331,730																																		

*** 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.							
WHITACRE KIM J & GRAHAM S	WHITACRE TRUST & GRAHAM T	0	10/23/2017	QC	09-FAMILY	2017-03376	DEED	0.0							
LONSBERRY JEAN L TRUST	WHITACRE KIM J & GRAHAM S	1	04/24/2017	WD	09-FAMILY	2017-01430	PROPERTY TRANSFER	0.0							
LONSBERRY JEAN L	LONSBERRY JEAN & GRAHAM S	0	01/11/2011	QC	09-FAMILY	2011-170QC	PROPERTY TRANSFER	0.0							
LONSBERRY EDWARD L	LONSBERRY JEAN L	0	12/06/2010	AFF	07-DEATH CERTIFICATE	2011-0006DC	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
7570 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST													
Owner's Name/Address		P.R.E. 0%		MAP #:											
WHITACRE TRUST & GRAHAM TRUST WITIACRE R&K & GRAHAM T&S 9622 W GRAND RIVER HWY GRAND LEDGE MI 48837		2024 Est TCV 463,815 TCV/TFA: 254.84													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		X		Public Improvements		* Factors *									
Comments/Influences		X Sewer		X Electric		X Gas		X Curb							
		X Street Lights		Standard Utilities		Underground Utils.									
		Topography of Site		X Level		Rolling		Low							
				X High		Landscaped		Swamp							
				X Waterfront		Ravine		Wetland							
						Flood Plain									
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan								2024		105,000	126,900	231,900			109,029C
								2023		62,500	121,100	183,600			103,838C
								2022		62,500	109,100	171,600			98,894C
								2021		55,000	112,500	167,500			95,735C

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

Building Type		(3) Roof (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 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,820 Total Base New : 210,826 Total Depr Cost: 172,352 Estimated T.C.V: 251,634		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 = 1820 SF Floor Area = 1820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls CD		Blt 1958		
Yr Built 1958	Remodeled 1989	Ex	X	Ord	Min	No. of Elec. Outlets			Building Areas		Cost New		Depr. Cost		
Condition: Average		Size of Closets		Lg			X	Ord	Small	Stories		Exterior		Foundation	
Room List		Doors		Solid			X	H.C.	1 Story			Siding		Slab	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen:			2			1 Story		Siding		Crawl Space	
(1) Exterior		(6) Ceilings		Other:			Average Fixture(s)			1 Story		Siding		Crawl Space	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 572 S.F. Height to Joists: 0.0			3 Fixture Bath			1 Story		Siding		Crawl Space	
(2) Windows		Many		X	Large	2 Fixture Bath			Total:		195,326		159,952		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Average Fixture(s)			Plumbing		Average Fixture(s)		3 Fixture Bath	
X	Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood		240		4,565	
X	Patio Doors Storms & Screens	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		Public Sewer		1,326	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Water Well, 50 Feet		Water Well		2,585	
X	Gable Hip Flat	Gambrel Mansard Shed		Vent Fan			Public Water			Built-Ins		Appliance Allow.		1,934	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Sewer			Local Cost Items		SANITARY SEWER		1	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		251,634	
				1			1000 Gal Septic 2000 Gal Septic			Totals:		210,826		172,352	

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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.
		164,500	08/01/2000	WD	33-TO BE DETERMINED	03-0:4795	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7558 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/29/2014	2014-0350	100%

Owner's Name/Address	MAP #:
DREWS KENNETH P & IRENE A 7558 W FOREST DR LAKE CITY MI 49651	2024 Est TCV 579,468 TCV/TFA: 313.56

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A50' @ 4200/FF	41.00	102.00	1.0509	1.0050	4200	100	181,857
			41 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	181,857

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Wood Frame	27.67	128 71	2,515

Comments/Influences	X	Sewer	Total Estimated Land Improvements True Cash Value =			
	X	Electric	2,515			
	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	90,900	198,800	289,700			192,790C
	X	Low	2023	54,100	198,100	252,200			183,610C
	X	High	2022	53,300	178,400	231,700			174,867C
	X	Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2021	46,900	183,900	230,800			169,281C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	54,100	198,100	252,200			183,610C
TPC	12/23/2014	INSPECTED	2022	53,300	178,400	231,700			174,867C
TPC	10/29/2014	INSPECTED	2021	46,900	183,900	230,800			169,281C

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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	Area 301 13 18	Type WPP 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 392 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 9 Floor Area: 1,848 Total Base New : 297,398 Total Depr Cost: 270,614 Estimated T.C.V: 395,096	E.C.F. X 1.460
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 2015								
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		No./Qual. of Fixtures								
A-Frame		Trim & Decoration		Ex			0 Amps Service		Ex.								
Wood Frame		Ex		Ord			No. of Elec. Outlets		Ord.								
Building Style: 1.5S		Min		Small			Many		Ave.								
Yr Built 2015		Remodeled 0		Size of Closets			Few		Lg								
Condition: Average		Lg			Ord			H.C.		Small							
Room List		Doors			Solid			Central Air Wood Furnace		H.C.							
Basement		(5) Floors			(6) Ceilings			1 Average Fixture(s)		2							
1st Floor		Kitchen:			Other:			2 3 Fixture Bath		1							
2nd Floor		Other:			No. of Elec. Outlets			1 2 Fixture Bath		2							
Bedrooms		Other:			Many			Softener, Auto		1							
(1) Exterior		Other:			Ave.			Softener, Manual		1							
Wood/Shingle		(6) Ceilings			Few			Solar Water Heat		1							
Aluminum/Vinyl		Kitchen:			No. of Elec. Outlets			No Plumbing		1							
Brick		Other:			Many			Extra Toilet		1							
Insulation		Other:			Ave.			Extra Sink		1							
(2) Windows		(7) Excavation			Few			Separate Shower		1							
Many		Basement: 0 S.F.			No. of Elec. Outlets			Ceramic Tile Floor		1							
Avg.		Crawl: 1232 S.F.			Many			Ceramic Tile Wains		1							
Large		Slab: 0 S.F.			Ave.			Ceramic Tub Alcove		1							
Avg.		Height to Joists: 0.0			Few			Vent Fan		1							
Small		(8) Basement			No. of Elec. Outlets			Water/Sewer		1							
Wood Sash		Conc. Block			Many			Public Water		1							
Metal Sash		Poured Conc.			Ave.			Public Sewer		1							
Vinyl Sash		Stone			Few			Water Well		1							
Double Hung		Treated Wood			No. of Elec. Outlets			1000 Gal Septic		1							
Horiz. Slide		Concrete Floor			Many			2000 Gal Septic		1							
Casement		(9) Basement Finish			Ave.			Lump Sum Items:		1							
Double Glass		Recreation SF			Few			Public Water		1							
Patio Doors		Living SF			No. of Elec. Outlets			Public Sewer		1							
Storms & Screens		Walkout Doors (B)			Many			Water Well		1							
(3) Roof		No Floor SF			Ave.			1000 Gal Septic		1							
Gable		Walkout Doors (A)			Few			2000 Gal Septic		1							
Hip		(10) Floor Support			No. of Elec. Outlets			Lump Sum Items:		1							
Flat		Joists:			Many			Public Water		1							
Asphalt Shingle		Unsupported Len:			Ave.			Public Sewer		1							
Chimney:		Cntr.Sup:			Few			Water Well		1							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCDANIEL MARK S & MARY F	MCDANIEL MARY F REV TRUST	0	06/28/2012	WD	03-ARM'S LENGTH	2013-02365 WD	PROPERTY TRANSFER	0.0			
MCDANIEL MARY F TRUST	MCDANIEL MARK S & MARY F	1	12/15/2011	WD	03-ARM'S LENGTH	2012-00082	PROPERTY TRANSFER	0.0			
MCDANIEL MARY F TRUST		1	12/14/2011	OTH	23-PART OF REF	2012-00081	PROPERTY TRANSFER	0.0			
MCDANIEL MARK S & MARY F	MCDANIEL MARK S & MARY F,	0	11/27/2007	QC	21-NOT USED/OTHER	2007/4274	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7552 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/14/2018		2018-0159	100%		
Owner's Name/Address		P.R.E. 0%		Remodel		02/20/2004		20040014	Complete		
MCDANIEL MARY F REV TRUST 6241 WINDRUSH LN EAST LANSING MI 48823-9400		MAP #:		2024 Est TCV 395,563 TCV/TFA: 310.00							
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	41.00	102.00	1.0509	1.0050	4200	100	181,857
				41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 181,857							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Concrete	6.97	110	0	0			
				D/W/P: 4in Ren. Conc.	8.18	120	0	0			
				D/W/P: Asphalt Paving	3.10	384	0	0			
				Wood Frame	32.30	80	50	1,292			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 2500	2,500.00	1	100	2,500			
				Total Estimated Land Improvements True Cash Value =							3,792
		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	90,900	106,900	197,800			115,691C
		TPC 12/27/2017	INSPECTED		2023	54,100	102,000	156,100			110,182C
		TPC 09/14/2015	INSPECTED		2022	53,300	92,100	145,400			104,936C
		TPC 10/23/2012	INSPECTED		2021	46,900	94,900	141,800			101,584C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360 324 84	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 86 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration		X	Ex	Ord	Min																
Yr Built 1962	Remodeled 1996	Size of Closets		X	Lg	Ord	Small																
Condition: Average		Doors				Solid	X	H.C.															
Room List		(5) Floors		(12) Electric																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200		Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																			
	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.	X	Ord.	Min																
(2) Windows		(7) Excavation		No. of Elec. Outlets																			
	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few																
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1276 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																			
X	Double Hung Horiz. Slide Casement	(8) Basement		1	Average Fixture(s)																		
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
(3) Roof		(9) Basement Finish		(14) Water/Sewer																			
X	Gable Hip Flat	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:																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1962											
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1 Story										Siding		Crawl Space		1,276		Total:		165,731		107,725			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,476		959					
Deck										Treated Wood		360		6,091		3,959							
										Treated Wood		324		5,686		3,696							
Garages										Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		576		22,285		19,165		*	
										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							
Breezeways										Frame Wall		84		5,781		3,758							
Local Cost Items										SANITARY SEWER		1		0		0		*					
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE)		1.460 =>		TCV:		209,914							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LENNOX SHELDON A	LEVINE JERRY & ROBIN	85,000	06/15/2015	WD	03-ARM'S LENGTH	2015-02109	PROPERTY TRANSFER	100.0
LENNOX ANN P	LENNOX SHELDON A	1	12/13/2011	QC	06-COURT JUDGEMENT	2012-00128	PROPERTY TRANSFER	0.0
		64,900	08/01/1999	WD	33-TO BE DETERMINED	330:50	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7555 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LEVINE JERRY & ROBIN 146 GLEN EAGLE DR NE ROCKFORD MI 49341-1182	MAP #:					
	2024 Est TCV 128,329 TCV/TFA: 152.77					

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 LOT 29 SILVER BIRCH BLUFF.	X		B 50' @\$800/	64.00	102.00	46,219
			64 Actual Front Feet, 0.15 Total Acres			46,219

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
ADD SEWER FOR 05	X	Wood Frame	20.87	160 71	2,371
		Total Estimated Land Improvements True Cash Value =			2,371



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	23,100	41,100	64,200			31,615C
Rolling	2023	11,600	35,700	47,300			30,110C
Low	2022	5,000	32,200	37,200			28,677C
High	2021	5,000	29,800	34,800			27,761C
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	11,600	35,700	47,300			30,110C
TPC	12/27/2017	INSPECTED	2022	5,000	32,200	37,200			28,677C
TPC	06/29/2015	INSPECTED	2021	5,000	29,800	34,800			27,761C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 288 134 272 50	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace											
Yr Built 1935	Remodeled 0	Trim & Decoration			(12) Electric											
Condition: Average		Ex	X Ord	Min	0 Amps Service											
Room List		Lg	Ord	X Small	No./Qual. of Fixtures											
Basement	1st Floor	(5) Floors			Ex. X Ord. Min											
2nd Floor	Bedrooms	Kitchen: Other: Other:			No. of Elec. Outlets											
(1) Exterior		(6) Ceilings			Many X Ave. Few											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(13) Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 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											
X	Many Avg. X Few	Large Avg. Small	(8) Basement			(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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	(10) Floor Support			Notes:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:											
Chimney: Metal					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.
1850 DIVISION STREET LLC	MEEKHOF STEPHAN	86,900	07/05/2017	WD	03-ARM'S LENGTH	2017-02115	PROPERTY TRANSFER	100.0
MCDANIEL MARK S & MARY F	1850 DIVISION STREET LLC	99	09/08/2005	WD	21-NOT USED/OTHER	05-0/3818	DEED	0.0
CANNING DONNA RAE TRUSTEE	MCDANIEL MARK S & MARY F	104,000	08/05/2005	OTH	03-ARM'S LENGTH	05-0/3039	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1850 S DIVISION ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/07/2018	2018-0221	100%
Owner's Name/Address	P.R.E. 0%		Reroof	02/27/2018	2018-0039	100%
MEEKHOF STEPHAN 12925 SPRINGBROOKE TRL SOUTH LYON MI 48178-8530	MAP #:		Remodel	08/08/2017	2017-0365	100%
	2024 Est TCV 192,733 TCV/TFA: 212.73					

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 LOT 30 SILVER BIRCH BLUFF.	X		B 50' @\$800/	50.00	100.00	38,218
			50 Actual Front Feet, 0.12 Total Acres			38,218

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	244 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	565 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			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2024	19,100	77,300	96,400			65,573C
Low	X		2023	9,600	67,300	76,900			62,451C
High	X		2022	5,000	60,800	65,800			59,478C
Landscaped	X		2021	5,000	56,200	61,200			57,578C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

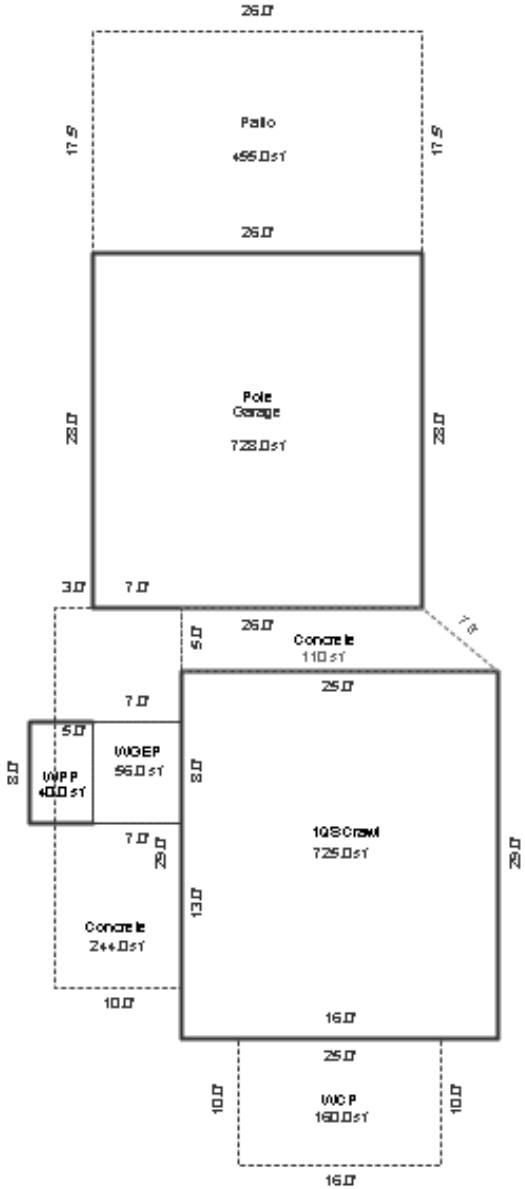


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 56 160 40	Type WGEP (1 Story) WCP (1 Story) WPP	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % 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	Trim & Decoration									
Yr Built 1972	Remodeled 2020	Ex	X	Ord		Min	Size of Closets								
Condition: Average		X	Lg		Ord		Small	Central Air Wood Furnace							
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures							
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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: 725 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath Softener, Auto 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							
X	Asphalt Shingle	(10) Floor Support		1		Public Sewer		Water Well							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
								Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:						152,015	
										Totals:		172,728		138,195	
										Total:		125,587		100,481	
										Average Fixture(s)		1		1,476	
										2 Fixture Bath		1		3,108	
										WGEP (1 Story)		56		6,539	
										WCP (1 Story)		160		6,891	
										WPP		40		1,862	
										Garages					
										Class: C Exterior: Pole (Unfinished)					
										Base Cost		728		19,772	
										Door Opener		1		547	
										Water/Sewer					
										Public Sewer		1		1,494	
										Water Well, 50 Feet		1		2,686	
										Built-Ins					
										Appliance Allow.		1		2,766	
										Local Cost Items					
										SANITARY SEWER		1		0	
										Totals:		172,728		138,195	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX DENNIS J	FOX ERIC F & FOX KIM A	0	01/07/2023	OTH	07-DEATH CERTIFICATE	2023-00351	OTHER	0.0
FOX DENNIS J	FOX DENNIS J & FOX ERIC F	0	08/17/2005	QC	09-FAMILY	2023-00350	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1870 S DIVISION ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FOX ERIC F & FOX KIM A 6613 W LITTLE TURTLE WAY WEIDMAN MI 48893	MAP #:					
	2024 Est TCV 151,480 TCV/TFA: 115.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS														
			Public Improvements	* Factors *	LOTS 31,32,33 & 34	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
. SEC 11 T22N R8W LOTS 31,32,33 & 34 SILVER BIRCH BLUFF.	X		Dirt Road														
Comments/Influences	X		Gravel Road														
	X		Paved Road														
	X		Storm Sewer														
	X		Sidewalk														
	X		Water														
	X		Sewer														
	X		Electric														
	X		Gas														
	X		Curb														
	X		Street Lights														
			Standard Utilities														
			Underground Utils.														



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	28,400	47,300	75,700			38,886C
Rolling	2023	24,400	53,700	78,100			45,407C
Low	2022	17,500	48,400	65,900			43,245C
High	2021	15,000	44,700	59,700			41,864C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

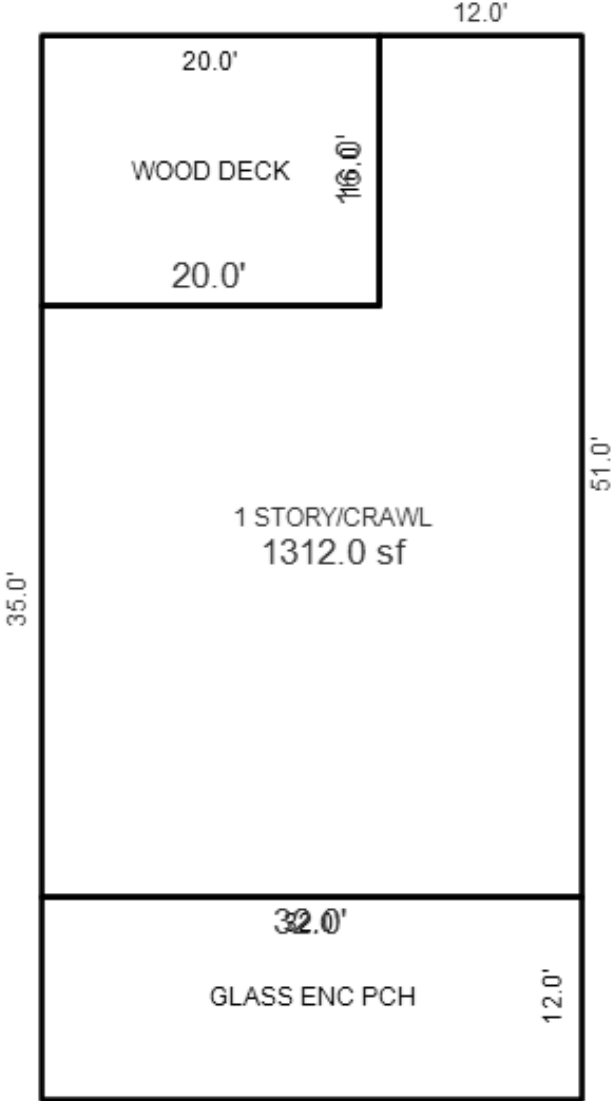
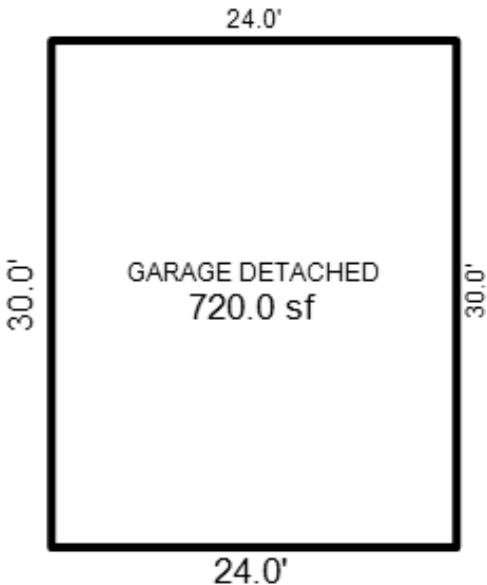
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/31/2023	INSPECTED	2023	24,400	53,700	78,100			45,407C
TPC	04/30/2021	INSPECTED	2022	17,500	48,400	65,900			43,245C
TPC	05/06/2018	INSPECTED	2021	15,000	44,700	59,700			41,864C

*** 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		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 384 320	Type WGEP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % 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	(12) Electric	0	Class: D Effec. Age: 45 Floor Area: 1,312 Total Base New : 195,555 Total Depr Cost: 107,556 Estimated T.C.V: 118,311	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	Cls D Blt 1967	
Building Style: 1S		X Drywall	Plaster									No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D Blt 1967
Yr Built 1967		Remodeled 0		Ex	X	Ord	Min	Ground Area = 1312 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55					
Condition: Average Part. Construct.: 80%		Size of Closets		Lg	X	Ord	Small	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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space 1,312		Total: 135,398 74,469			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many		X	Ave.	Average Fixture(s) 2 Fixture Bath Porches WGEP (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. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 1,025 564 1 2,152 1,184 384 20,974 11,536 320 5,386 2,962 720 20,340 11,187 1 1,175 646 1 2,498 1,374 1 1,638 901 1 4,969 2,733 1 0 0			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1312 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Lump Sum Items:					
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer Water Well, 50 Feet					
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Notes: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		Totals: 195,555 107,556							
X	Asphalt Shingle	(3) Roof		Chimney: Block									
X	Gable Hip Flat	Gambrel Mansard Shed											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAEFER KATHLEEN	ORTIZ REYES S & ISMELDA	61,000	04/27/1990	WD	03-ARM'S LENGTH	261P281	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1871 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
ORTIZ ISMELDA 849 DICKINSON ST SE GRAND RAPIDS MI 49507-2042	2024 Est TCV 215,230 TCV/TFA: 204.98					

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 35, 36 & 37 SILVER BIRCH BLUFF.	X		Dirt Road	145.00	102.00	0.7266	0.9524	500	100	LOT 35	50,170
Comments/Influences			Gravel Road	145 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	50,170

Comments/Influences	X	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
		Description	Rate	Size	% Good				
	X	Water	D/W/P: 3.5 Concrete	6.58	540	81	2,878		
	X	Sewer	Total Estimated Land Improvements True Cash Value =				2,878		
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							

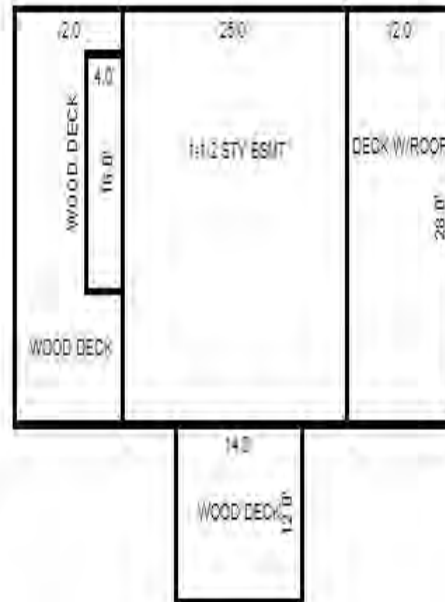
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	25,100	82,500	107,600			70,998C
X Rolling	2023	21,300	71,900	93,200			67,618C
Low	2022	15,000	64,800	79,800			64,399C
High	2021	12,500	64,000	76,500			62,342C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2024	25,100	82,500	107,600			70,998C
			2023	21,300	71,900	93,200			67,618C
			2022	15,000	64,800	79,800			64,399C
			2021	12,500	64,000	76,500			62,342C

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Sketch by Apex IV™

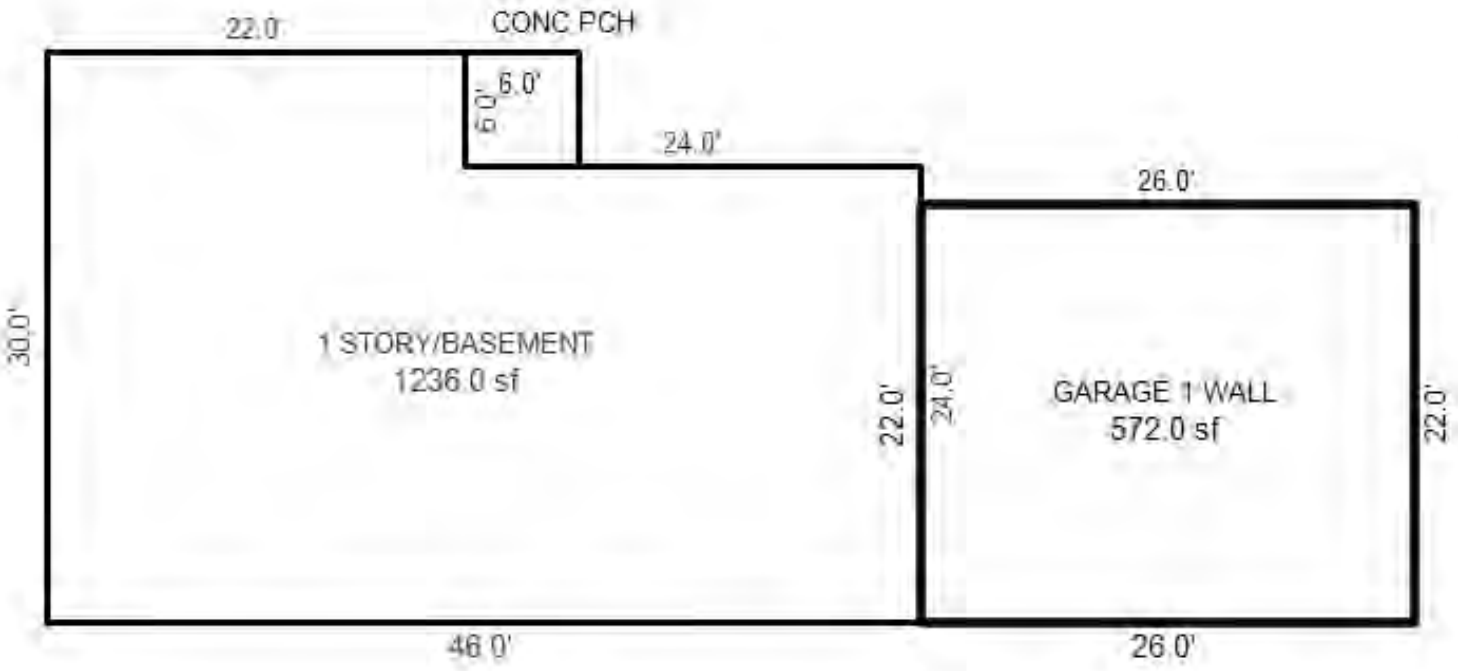
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7575 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/08/1996								
Owner's Name/Address		MAP #:		2024 Est TCV 267,517 TCV/TFA: 216.44								
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
Tax Description		Public Improvements		* Factors *								
SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 50' @\$800/	147.50	100.00	0.7630	0.9554	800	100	LOT 38	86,026
		Paved Road		148 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		86,026		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.58	306	50	1,006				
		X	Sewer	Wood Frame	28.00	120	50	1,680				
		X	Electric	Total Estimated Land Improvements True Cash Value =				2,686				
		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	43,000	90,800	133,800		67,833C		
		TPC 04/30/2021 INSPECTED			2023	21,500	79,000	100,500		64,603C		
		TPC 12/27/2017 INSPECTED			2022	17,500	71,200	88,700		61,527C		
		TPC 05/04/2016 INSPECTED			2021	15,000	65,700	80,700		59,562C		



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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.							
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	OTHER	0.0							
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0							
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0							
MOORE ROGER W	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00980	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
7601 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		07/09/2021		2021-0443	100%						
Owner's Name/Address		P.R.E. 100% 12/09/2021		MAP #:											
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651		2024 Est TCV 44,909													
Tax Description		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS											
. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.		Public Improvements		* Factors *		LOTS 41 & 42									
Comments/Influences		Dirt Road		Description		Frontage		Depth		Value					
		Gravel Road		B 50' @\$800/		62.00		100.00		44,909					
		Paved Road		62 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =				44,909					
		Storm Sewer													
		Sidewalk													
		Water													
		X Sewer													
		X Electric													
		X Gas													
		Curb													
		X Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value			
		Who		When		What		2024		22,500	0	22,500			11,025C
		JWV 05/02/2022		INSPECTED				2023		11,200	0	11,200			10,500C
		JWV 10/04/2021		INSPECTED				2022		10,000	0	10,000			10,000S
		TPC 06/07/2021		INSPECTED				2021		5,000	65,300	70,300	70,300D		54,750C



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M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00979	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/09/2021					

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2024 Est TCV 65,874

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS			
Public Improvements			* Factors *		4 LOTS	
			Description	Frontage	Depth	Value

X	Dirt Road		C 50' @ 500/FF	150.00	100.00	45,810
	Gravel Road		C 50' @ 500/FF	65.50	101.00	20,064
	Paved Road		216 Actual Front Feet, 0.50 Total Acres		Total Est. Land Value =	65,874

Tax Description	X	Comments/Influences
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. SEC 11 T22N R8W LOTS 43, 44, 45 & 46
SILVER BIRCH BLUFF.
PRIVATE RD ACCESS

X	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
2024	32,900	0	32,900			11,025C
2023	17,900	0	17,900			10,500C
2022	10,000	0	10,000			10,000S
2021	10,000	0	10,000	10,000D		4,617C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00981	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/09/2021					

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2024 Est TCV 33,464

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
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Public Improvements	* Factors *	LOTS 47&48
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
Gravel Road	C 50' @ 500/FF 82.00 100.00 0.8621 0.9468 500 100	33,464
Paved Road	82 Actual Front Feet, 0.19 Total Acres	Total Est. Land Value = 33,464

Tax Description
 . SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.
 Comments/Influences

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

Topography of Site

- X 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	16,700	0	16,700			5,512C
2023	8,700	0	8,700			5,250C
2022	5,000	0	5,000			5,000S
2021	5,000	0	5,000	5,000D		1,613C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00981	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 12/09/2021

Owner's Name/Address: HOEWE MICHAEL P & JOAN L
 7580 W FOREST DR
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 38,451

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
Public Improvements			* Factors *		LOTS 49 & 50				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
X			Dirt Road	100.00	100.00	0.8123	0.9468	500 100	38,451
			Gravel Road	100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =	38,451

Tax Description: . SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.
 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	19,200	0	19,200			5,512C
2023	10,000	0	10,000			5,250C
2022	5,000	0	5,000			5,000S
2021	5,000	0	5,000	5,000D		2,076C

*** 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 FOREST DR		School: LAKE CITY AREA SCHOOL DIST		Garage		05/01/2014	2014-0098	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 58,170 TCV/TFA: 0.00						
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS								
Tax Description		Public Improvements		* Factors * E 1/2 OF LOTS 51 & 52								
. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		C 50' @ 500/FF 50.00 113.00 1.0000 0.9821 500 100					24,553			
		X		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	24,553		
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 4in Ren. Conc.	8.18	600	0	0				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X		Total Estimated Land Improvements True Cash Value =					2,375			
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	12,300	16,800	29,100	16,929C				
TPC 04/30/2021 INSPECTED		2023	6,200	15,500	21,700			16,123C				
TPC 12/27/2017 INSPECTED		2022	5,000	14,100	19,100			15,356C				
TPC 10/23/2012 INSPECTED		2021	5,000	13,400	18,400			14,866C				

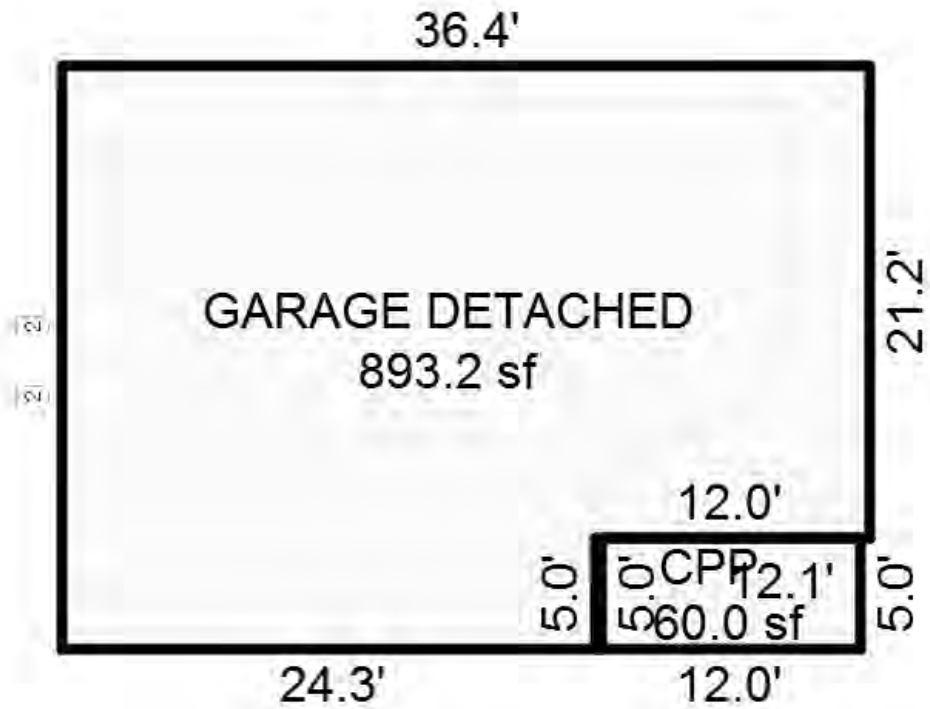


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CCP (1 Story)	Year Built: 2014 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: 893 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:						
	Mobile Home													Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C +5 Effec. Age: 10 Floor Area: 0 Total Base New : 31,558 Total Depr Cost: 28,402 Estimated T.C.V: 31,242	
Building Style: GRG		(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			
Yr Built 2014	Remodeled 0	Ex	Ord	Min	Trim & Decoration			0 Amps Service			Ex. Ord. Min			(11) Heating System: No Heating/Cooling					
Condition: Average		Size of Closets		No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			
Room List		Doors	Solid	H.C.	(5) Floors			Average Fixture(s)			Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost		
Basement	1st Floor	Kitchen:		(6) Ceilings			3 Fixture Bath			Porches			3 Fixture Bath			1 -4,646 -4,181			
2nd Floor	Bedrooms	Other:		Insulation			2 Fixture Bath			Garages			CCP (1 Story)			60 1,777 1,599			
(1) Exterior		Other:		(7) Excavation			Softener, Auto			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Solar Water Heat			Base Cost			
Wood/Shingle	Aluminum/Vinyl	Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.			Softener, Manual			Notes:			No Plumbing			Door Opener			
Brick	Insulation	(8) Basement		Conc. Block Poured Conc. Stone			Extra Toilet			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			Extra Sink			Totals: 31,558 28,402			
(2) Windows		(9) Basement Finish		Treated Wood Concrete Floor			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			
Many Avg. Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Vent Fan			Public Water			Public Sewer			Water Well			
Wood Sash	Metal Sash	Joists:		Lump Sum Items:			1000 Gal Septic			2000 Gal Septic			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 31,242			
Vinyl Sash	Double Hung	Unsupported Len:		Public Water			Ceramic Tub Alcove			Vent Fan			Notes:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 31,242			
Horiz. Slide	Casement	Cntr.Sup:		Public Sewer			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Double Glass	Patio Doors			Public Water			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Storms & Screens	Chimney:			Public Sewer			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
(3) Roof				Public Water			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Gable	Gambrel			Public Sewer			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Hip	Mansard			Public Water			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Flat	Shed			Public Sewer			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			
Asphalt Shingle				Public Water			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			

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



Concrete Parking

SqFt

600

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.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	21-NOT USED/OTHER	2014-01586	PROPERTY TRANSFER	100.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY J TTEE	0	04/07/2009	QC	21-NOT USED/OTHER	2009/1271	DEED	0.0

Property Address: W FOREST 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: ANDERSON DAVID W
 PO BOX 717
 LAKE CITY MI 49651
 2024 Est TCV 26,564

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

Public Improvements * Factors * W 1/2 LOTS 51 & 52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	127.00	1.0000	1.0172	500	100		25,429
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								25,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.18	54	72	1,135
Total Estimated Land Improvements True Cash Value =				1,135

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	12,700	600	13,300			5,163C
2023	6,300	600	6,900			4,918C
2022	5,000	500	5,500			4,684C
2021	5,000	400	5,400			4,535C

Who When What

TPC 04/30/2021 INSPECTED
 TPC 05/06/2018 INSPECTED
 TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
MOULTON CRAIG A (MM)	MOULTON CRAIG TRUST **	0	04/11/2008	QC	21-NOT USED/OTHER	2008/1397	DEED	0.0									
MOULTON DONNA S TRUSTEE	MOULTON CRAIG A (SM)	0	05/18/2007	QC	21-NOT USED/OTHER	2007/1986	DEED	0.0									
ARDIS WILLIAM & JOAN FAMI	MOULTON DONNA S TRUSTEE	15,000	07/01/2005	WD	03-ARM'S LENGTH	05-0/2602	DEED	100.0									
		11,750	09/01/2000	WD	33-TO BE DETERMINED	01-0:5111	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		New House		08/31/2012		2012-0449	100%								
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 242,877 TCV/TFA: 216.66											
MOULTON CRAIG A TTEE & MOULTON TARA K TTEE 2213 HOLT RD Williamston MI 48895		X Improved		Vacant		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS											
Tax Description		Public Improvements		* Factors *		W1/2 LOTS 53 - 58											
W 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.		X		Description		Frontage		Depth		Value							
Comments/Influences		Dirt Road		C 50' @ 500/FF		100.00		100.00		34,047							
231-839-2551		Gravel Road		C 50' @ 500/FF		50.00		80.00		15,921							
		Paved Road		150 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =		49,968									
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value						
		Sidewalk		D/W/P: 4in Concrete		6.97		2002		0	0						
		Water		Wood Frame		32.30		80		50	1,292						
		X Sewer		Residential Local Cost Land Improvements		Description		Rate		Size % Good	Cash Value						
		X Electric		LAND IMPROVE 5000		5,000.00		1		100	5,000						
		X Gas		Total Estimated Land Improvements True Cash Value =		6,292											
		X Curb		Topography of Site													
		X Street Lights		X Level													
		Standard Utilities		Rolling													
		Underground Utils.		Low													
				High													
				Landscaped													
				Swamp													
				Wooded													
				Pond													
				Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2024		25,000		96,400		121,400		77,925C	
		TPC 04/30/2021		INSPECTED		2023		13,400		84,200		97,600				74,215C	
		TPC 11/05/2018		INSPECTED		2022		5,000		80,200		85,200				70,681C	
		TPC 05/06/2018		INSPECTED		2021		5,000		74,300		79,300				68,424C	

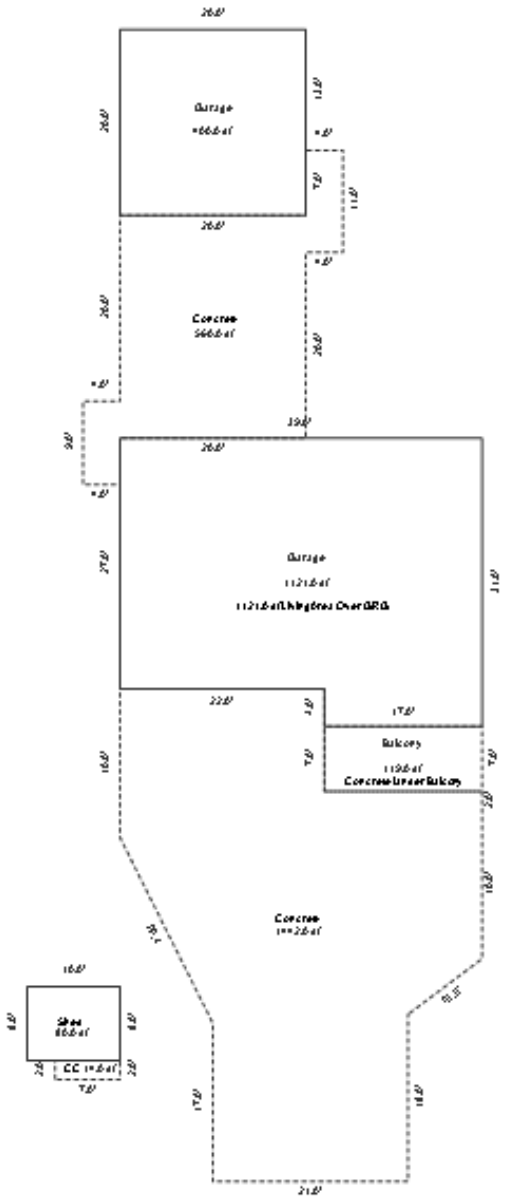


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*** Information herein deemed reliable but not guaranteed***

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 119	Type Wood Balcony	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: 3 Mech. Doors: 0 Area: 1121 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 10 Floor Area: 1,121 Total Base New : 188,503 Total Depr Cost: 169,652 Estimated T.C.V: 186,617
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1121 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls C 10 Blt 2013						
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
A-Frame		Plaster Wood T&G		Ex. Ord Min			1 Story Siding Overhang		1121						
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments		Total:						
Building Style: 2S		Ex Ord Min		Many Ave. Few			Exterior Stone Veneer		96		3,644		3,280		
Yr Built 2013		Lg Ord Small		(13) Plumbing			Plumbing Average Fixture(s)		1		1,476		1,328		
Remodeled 0		Doors Solid H.C.		1 Average Fixture(s)			Balcony Wood Balcony		119		4,848		4,363		
Condition: Average		(5) Floors		1 3 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		3		1,640		
Room List		Kitchen: Other: Other:		2 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Door Opener		1121		48,472		
Basement		Kitchen: Other: Other:		Softener, Auto			Base Cost		400		23,148		20,833		
1st Floor		Kitchen: Other: Other:		Softener, Manual			Door Opener		1		547		492		
2nd Floor		Kitchen: Other: Other:		No Plumbing			Water/Sewer		1		1,494		1,345		
Bedrooms		Kitchen: Other: Other:		Extra Toilet			Public Sewer		1		5,808		5,227		
(1) Exterior		(6) Ceilings		Extra Sink			Water Well, 100 Feet		1		188,503		169,652		
Wood/Shingle		No. of Elec. Outlets		Separate Shower			Notes:								
Aluminum/Vinyl		Many Ave. Few		Ceramic Tile Floor			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:						186,617		
Brick		(7) Excavation		Ceramic Tile Wains											
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove Vent Fan											
(2) Windows		(8) Basement		(14) Water/Sewer											
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water											
Large Avg. Small		(9) Basement Finish		Public Sewer											
Wood Sash		Recreation SF		Water Well											
Metal Sash		Living SF		1000 Gal Septic											
Vinyl Sash		Walkout Doors (B)		2000 Gal Septic											
Double Hung		No Floor SF		Lump Sum Items:											
Horiz. Slide		Walkout Doors (A)													
Casement		(10) Floor Support													
Double Glass		Joists: Unsupported Len: Cntr.Sup:													
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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7600 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	08/28/2009	20090438	Complete	

Owner's Name/Address	MAP #:	2024 Est TCV 76,925 TCV/TFA: 0.00
MORROW RICHARD MORROW RICHARD A & MARGARET A 7600 W FOREST DR Lake City MI 49651	P.R.E. 0%	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS
E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.	X		

Comments/Influences	Public Improvements	* Factors *	EL/2 LOTS 53 - 58
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason	Value

	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: Crushed Rock		2.27	400 0	0
	Residential Local Cost Land Improvements				
	Description				
	LAND IMPROVE 1000		0.00	0 95	950
	Total Estimated Land Improvements True Cash Value =				950

	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	16,500	22,000	38,500			18,156C
	X Rolling	2023	7,900	19,100	27,000			17,292C
	X Low	2022	5,000	17,300	22,300			16,469C
	High	2021	5,000	16,900	21,900			15,943C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



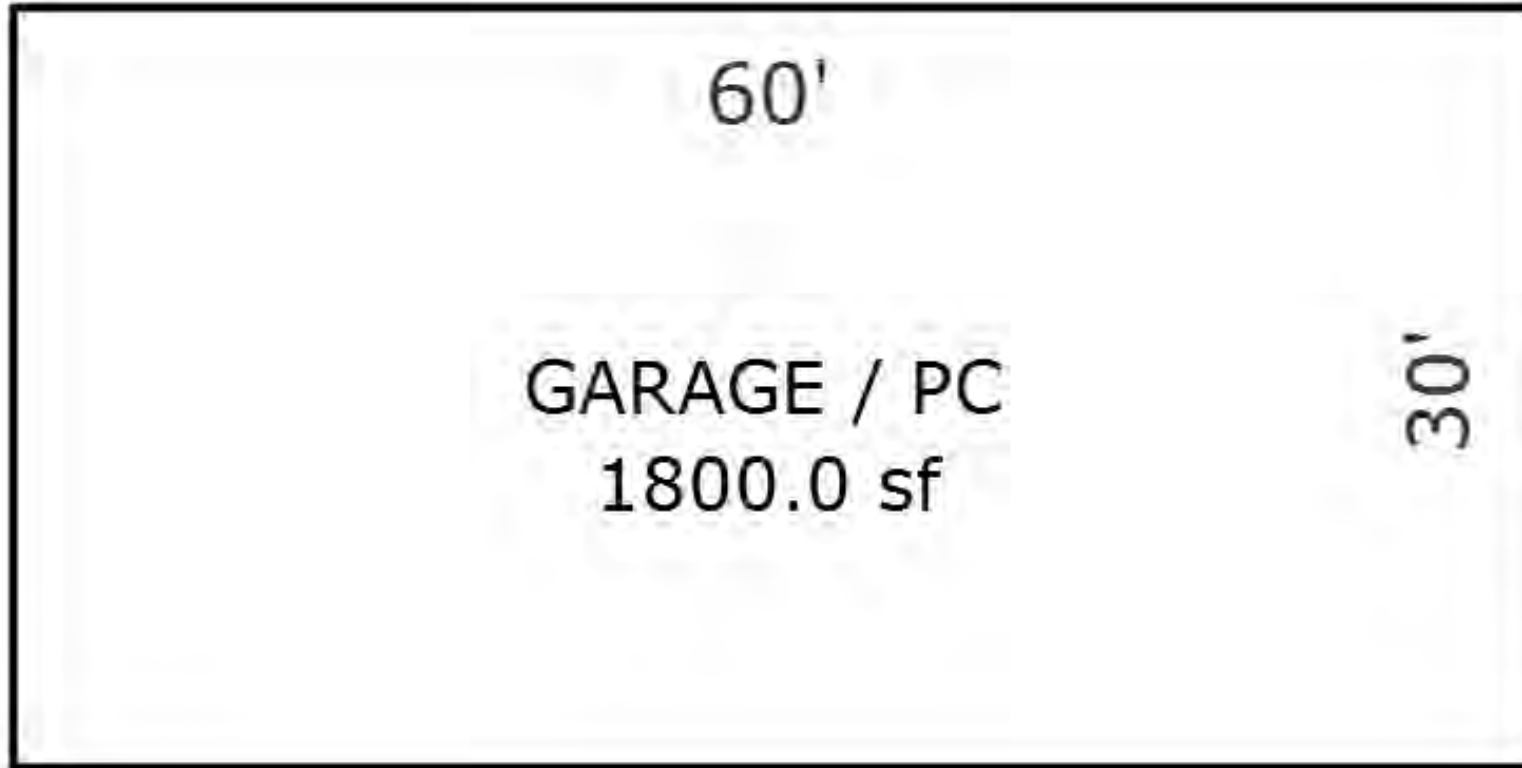
Who	When	What	2024	2023	2022	2021

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 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																																
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling																																
	Yr Built 2009	Remodeled 0	Trim & Decoration		Ex	Ord	Min																														
	Condition: Average	Size of Closets			Lg	Ord	Small																														
	Room List	Doors	Solid	H.C.	Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																
	(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																
	Insulation				Ex.	X	Ord.	Min																													
	(2) Windows	(7) Excavation			No. of Elec. Outlets																																
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																
	(3) Roof	(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	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:	(10) Floor Support			Lump Sum Items:																																
		Joists: Unsupported Len: Cntr.Sup:																																			
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2009</p> <p>(11) Heating System: No Heating/Cooling</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td>1800</td> <td>43,434</td> <td>39,091</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>43,434</td> <td>39,091</td> </tr> </tbody> </table> <p>Notes: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 43,000</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: C Exterior: Pole (Unfinished)			1800	43,434	39,091	Base Cost						Totals:				43,434	39,091
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
Class: C Exterior: Pole (Unfinished)			1800	43,434	39,091																																
Base Cost																																					
Totals:				43,434	39,091																																

*** 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				
MAPLE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312		MAP #:		2024 Est TCV 12,133								
Taxpayer's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312		Public Improvements		* Factors * LOTS 59 - 62								
. SEC 11 T22N R8W LOTS 59,60,61 & 62 SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value H> RURAL LOTS 10		10000		100				10,000
Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files		Paved Road		100 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =						10,000
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	22.22	192	50	2,133				
		Sewer		Total Estimated Land Improvements True Cash Value =				2,133				
		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	1,100	6,100			3,010C		
		Low		2023	3,300	1,000	4,300			2,867C		
		High		2022	2,500	900	3,400			2,731C		
		Landscaped		2021	2,500	800	3,300			2,644C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	5,000	1,100	6,100			3,010C	
		TPC	04/30/2021	INSPECTED	2023	3,300	1,000	4,300			2,867C	
		TPC	12/27/2017	INSPECTED	2022	2,500	900	3,400			2,731C	
		TPC	05/04/2016	INSPECTED	2021	2,500	800	3,300			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.
		130,000	04/01/2002	WD	33-TO BE DETERMINED	02-0:1759	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7685 W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 216,985 TCV/TFA: 180.82					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS					
				* Factors *		LOTS 63 & 64			
. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.	X	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
		Dirt Road		B 50' @\$800/	87.83	100.00	0.8686	0.9554	800 100	58,315
Comments/Influences		Gravel Road		88 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	58,315
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description			Rate	Size % Good	Cash Value
		Sidewalk		D/W/P: 3.5 Concrete			5.78	760 0	0
		Water		D/W/P: Asphalt Paving			2.69	450 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.							



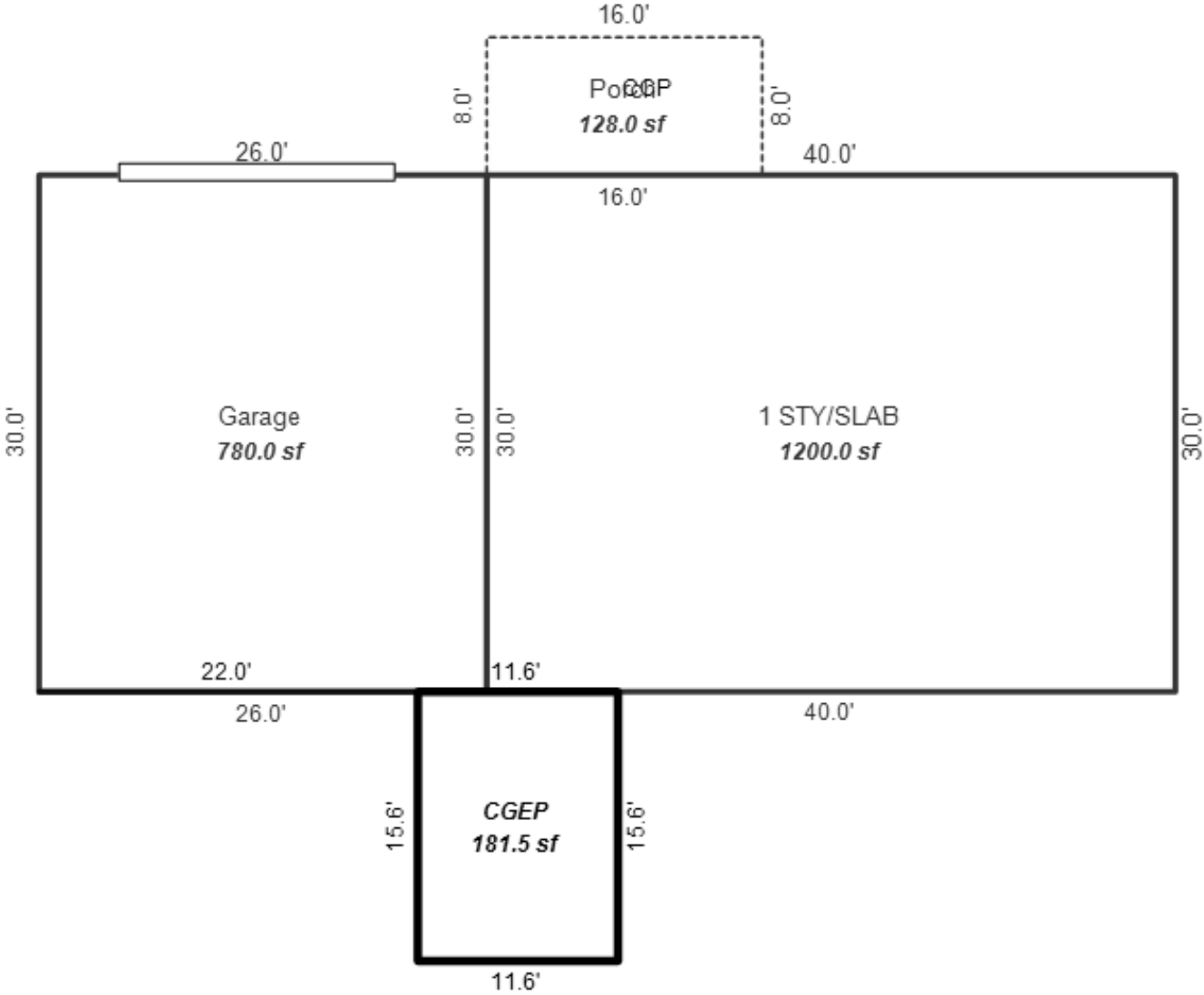
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	29,200	79,300	108,500			60,034C
	Rolling		2023	14,600	69,000	83,600			57,176C
	Low		2022	10,000	62,300	72,300			54,454C
	High		2021	5,000	57,500	62,500			52,715C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 04/30/2021	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 05/04/2016	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1986 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							128	CCP (1 Story)	181	CGEP (1 Story)			
Building Style: 1S		Trim & Decoration																
Yr Built	Remodeled	Ex	X	Ord		Min												
1999	200	2016	Size of Closets															
Condition: Average		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																
(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: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																
				(12) Electric														
				200 Amps Service														
				No./Qual. of Fixtures														
				Ex. X Ord. Min														
				No. of Elec. Outlets														
				Many X Ave. Few														
				(13) Plumbing														
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
				(14) Water/Sewer														
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
				Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D 10 Blt 1999								
(11) Heating System: Forced Air w/ Ducts																		
Ground Area = 1200 SF Floor Area = 1200 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 Slab 1,200 Total: 134,718 107,780																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,025 820																		
3 Fixture Bath 1 3,245 2,596																		
Porches																		
CCP (1 Story) 128 2,954 2,363																		
CGEP (1 Story) 181 9,175 7,340																		
Garages																		
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																		
Base Cost 780 21,629 17,303																		
Common Wall: 1 Wall 1 -1,844 -1,475																		
Water/Sewer																		
Public Sewer 1 1,175 940																		
Water Well, 100 Feet 1 5,506 4,405																		
Built-Ins																		
Appliance Allow. 1 1,638 1,310																		
Local Cost Items																		
SANITARY SEWER 1 0 0																		
Totals: 179,221 143,382																		
Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING																		
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 157,720																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	21-NOT USED/OTHER	2008/4469	DEED	0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	21-NOT USED/OTHER	2007/679	DEED	100.0

Property Address: W FOREST 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: VOELKER PATRICK W & LINDA TRUST
 4776 PINE VIEW COURT
 BAY CITY MI 48706
 2024 Est TCV 19,463

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

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 C 50' @ 500/FF 37.00 109.00 1.0945 0.9716 500 90 PRT OF LOT 65 17,706
 37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 17,706

Tax Description: . SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.
 Comments/Influences: 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 22.59 108 72 1,757
 Total Estimated Land Improvements True Cash Value = 1,757



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,900	800	9,700			1,836C
2023	4,400	800	5,200			1,749C
2022	2,300	700	3,000			1,666C
2021	2,300	600	2,900			1,613C

*** 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 FOREST DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MORGAN PATRICIA 1336 THREE MILE ROAD GROSSE POINTE MI 48230		MAP #:		2024 Est TCV 9,587								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS							
. SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		C 50' @ 500/FF		35.67	109.00	1.1067	0.9716	500 50	PRT OF LOT 50	9,587
		Paved Road		37 Actual Front Feet, 0.09 Total Acres		Total Est. Land Value =					9,587	
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	4,800	0	4,800			1,311C				
		2023	2,400	0	2,400			1,249C				
		2022	1,300	0	1,300			1,190C				
		2021	1,300	0	1,300			1,152C				



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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.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	03-ARM'S LENGTH	2014-02639	PROPERTY TRANSFER	100.0
		13,000	08/01/1997	WD	33-TO BE DETERMINED	313:1028	DEED	0.0

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

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

Owner's Name/Address: BYTZ PAUL & ANA
 36322 BRIARCLIFF
 STERLING HEIGHTS MI 48312
 2024 Est TCV 38,451

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

Public Improvements * Factors * LOTS 66 & 67
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 C 50' @ 500/FF 100.00 100.00 0.8123 0.9468 500 100 38,451
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 38,451

Tax Description: . SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.

Comments/Influences: Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	19,200	0	19,200			4,919C
2023	10,000	0	10,000			4,685C
2022	5,000	0	5,000			4,462C
2021	5,000	0	5,000			4,320C

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	03-ARM'S LENGTH	2014-02639	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	06/15/2021	2021-0370	100%	
Owner's Name/Address	P.R.E. 0%	MAP #:				
BYTZ PAUL & ANA 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	2024 Est TCV 65,860 TCV/TFA: 0.00					

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 68,69 & 70 SILVER BIRCH BLUFF.			C 50' @ 500/FF	100.00	155.50	43,896
Comments/Influences			100 Actual Front Feet, 0.36 Total Acres			43,896

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	8.18	96 50	392
				Total Estimated Land Improvements True Cash Value =			392

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

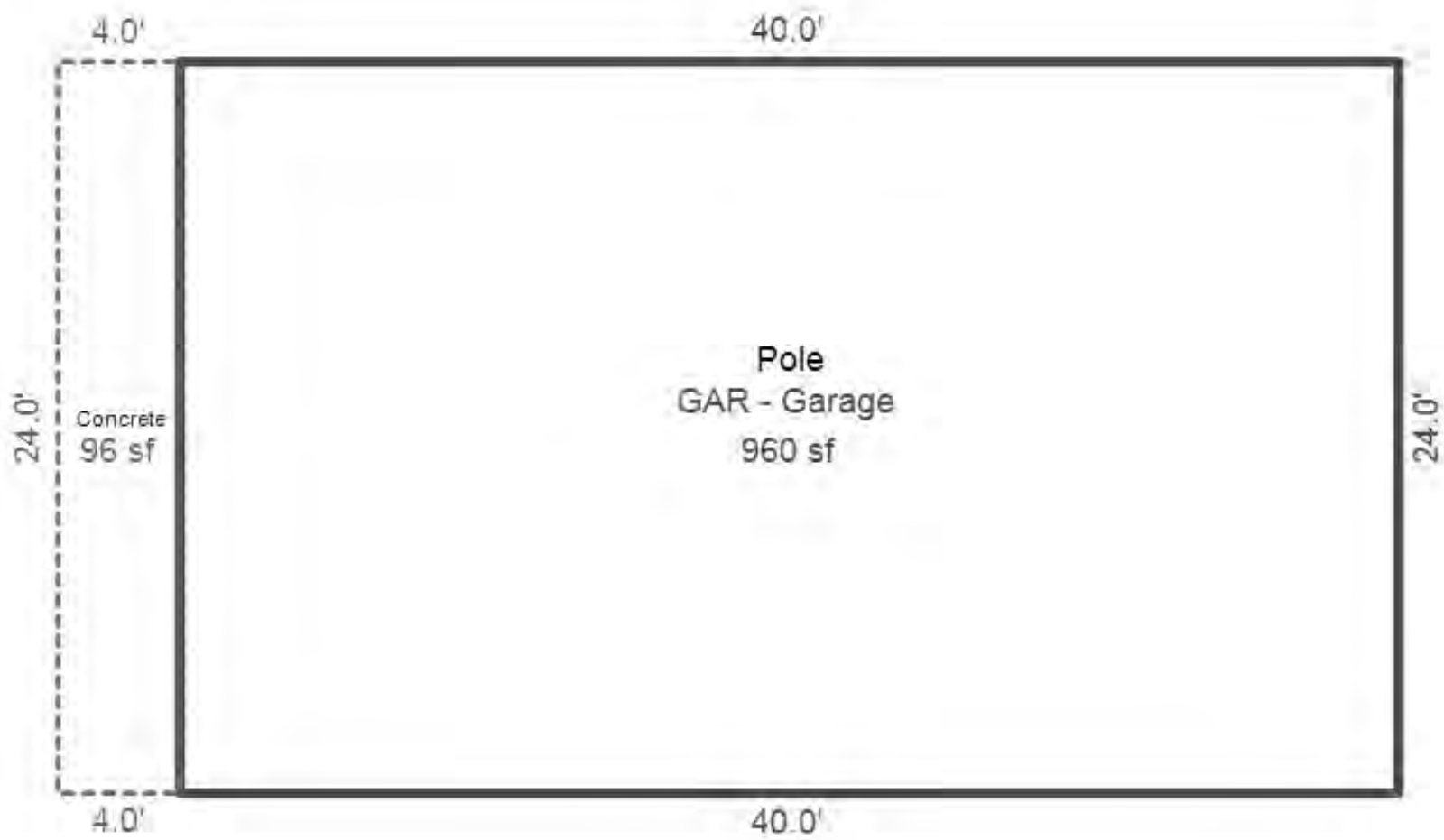


Who	When	What	2024	21,900	11,000	32,900			15,209C
JWV	08/17/2022	INSPECTED	2023	11,200	9,800	21,000			14,485C
TPC	04/30/2021	INSPECTED	2022	7,500	0	7,500			4,462C
TPC	12/27/2017	INSPECTED	2021	7,500	0	7,500			4,320C

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*** Information herein deemed reliable 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 960 % 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 : 20,218 Total Depr Cost: 19,611 Estimated T.C.V: 21,572
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		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2022		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		1		-4,646 -4,507		
Condition: Average		Doors Solid H.C.		Notes:			Notes:		Garages		Class: C Exterior: Pole (Unfinished)				
Room List		(5) Floors		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		Base Cost		960		24,317 23,587		
Basement		Kitchen:		Lump Sum Items:			Lump Sum Items:		Door Opener		1		547 531		
1st Floor		Other:		Lump Sum Items:			Lump Sum Items:		Totals:		20,218		19,611		
2nd Floor		Other:		Lump Sum Items:			Lump Sum Items:								
Bedrooms		(6) Ceilings		Lump Sum Items:			Lump Sum Items:								
(1) Exterior		Insulation		Lump Sum Items:			Lump Sum Items:								
Wood/Shingle		(7) Excavation		Lump Sum Items:			Lump Sum Items:								
Aluminum/Vinyl		Basement: 0 S.F.		Lump Sum Items:			Lump Sum Items:								
Brick		Crawl: 0 S.F.		Lump Sum Items:			Lump Sum Items:								
Insulation		Slab: 0 S.F.		Lump Sum Items:			Lump Sum Items:								
(2) Windows		Height to Joists: 0.0		Lump Sum Items:			Lump Sum Items:								
Many Avg. Few		Large Avg. Small		Lump Sum Items:			Lump Sum Items:								
Wood Sash		(8) Basement		Lump Sum Items:			Lump Sum Items:								
Metal Sash		Conc. Block		Lump Sum Items:			Lump Sum Items:								
Vinyl Sash		Poured Conc.		Lump Sum Items:			Lump Sum Items:								
Double Hung		Stone		Lump Sum Items:			Lump Sum Items:								
Horiz. Slide		Treated Wood		Lump Sum Items:			Lump Sum Items:								
Casement		Concrete Floor		Lump Sum Items:			Lump Sum Items:								
Double Glass		(9) Basement Finish		Lump Sum Items:			Lump Sum Items:								
Patio Doors		Recreation SF		Lump Sum Items:			Lump Sum Items:								
Storms & Screens		Living SF		Lump Sum Items:			Lump Sum Items:								
(3) Roof		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
Gable		No Floor SF		Lump Sum Items:			Lump Sum Items:								
Hip		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
Flat		Recreation SF		Lump Sum Items:			Lump Sum Items:								
Asphalt Shingle		Living SF		Lump Sum Items:			Lump Sum Items:								
Chimney:		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:								
		Recreation SF		Lump Sum Items:			Lump Sum Items:								
		Living SF		Lump Sum Items:			Lump Sum Items:								
		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:								
		No Floor SF		Lump Sum Items:			Lump Sum								



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	24,000	03/30/2017	WD	03-ARM'S LENGTH	2017-00926	PROPERTY TRANSFER	100.0

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

S OAK AVE	School: LAKE CITY AREA SCHOOL DIST					
-----------	------------------------------------	--	--	--	--	--

	P.R.E. 100% 04/05/2017					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2024 Est TCV 47,440
--	---------------------

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

Public Improvements	* Factors *		LOTS 71-73 & S 1/2 OF 74				
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	C 50' @ 500/FF	75.00	100.00	0.7423	0.9468	500 100	26,355
--	----------------	-------	--------	--------	--------	---------	--------

	C 50' @ 500/FF	60.00	100.00	0.7423	0.9468	500 100	21,084
--	----------------	-------	--------	--------	--------	---------	--------

	135 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value =	47,440
--	---	--	--	--	--	--	-------------------------	--------

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

. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.																	
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	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
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2024	23,700	0	23,700			9,034C
------	--------	---	--------	--	--	--------

2023	12,600	0	12,600			8,604C
------	--------	---	--------	--	--	--------

2022	10,000	0	10,000			8,195C
------	--------	---	--------	--	--	--------

2021	10,000	0	10,000			7,934C
------	--------	---	--------	--	--	--------

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 04/17/2017	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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	19-MULTI PARCEL ARM'S LE	2017-00925	PROPERTY TRANSFER	100.0
BARRETT NANCY A	BARRETT KEITH A	0	12/28/2013	AFF	07-DEATH CERTIFICATE	2014-02638	DEED	0.0

Property Address: 1805 S OAK AVE
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/05/2017

Owner's Name/Address: GRUMM BRANDON O
 1805 S OAK AVE
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 178,743 TCV/TFA: 210.29

Tax Description: . SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.

Comments/Influences

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

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

C 50' @ 500/FF 75.00 100.00 0.8855 0.9468 500 100 31,438

75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 31,438

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Fencing: Wd, Picket, 12-24 18.72 30 0 0

D/W/P: 4in Concrete 6.97 100 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

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,700	73,700	89,400			61,332C
2023	8,100	64,100	72,200			58,412C
2022	5,000	57,800	62,800			55,631C
2021	5,000	53,400	58,400			53,854C

Who When What

TPC 04/30/2021 INSPECTED

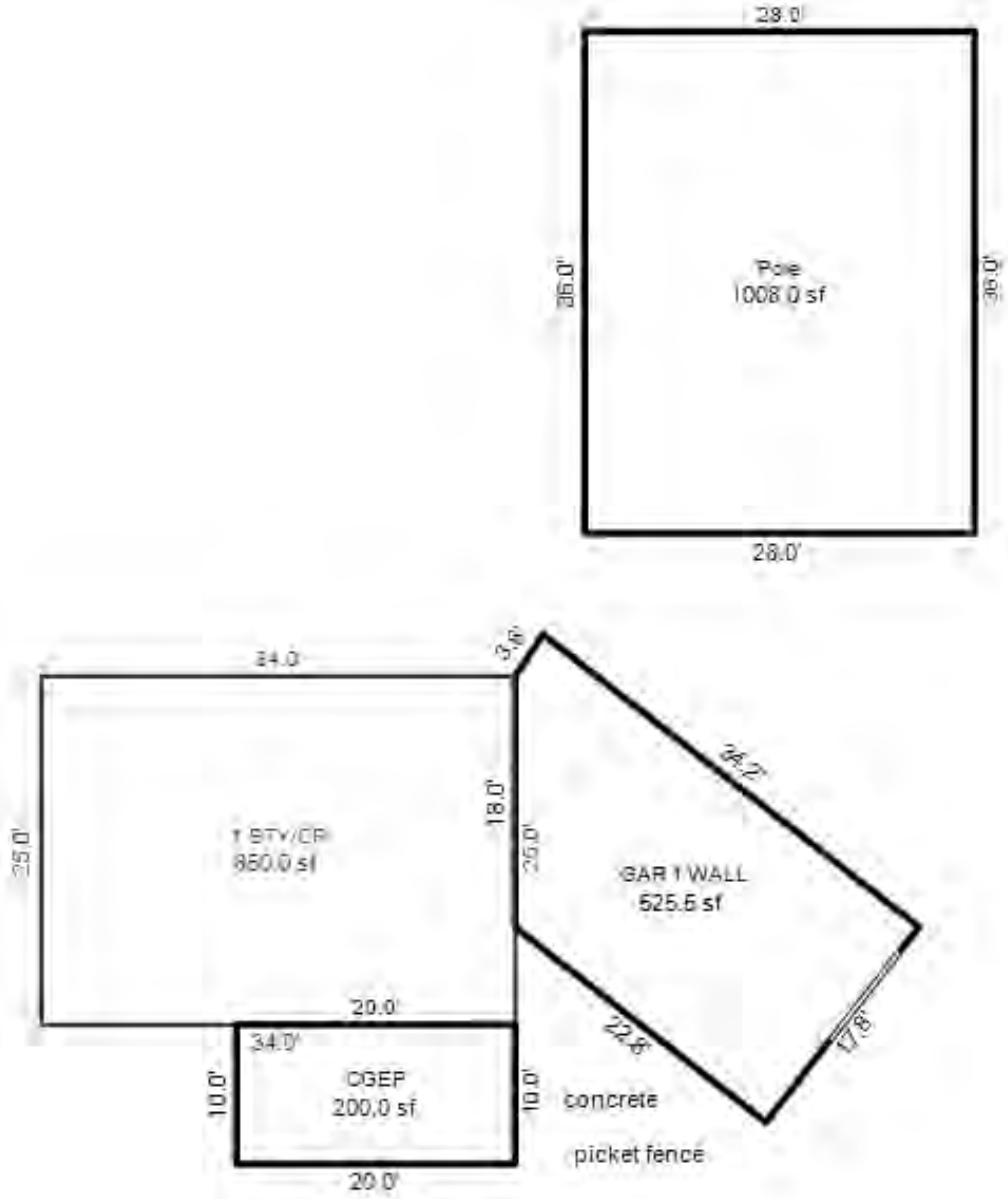
TPC 12/27/2017 INSPECTED

TPC 04/17/2017 INSPECTED

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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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	19-MULTI PARCEL ARM'S LE	2017-00925	PROPERTY TRANSFER	100.0
OSBORN REV DOUGLAS, TRUST	BARRETT KEITH	1	07/29/2014	QC	21-NOT USED/OTHER	2014-02640	DEED	100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	21-NOT USED/OTHER	05-0/2411	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/05/2017

Owner's Name/Address: GRUMM BRANDON O
 1805 S OAK DR
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 10,009

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

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 BACK 50' @ 160/ 65.50 109.00 0.9347 1.0218 160 100 10,009
 66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 10,009

Tax Description: . SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	0	5,000			2,756C
2023	3,800	0	3,800			2,625C
2022	2,500	0	2,500			2,500S
2021	2,500	0	2,500			2,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		19,000	05/01/2001	WD	33-TO BE DETERMINED	03-0:4499	DEED	0.0

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

S OAK AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	2024 Est TCV 51,625					
--	---------------------	--	--	--	--	--

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

	Public Improvements	* Factors *			6 LOTS ALONG OAK AVE	
--	---------------------	-------------	--	--	----------------------	--

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

	X	Dirt Road	100.00	267.00	0.8123	1.2712	500	100	51,625
--	---	-----------	--------	--------	--------	--------	-----	-----	--------

		Gravel Road							
--	--	-------------	--	--	--	--	--	--	--

		Paved Road							
--	--	------------	--	--	--	--	--	--	--

		Storm Sewer							
--	--	-------------	--	--	--	--	--	--	--

		Sidewalk							
--	--	----------	--	--	--	--	--	--	--

		Water							
--	--	-------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

		Level							
--	--	-------	--	--	--	--	--	--	--

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

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

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

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

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

		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	25,800	0	25,800			4,512C
--	------	--------	---	--------	--	--	--------

	2023	12,800	0	12,800			4,298C
--	------	--------	---	--------	--	--	--------

	2022	10,000	0	10,000			4,094C
--	------	--------	---	--------	--	--	--------

	2021	7,000	0	7,000			3,964C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	09/01/1999	WD	33-TO BE DETERMINED	03-0:4499	DEED	0.0

Property Address: BIRCH
 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: CLEARY LAWRENCE E & CHRISTINE
 1827 CHERRY RIDGE STREET
 CADILLAC MI 49601
 2024 Est TCV 9,000

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *			3 BACK LOTS & PRT OF 92			
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value E> E BACK LOTS 9K				9000 100	SEE COMMENTS	9,000
			150 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			9,000

Taxpayer's Name/Address: CLEARY LAWRENCE E & CHRISTINE
 1827 CHERRY RIDGE STREET
 CADILLAC MI 49601
 Tax Description: . SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,500	0	4,500			3,612C
2023	3,500	0	3,500			3,440C
2022	3,500	0	3,500			3,277C
2021	3,500	0	3,500			3,173C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY	2016-00969	PROPERTY TRANSFER	0.0

Property Address: BIRCH BLUFF
 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: ROLKA STEVEN R
 63 MAIN ST
 LUDLOW VT 05149
 2024 Est TCV 9,000

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

<Site Value E> E BACK LOTS 9K 9000 100 9,000
 311 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 9,000

Tax Description: . SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

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	4,500	0	4,500			3,545C
2023	3,500	0	3,500			3,377C
2022	3,500	0	3,500			3,217C
2021	3,500	0	3,500			3,115C

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 05/06/2018 INSPECTED
 TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE D D TRUST	SILVER MICHAEL & BONNIE	310,000	08/15/2014	WD	03-ARM'S LENGTH	2014-02883	PROPERTY TRANSFER	100.0
DELINE ELMA SURVIVOR OF D	DELINE DENZEL D TRUST	0	08/06/2014	QC	21-NOT USED/OTHER	2014-02881	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
720 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/11/2017	2017-0091	100%
	P.R.E. 100% 10/28/2016					
Owner's Name/Address	MAP #:					
SILVER MICHAEL & BONNIE 720 S OAK DR LAKE CITY MI 49651	2024 Est TCV 617,905 TCV/TFA: 324.19					

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A	\$1600/FF	210.00	289.00	0.6985	1.2211	1600	100	286,593
			210 Actual Front Feet, 1.39 Total Acres		Total Est. Land Value =		286,593	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	42.92	270	0	0
	X	Dock: Light posts	6.97	778	0	0
	X	Sewer	2.27	2500	0	0
	X	Electric				
	X	Gas				
	X	Residential Local Cost Land Improvements				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
ADD 10' VACATED ALLEY	X	Dock: Light posts	42.92	270	0	0
ADD SEWER FOR 05	X	D/W/P: 4in Concrete	6.97	778	0	0
	X	D/W/P: Crushed Rock	2.27	2500	0	0
	X	Residential Local Cost Land Improvements				
	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	143,300	165,700	309,000			190,870C
	X	Low	2023	99,200	158,200	257,400			181,781C
	X	High	2022	56,200	152,000	208,200			173,125C
	X	Landscaped	2021	56,200	150,500	206,700			167,595C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							



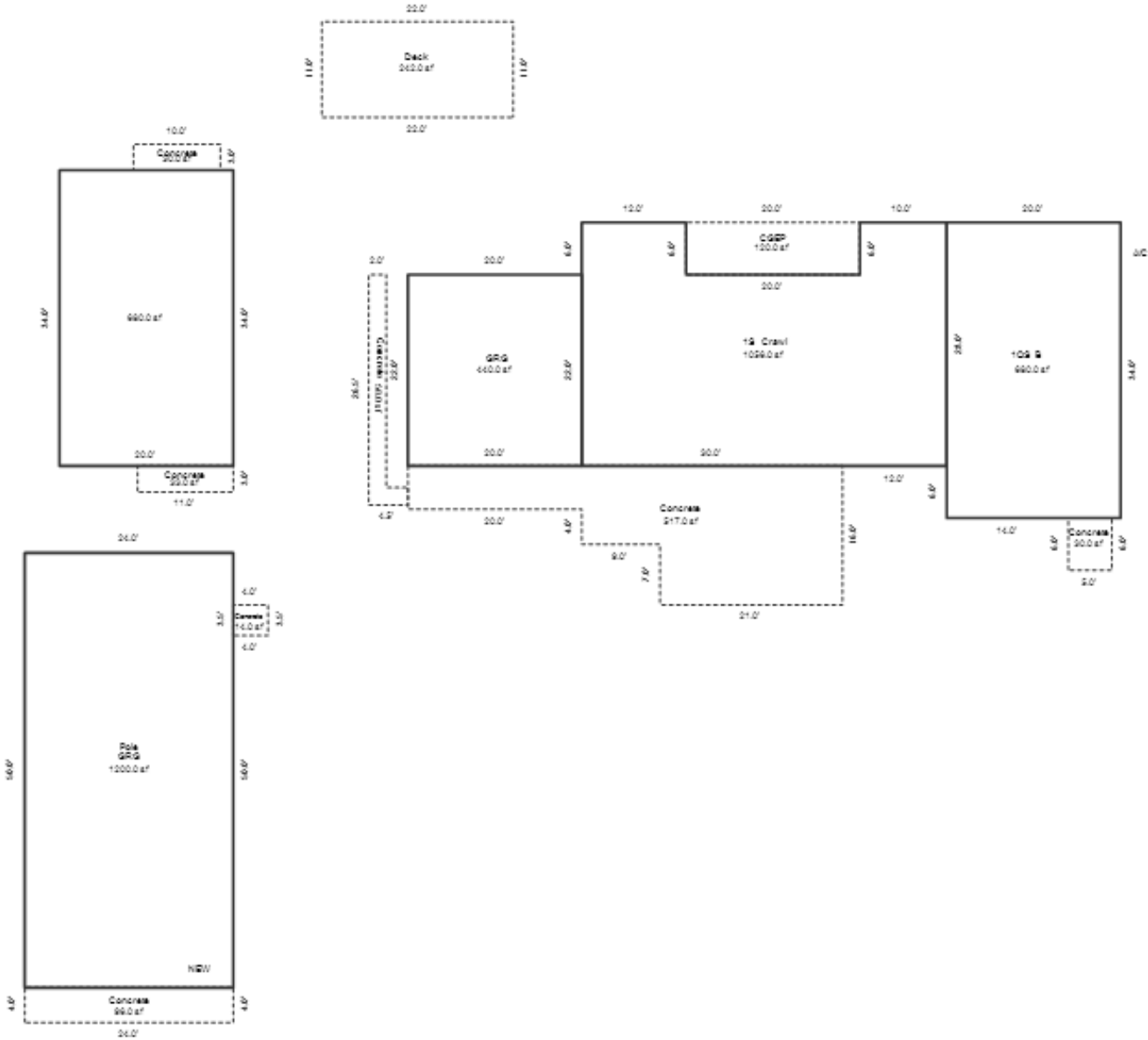
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/06/2017	INSPECTED	2023	99,200	158,200	257,400			181,781C
TPC	04/18/2016	INSPECTED	2022	56,200	152,000	208,200			173,125C
TPC	04/27/2015	INSPECTED	2021	56,200	150,500	206,700			167,595C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 120 242	Type CGEP (1 Story) Treated Wood	Year Built: 1948 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																				
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G																																		
Yr Built 1948		Remodeled 1991	Ex	X	Ord		Min																																		
Condition: Average		Size of Closets			Lg	X	Ord		Small																																
Room List		Doors		Solid	X	H.C.																																			
	1 Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:																																				
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		Ex.	X	Ord.		Min																																
(2) Windows		(7) Excavation			No. of Elec. Outlets																																				
X	Many Avg.	X	Large Avg.		Many	X	Ave.		Few																																
	Few Small	Basement: 680 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)																																				
(3) Roof		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	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: Stone		Joists: Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1736 SF Floor Area = 1906 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>1,056</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>680</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>239,606</td> <td>155,720</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,056			1.25 Story	Siding	Basement	680			Total:				239,606	155,720	E.C.F. X 1.460		Class: C -5 Effec. Age: 35 Floor Area: 1,906 Total Base New : 346,650 Total Depr Cost: 225,299 Estimated T.C.V: 328,937	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Crawl Space	1,056																																						
1.25 Story	Siding	Basement	680																																						
Total:				239,606	155,720																																				
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CGEP (1 Story) 120 8,749 5,687 Deck Treated Wood 242 4,695 3,052 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,698 13,454 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 680 25,119 16,327 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,956 18,821 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746																																									
<<<<< 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.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	09-FAMILY	2015-03319	DEED	0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	03-ARM'S LENGTH	2013-03240 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
SW OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 20,057					

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

Tax Description	X	Dirt Road	GROUP A\$1600/FF	10.00	321.00	1.0000	1.2535	1600	100	20,057	
S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.		Gravel Road	10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	20,057

Comments/Influences		Paved Road								
		Storm Sewer								
		Sidewalk								

ADD 1/2 VACATED ALLEY FOR 00	X	Water								
	X	Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	10,000	0	10,000		5,292C
		Low	2023	6,900	0	6,900		5,040C
		High	2022	4,800	0	4,800		4,800S
		Landscaped	2021	4,800	0	4,800		4,649C



Who	When	What	2024	10,000	0	10,000		5,292C
			2023	6,900	0	6,900		5,040C
			2022	4,800	0	4,800		4,800S
			2021	4,800	0	4,800		4,649C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALVIN TIM A	GALVIN LUCILLE L	0	01/28/2024	OTH	07-DEATH CERTIFICATE	2024-00408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
690 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GALVIN LUCILLE L 8255 MULLIKEN ROAD MULLIKEN MI 48861	2024 Est TCV 316,193 TCV/TFA: 302.87					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		100.00	259.00	0.8409	1.1881	1600 100	159,846
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Tax Description	X	Description	Rate	Size % Good	Cash Value
. LOTS 24 & 25 SOUTHGATE PLAT 2.					
Comments/Influences					

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		D/W/P: 3.5 Concrete	6.16	72 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

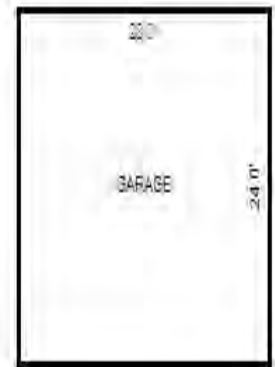
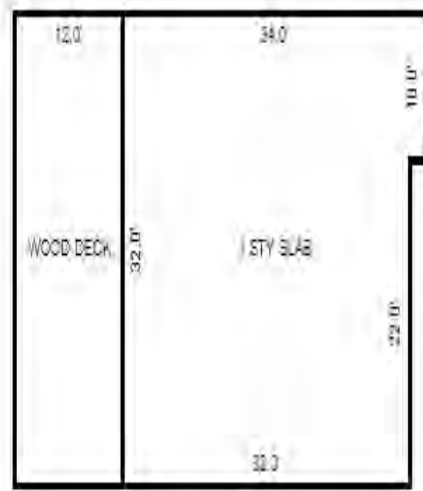
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	79,900	78,200	158,100			90,069C
	Rolling							
	Low							
X	High	2023	55,900	74,700	130,600			85,780C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2022	36,000	72,300	108,300			81,696C
	Ravine							
	Wetland							
	Flood Plain							
X	Private Drive	2021	36,000	72,300	108,300			79,087C



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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	55,900	74,700	130,600			85,780C
TPC	04/19/2016	INSPECTED	2022	36,000	72,300	108,300			81,696C
TPC	04/27/2015	INSPECTED	2021	36,000	72,300	108,300			79,087C

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
670 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		04/02/2021	2021-0154	100%				
Owner's Name/Address		P.R.E. 100% 05/01/2010										
LANDRIS BECKY 670 SW OAK DRIVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 405,993 TCV/TFA: 235.22								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. LOTS 26 & 27 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		GROUP A	\$1600/FF	100.00	239.00	0.8409	1.1644	1600	100	156,666
		X Paved Road		100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 156,666								
		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	327	50		1,076			
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,076								
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	78,300	124,700	203,000			123,149C	
		JWV	05/24/2021	INSPECTED	2023	55,300	119,000	174,300			117,285C	
		TPC	07/28/2018	INSPECTED	2022	36,000	114,300	150,300			111,700C	
		TPC	12/27/2017	INSPECTED	2021	36,000	101,700	137,700			108,132C	

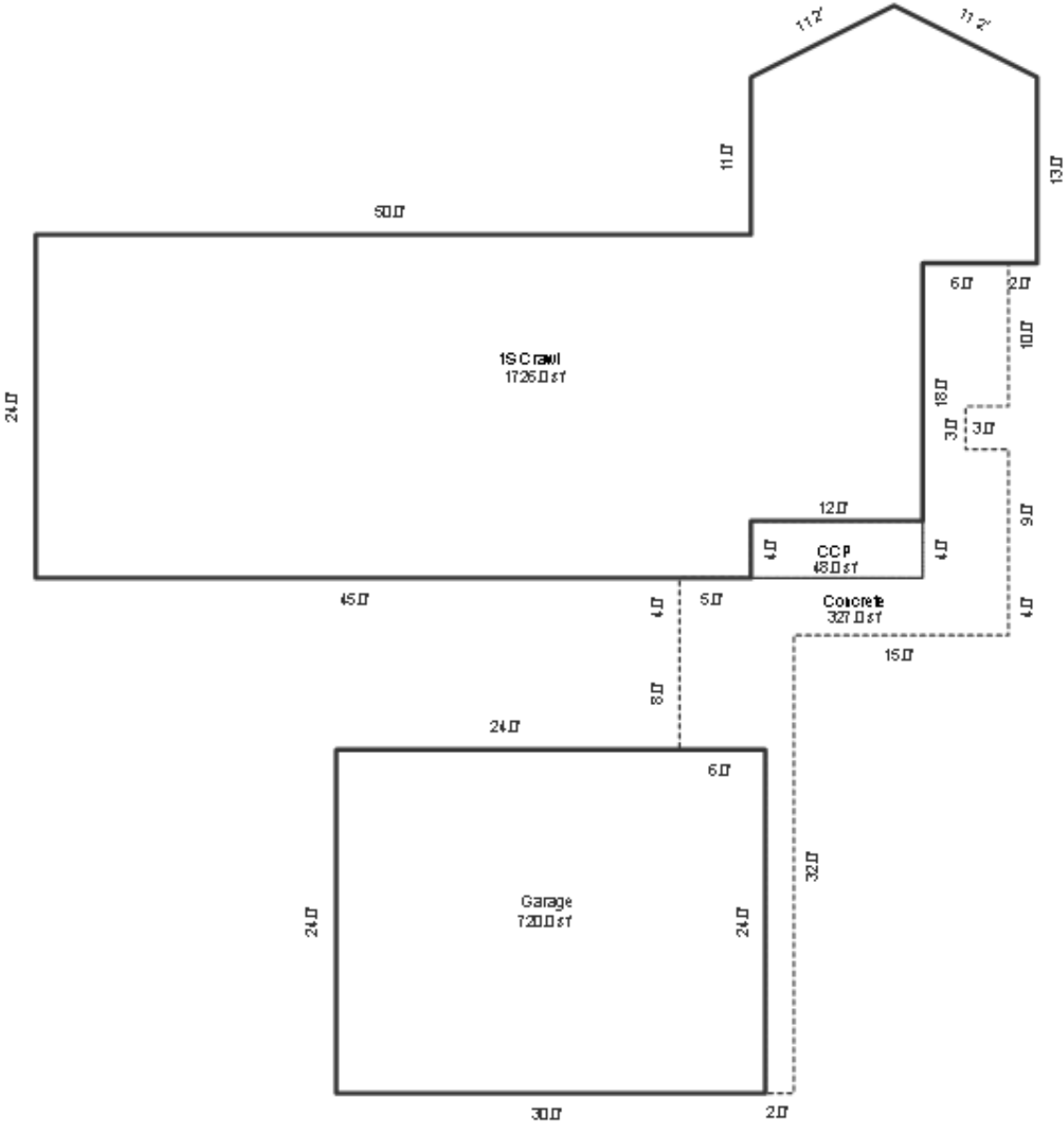


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 CCP (1 Story)	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: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg X Ord Small			Doors Solid X H.C.				
Building Style: 1S		Yr Built Remodeled 1971 1979		Condition: Average		Room List			Basement 1st Floor 2nd Floor Bedrooms			(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick Insulation				
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1726 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)			
(3) Roof		X Gable X Gambrel Hip Mansard Flat Shed		Chimney: Unsuported Len: Cntr.Sup:			(10) Floor Support			Joists: Unsuported Len: Cntr.Sup:			(11) Heating/Cooling			X Gas Oil Elec. Wood Coal Steam			
(4) Interior		X Drywall Paneled		Plaster Wood T&G			Trim & Decoration			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
(5) Floors		Kitchen: Other: Other:		(6) Ceilings			X Drywall			(7) Excavation			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			
(9) Basement Finish		(10) Floor Support			Joists: Unsuported Len: Cntr.Sup:			(11) Heating/Cooling			X Gas Oil Elec. Wood Coal Steam			(12) Electric			0 Amps Service		
(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 = 1726 SF Floor Area = 1726 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 1,726 Total: 215,916 140,346					
(15) Fireplaces		Class: C Effec. Age: 35 Floor Area: 1,726 Total Base New : 261,593 Total Depr Cost: 170,035 Estimated T.C.V: 248,251			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:					
(16) Porches/Decks		Area 48			Type CCP (1 Story)			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:					
(17) Garage		Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:			Bsmnt Garage: Carport Area: Roof:					
Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCv: 248,251			Totals: 261,593 170,035			Totals: 261,593 170,035			Totals: 261,593 170,035			Totals: 261,593 170,035					

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



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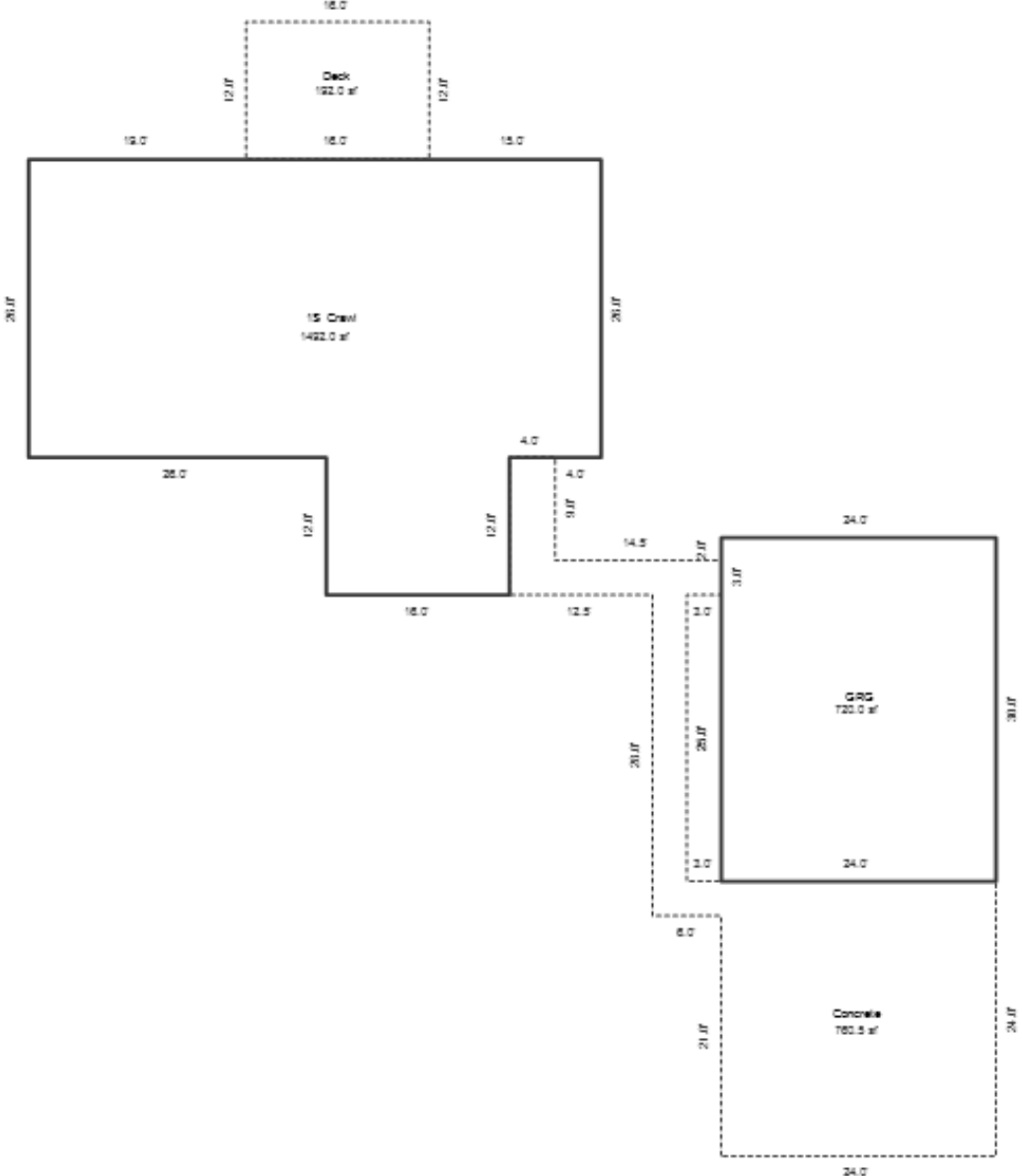
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
660 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		09/22/2017	2017-0475	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 339,357 TCV/TFA: 227.45							
SHANAVER THOMAS E & ROSE M 27770 PRESCOTT STREET ROMULUS MI 48174		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. LOTS 28 & 29 SOUTHGATE PLAT 2.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Gravel Road	GROUP A\$1600/FF 100.00 227.00 0.8409 1.1495 1600 100 154,662								
ADD SEWER FOR 05			Paved Road	100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 154,662								
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
			Water	D/W/P: 4in Ren. Conc.	7.35	760	0	0				
		X	Sewer	Residential Local Cost Land Improvements								
		X	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 = 2,375								
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2024	77,300	92,400	169,700			107,243C
			JWV 12/16/2017	INSPECTED	2023	54,900	88,200	143,100				102,137C
			TPC 04/27/2015	INSPECTED	2022	36,000	84,800	120,800				97,274C
			TPC 06/16/2014	INSPECTED	2021	36,000	84,000	120,000				94,167C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,492 Total Base New : 208,128 Total Depr Cost: 124,877 Estimated T.C.V: 182,320		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1968	
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Ground Area = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total: 166,551		99,930		
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Other Additions/Adjustments		Plumbing		Deck	
Room List		Doors	Solid	X H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(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			Treated Wood 192 3,936 2,362		Base Cost 720 23,270 13,962		Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(14) Water/Sewer			Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER			Water/Sewer Public Sewer Water Well, 50 Feet		1 1,934 1,160		1 4,700 2,820	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		Lump Sum Items:			Notes:			Built-Ins		1 1,934 1,160		1 4,700 2,820	
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1492 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			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
(2) Windows	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1492 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			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
(3) Roof	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
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X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558		Deck		Treated Wood 192 3,936 2,362	
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH DENNIS & LARAIA KAT	LYNCH DENNIS P TRUST	0	06/30/2016	QC	09-FAMILY	2016-02644	DEED	0.0
LYNCH DENNIS	LYNCH DENNIS & LA RAIKA KA	0	12/13/2004	QC	21-NOT USED/OTHER	04-0/5124	DEED	0.0
		238,750	08/01/2002	WD	33-TO BE DETERMINED	02-0:3622	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
630 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST	SEWER	08/10/1950	1950-16227	100%	

Owner's Name/Address	MAP #:
LYNCH DENNIS P TRUST 2638 W CROWN DR TRAVERSE CITY MI 49685	2024 Est TCV 395,642 TCV/TFA: 255.42

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 30 & 31 SOUTHGATE PLAT 2.		GROUP A	\$1600/FF	100.00	220.00	0.8409	1.1406	1600	100	153,455

100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 153,455

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
			D/W/P: Asphalt Paving	2.89	1275	50	1,842
	X		D/W/P: 4in Concrete	6.49	281	50	912
	X		Wood Frame	21.56	240	50	2,587
			Total Estimated Land Improvements True Cash Value =				5,341

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	76,700	121,100	197,800			127,246C
2023	54,600	115,500	170,100			121,187C
2022	36,000	110,800	146,800			115,417C
2021	36,000	109,700	145,700			111,730C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRATT DENNIS R & BERNAD	KING ASHLEY BARRATT	60,000	02/10/2017	WD	03-ARM'S LENGTH	2017-00622	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
SW OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KING ASHLEY BARRATT 98 GUY ST HARRINGTON PARK NJ 07640	MAP #:					
	2024 Est TCV 153,281					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A	\$1600/FF	100.00	219.00	0.8409	1.1393	1600 100	153,281
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value = 153,281

Tax Description

. LOTS 32 & 33 SOUTHGATE PLAT 2.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	76,600	0	76,600			39,690C
2023	54,600	0	54,600			37,800C
2022	36,000	0	36,000			36,000S
2021	36,000	0	36,000			35,233C

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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			
590 S OAK DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SCHMIEGE C J TRUSTEE 4025 ISABELLE PORTAGE MI 49081		MAP #:		2024 Est TCV 332,130 TCV/TFA: 285.83							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. LOTS 34 & 35 SOUTHGATE PLAT 2.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		GROUP A	\$1600/FF	100.00	224.00	0.8409	1.1457	1600 100	154,148
		Paved Road		100 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value =		154,148	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.16	1200	71	5,248			
		X Sewer		Total Estimated Land Improvements True Cash Value = 5,248							
		X 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									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	77,100	89,000	166,100		106,278C	
		TPC 12/27/2017	INSPECTED		2023	54,700	84,900	139,600		101,218C	
		TPC 04/19/2016	INSPECTED		2022	36,000	81,400	117,400		96,399C	
		TPC 04/27/2015	INSPECTED		2021	36,000	80,500	116,500		93,320C	

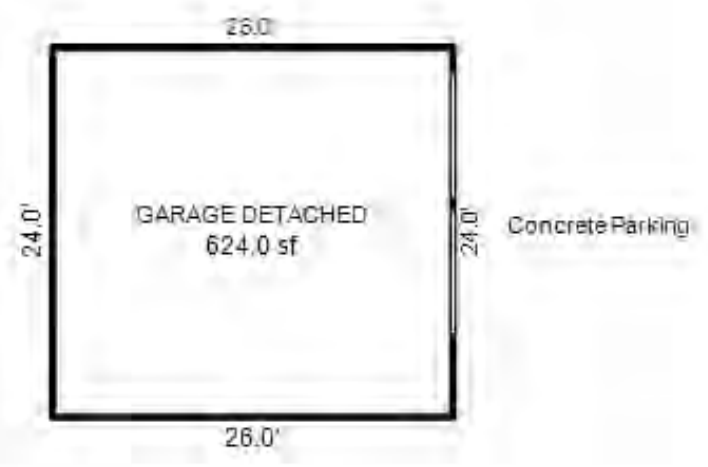
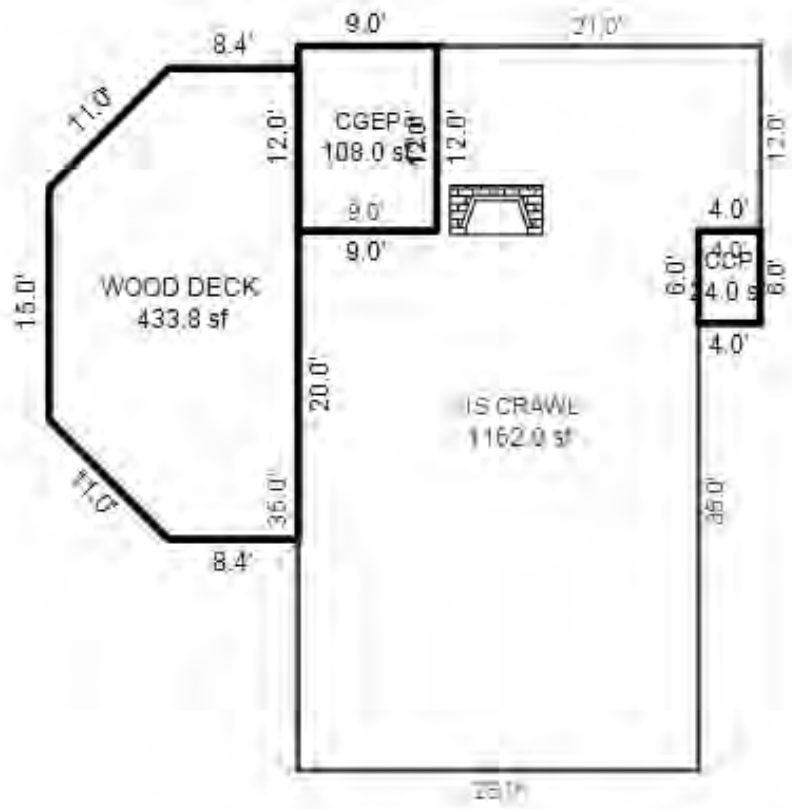


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 24 108 433	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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			(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: CD Effec. Age: 35 Floor Area: 1,162 Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 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: Forced Air w/ Ducts Ground Area = 1162 SF Floor Area = 1162 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 1,162 Total: 134,299 87,295			Cls CD Blt 1963						
Yr Built 1963	Remodeled 0	Ex	X	Ord		Min	(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Size of Closets		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
Room List		Doors		Solid	X	H.C.	(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
(1) Exterior		Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
(2) Windows		(7) Excavation		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1162 S.F. Slab: 0 S.F. Height to Joists: 0.0	(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Storms & Screens	(9) Basement Finish		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Gable Hip Flat	Gambrel Mansard Shed		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
X	Asphalt Shingle	(10) Floor Support		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Total Base New : 182,018 Total Depr Cost: 118,311 Estimated T.C.V: 172,734 E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
Notes:										ECF (4085 CROOKED LAKE) 1.460 => TCV:		172,734				

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



Concrete

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
570 S OAK DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
FISH STEVE & CYNTHIA G 722 PENDLETON DRIVE N COMSTOCK PARK MI 49321		MAP #:		2024 Est TCV 315,912 TCV/TFA: 268.40							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. LOTS 36 & 37 SOUTHGATE PLAT 2.		Public Improvements		* Factors *							
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD SEWER FOR 05		X Gravel Road		GROUP A\$1600/FF	100.00	218.00	0.8409	1.1380	1600	100	153,105
		X Paved Road		100 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =		153,105	
		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									
		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	
		X PRIVATE RD		2024	76,600	81,400	158,000			76,193C	
		TPC 12/27/2017 INSPECTED		2023	54,500	77,700	132,200			72,565C	
		TPC 04/19/2016 INSPECTED		2022	36,000	74,600	110,600			69,110C	
		TPC 04/27/2015 INSPECTED		2021	36,000	73,900	109,900			66,903C	

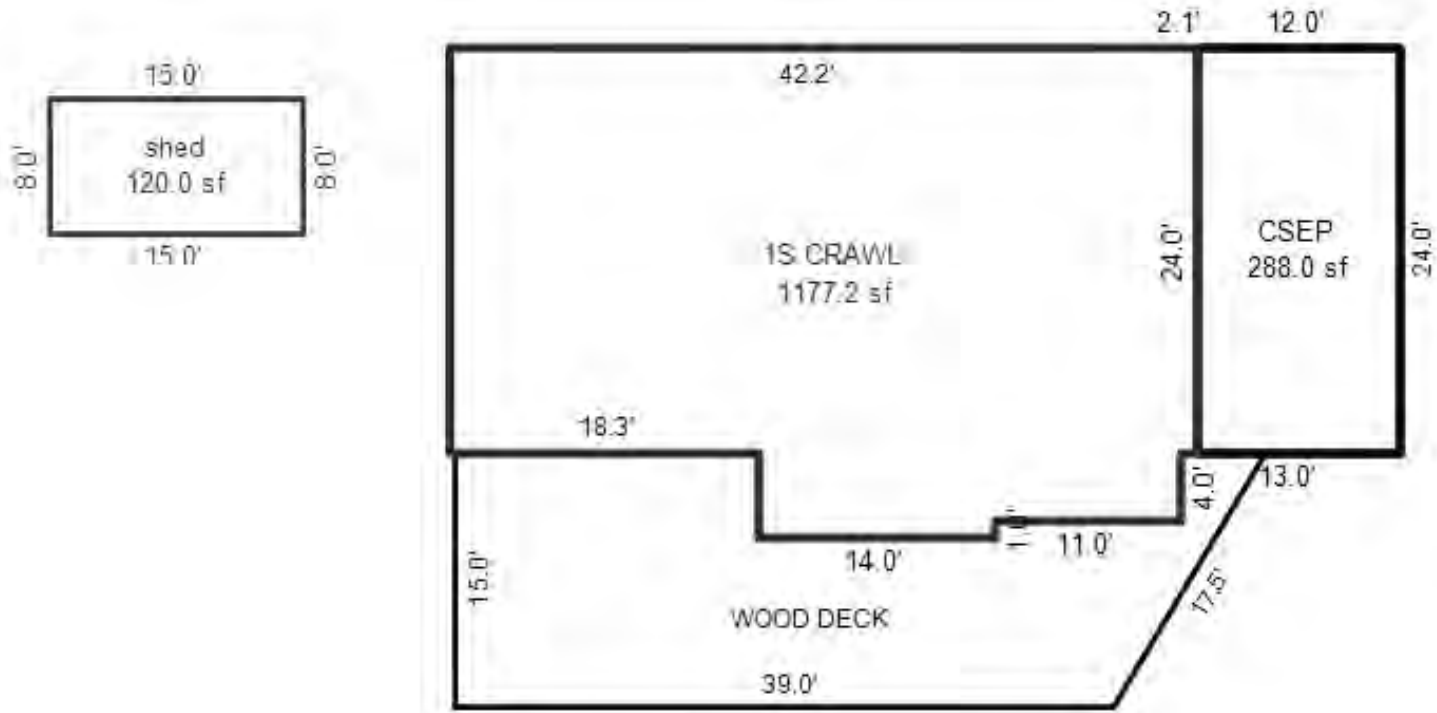


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 Wood Stove Direct-Vented Ga	Area 288 538	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,177 Total Base New : 169,986 Total Depr Cost: 110,489 Estimated T.C.V: 161,314		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1971		
Yr Built 1971 YR	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1971				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1177 SF Floor Area = 1177 SF.							
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall X Tile		Ex. X Ord. Min			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,177			Total: 135,787 88,261			
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 1177 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			Plumbing Average Fixture(s) 1 1,230 799 Porches CSEP (1 Story) 288 9,982 6,488 Deck Treated Wood 538 7,742 5,032 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 Interior 1 Story 2 9,400 6,110 Local Cost Items SANITARY SEWER 1 0 0 *						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:						
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 2 9,400 6,110 Local Cost Items SANITARY SEWER 1 0 0 *						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 169,986 110,489						
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			ECF (4085 CROOKED LAKE) 1.460 => TCv: 161,314						

*** 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.
WIACEK MICHAEL & MATTHEW	MARTIN KEVIN	293,000	01/06/2020	WD	03-ARM'S LENGTH	2020-00085	PROPERTY TRANSFER	100.0
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	03-ARM'S LENGTH	2017-02960	PROPERTY TRANSFER	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	09-FAMILY	2014-01695	DEED	0.0
FISH MICHAEL D & NORMA J	FISH MICHAEL D & NORMA J	0	04/29/2014	QC	21-NOT USED/OTHER	2014-01844	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
540 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		SOLAR	08/31/2022	2022-0606	100%
	P.R.E. 100% 10/15/2021		ALTERATION	03/20/2020	2020-0089	100%

Owner's Name/Address	MAP #:
MARTIN KEVIN 540 S OAK DR LAKE CITY MI 49651	2024 Est TCV 545,052 TCV/TFA: 232.53

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements			* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
LOTS 38, 39, & 40 SOUTHGATE PLAT 2. T22 N R8 W 7/2022 COMBINE LOTS 640-038-00 & 640-040-00 FORMERLY . LOT 39 SOUTHGATE PLAT 2.	X	Dirt Road	50.00	167.00	0.7598	1.0646	1600	100		64,715		
	X	Gravel Road	50.00	195.00	0.7598	1.1067	1600	100		67,272		
	X	Paved Road	50.00	144.00	0.7598	1.0259	1600	100		62,361		
		Storm Sewer	150 Actual Front Feet, 0.58 Total Acres								Total Est. Land Value =	194,348

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
7/2022 COMBINE LOTS 38, 39, & 40	X	Sewer	6.58	458	50	1,507
	X	Electric	8.18	1514	50	6,192
	X	Gas	Total Estimated Land Improvements True Cash Value =				7,699

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/27/2022	INSPECTED	2024	97,200	175,300	272,500			251,370C
JWV	04/30/2021	INSPECTED	2023	71,000	168,400	239,400			239,400S
JWV	11/09/2020	INSPECTED	2022	23,800	161,700	185,500			185,500S
			2021	23,800	128,900	152,700		152,700W	152,700S

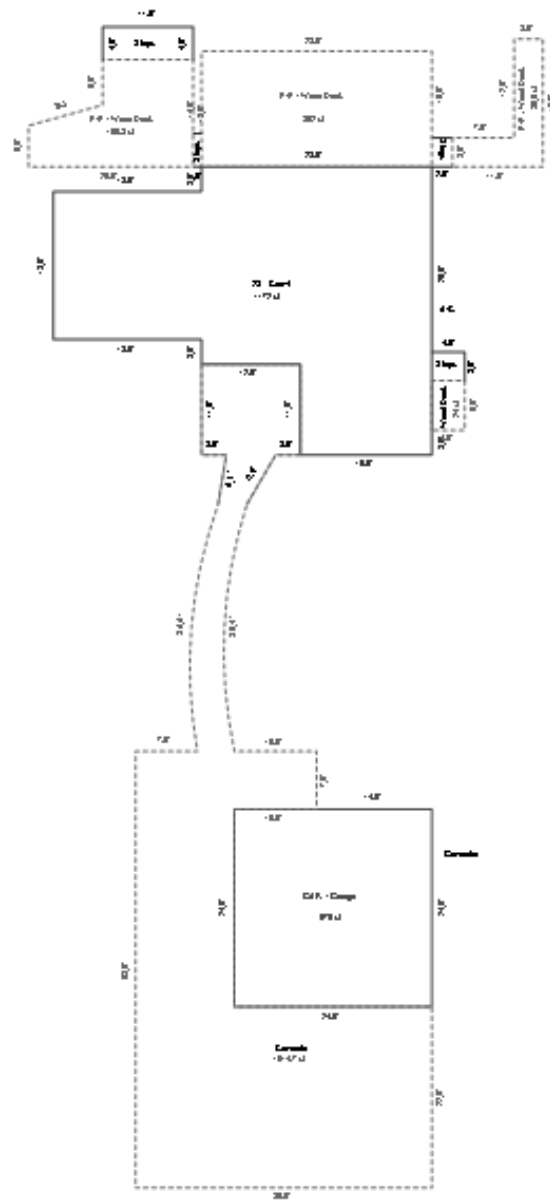
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 671	Type Treated Wood 24 Treated Wood	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 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: 2S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1968		Remodeled 2020	Trim & Decoration		(12) Electric												
Condition: Average		Ex	Ord	Min		0 Amps Service											
Room List		Lg	Ord	Small		No./Qual. of Fixtures											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	H.C.		Ex. Ord. X Min											
(1) Exterior		(5) Floors			No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many Ave. X Few												
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1172 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												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:												
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1172 SF Floor Area = 2344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,172 Total: 266,548 199,909										E.C.F. X 1.460		Cls C Blt 1968					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Deck Treated Wood 671 9,159 6,869 Treated Wood 24 1,096 822 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 16,714 Door Opener 2 1,093 820 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014 Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost Items GENERATOR 1 1 1 * SOLAR POWER SYSTEM 1 1 1 * SANITARY SEWER 1 0 0 *										Totals: 313,251 234,935		ECF (4085 CROOKED LAKE) 1.460 => TCV: 343,005					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	10/04/2016	QC	09-FAMILY	2016-03342	DEED	0.0
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	01/07/2013	QC	21-NOT USED/OTHER	2013-00321	PROPERTY TRANSFER	0.0
HARTWIG DON ETAL *	HARTWIG STEVEN M	0	05/24/2006	QC	21-NOT USED/OTHER	06-0/1935	DEED	88.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
510 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	01/24/2019	2019-0022	100%
	P.R.E. 100% 10/22/2019		MANUFACTURED	06/29/2018	2018-0293	100%
Owner's Name/Address	MAP #:		Demolition/Removal	06/22/2018	2018-0274	100%
HARTWIG STEVEN M & CHERYL A 510 S OAK DR LAKE CITY MI 49651	2024 Est TCV 469,538 TCV/TFA: 284.22					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *		LOT 41 & 42						
LOTS 41 & 42 SOUTHGATE PLAT 2. Combination of 640-041 & 640-042 for 07. Comments/Influences	X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			GROUP A\$1600/FF	50.00	111.00	0.8409	0.9613	1600	100		64,666
		Paved Road			GROUP A\$1600/FF	50.00	123.00	0.8409	0.9863	1600	100		66,347
		Storm Sewer			100 Actual Front Feet, 0.27 Total Acres			Total Est. Land Value =					131,013

ADD SEWER FOR 05 CORRECTED SEWER VALUE FOR 07. 06 COMBINE W640-041-00 FOR 07.	X	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
		Wood Frame							
	X	Water			23.83	280	50	3,336	
	X	Sewer						3,336	
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
				Total Estimated Land Improvements True Cash Value =					3,336

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																Who	When	What				
																2024	65,500	169,300	234,800			134,930C
																2023	49,700	156,100	205,800			128,505C
																2022	36,000	130,700	166,700			122,386C
																2021	36,000	103,300	139,300			118,477C

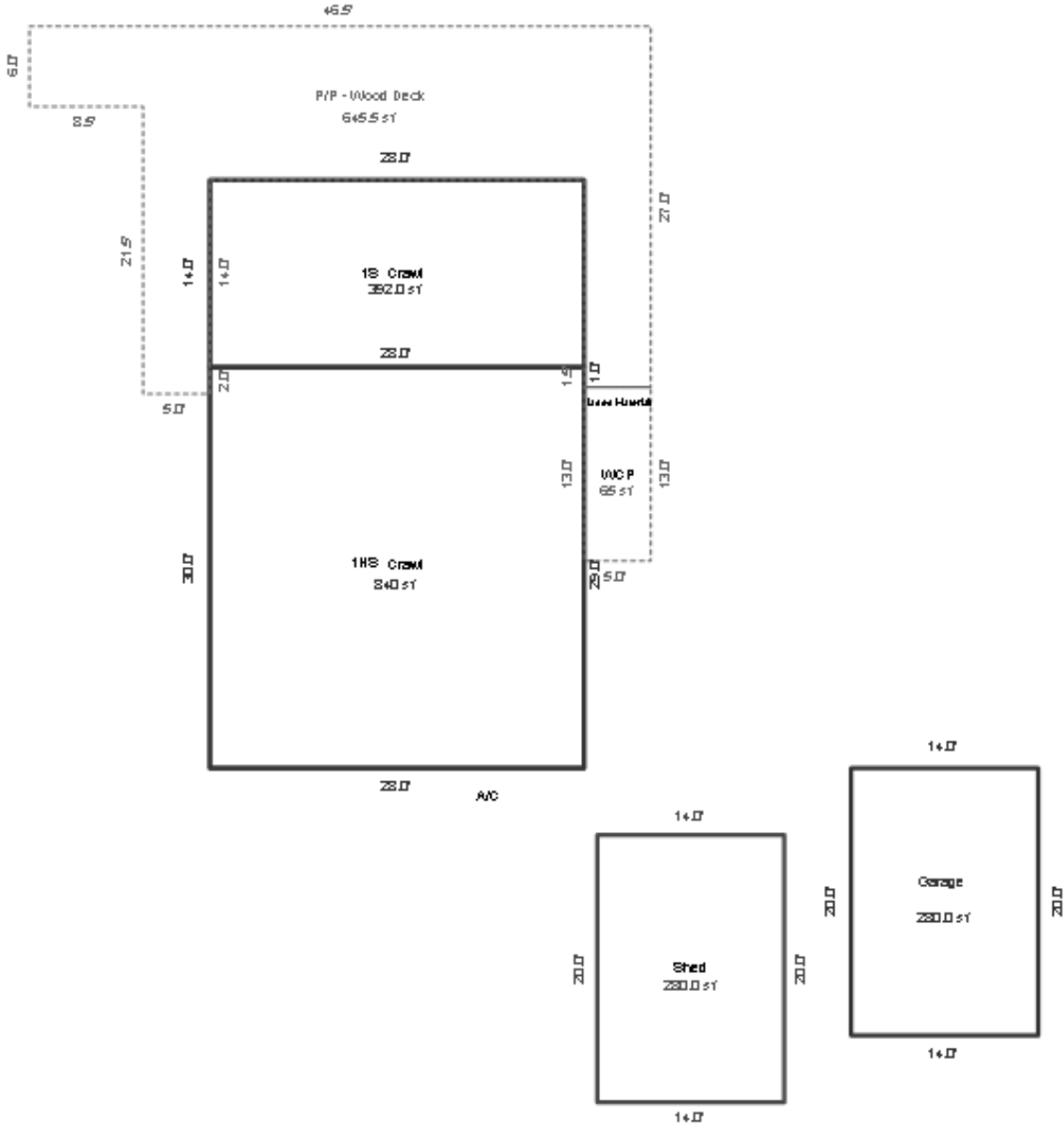


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 65 645	Type WCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	65	WCP (1 Story)	Treated Wood	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.440	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 5 Floor Area: 1,652 Total Base New : 245,020 Total Depr Cost: 232,770 Estimated T.C.V: 335,189
	Town Home															
	Duplex															
	A-Frame															
	Wood Frame															
	Building Style: BOCA/STATE	Drywall Paneled		Plaster Wood T&G												
	Yr Built 2019	Remodeled 0	Ex	Ord	Min											
	Condition: Average	Trim & Decoration			Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C Blt 2019		
	Room List	Doors		Solid		H.C.	(12) Electric			Ground Area = 1232 SF Floor Area = 1652 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			
	Basement	(5) Floors			0 Amps Service			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
	1st Floor	Kitchen:			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 840			Total: 200,488 190,465		
	2nd Floor	Other:			No. of Elec. Outlets			Many Ave. Few			1 Story Siding Crawl Space 392			Other Additions/Adjustments		
	2 Bedrooms	Other:			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Plumbing		
	(1) Exterior	(6) Ceilings			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Average Fixture(s) 1 1,476 1,402		
	Wood/Shingle	(7) Excavation			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			3 Fixture Bath 2 9,291 8,826		
	Aluminum/Vinyl	Basement: 0 S.F.			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Solar Water Heat		
	Brick	Crawl: 1232 S.F.			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			No Plumbing		
	Insulation	Slab: 0 S.F.			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Extra Toilet		
	(2) Windows	Height to Joists: 0.0			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Extra Sink		
	Many Avg. Few	(8) Basement			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Separate Shower		
	Large Avg. Small	Conc. Block			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Ceramic Tile Floor		
	Wood Sash	Poured Conc.			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Ceramic Tile Wains		
	Metal Sash	Stone			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Ceramic Tub Alcove		
	Vinyl Sash	Treated Wood			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Vent Fan		
	Double Hung	Concrete Floor			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			(14) Water/Sewer		
	Horiz. Slide Casement	(9) Basement Finish			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Public Water		
	Double Glass	Recreation SF			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Public Sewer		
	Patio Doors	Living SF			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Water Well		
	Storms & Screens	Walkout Doors (B)			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Water Well		
	(3) Roof	No Floor SF			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			1000 Gal Septic		
	Gable	Walkout Doors (A)			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			2000 Gal Septic		
	Hip	(10) Floor Support			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Lump Sum Items:		
	Gambrel	Joists:			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			Notes:		
	Mansard	Unsupported Len:			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392			ECF (4085 CROOKED LAKE) 1.440 => TCY: 335,189		
	Flat	Cntr.Sup:			No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392					
	Shed				No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392					
	Asphalt Shingle				No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392					
	Chimney:				No. of Elec. Outlets			Many Ave. Few			1.5 Story Siding Crawl Space 392					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEITCH CAROL H	LEITCH CAROL H	0	06/26/2019	WD	09-FAMILY	2019-02065	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
500 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LEITCH CAROL H 2029 PAULINE CT ANN ARBOR MI 48103	MAP #:	2024 Est TCV 229,851 TCV/TFA: 266.03				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
. LOTS 43 & 44 SOUTHGATE PLAT 2.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A\$1600/FF	100.00	107.00	0.8409	0.9525	1600 100	128,151
			100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =						128,151

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
		Dirt Road	Description	Rate	Size	% Good	Cash Value		
		Gravel Road	D/W/P: Patio Blocks	14.27	84	0	0		
		Paved Road	D/W/P: Crushed Rock	2.19	600	0	0		
		Storm Sewer	Metal Prefab	15.55	100	50	777		
		Sidewalk	Residential Local Cost Land Improvements						
		Water	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 =						1,777
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

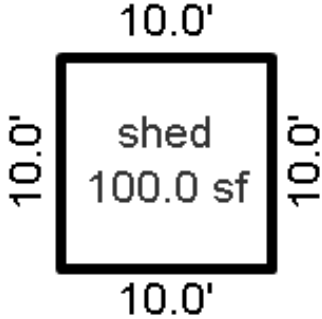
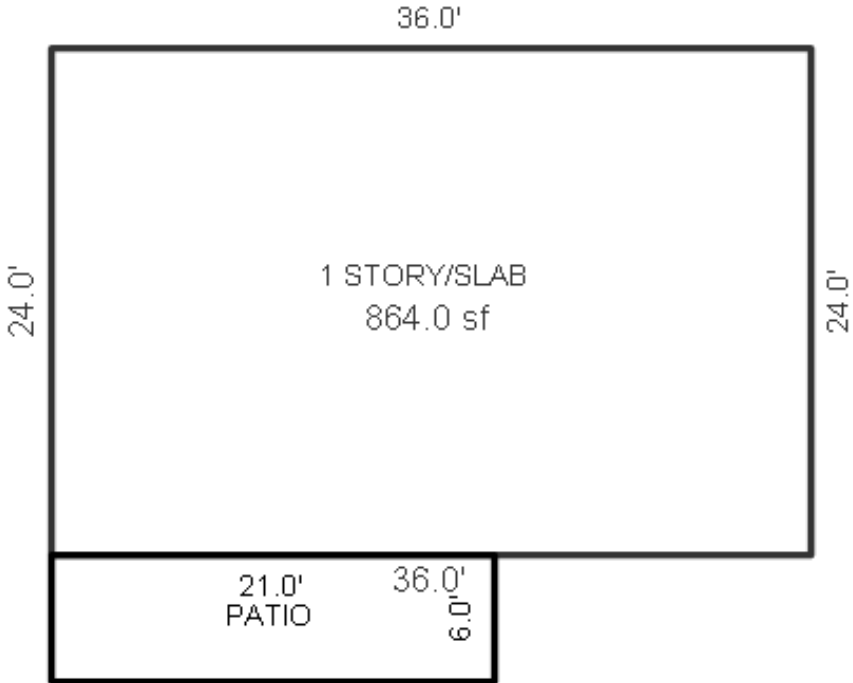


Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	64,100	50,800	114,900			51,405C
			2023	49,000	48,600	97,600			48,958C
			2022	36,000	46,600	82,600			46,627C
			2021	36,000	46,200	82,200			45,138C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OSBORN CATHERINE ANNE	EHLERS RONALD & JEANNE	286,549	11/06/2020	WD	03-ARM'S LENGTH	2020-03332	PROPERTY TRANSFER	100.0				
OSBORN CATHERINE ANNE	OSBORN CATHERINE ANNE	0	09/26/2018	QC	09-FAMILY	2018-03135	PROPERTY TRANSFER	0.0				
OSBORN RICHARD & CATHERIN	OSBORN CATHERINE ANNE	0	01/26/2017	QC	09-FAMILY	2017-00419	DEED	0.0				
OSBORN RICHARD HAROLD	OSBORN RICHARD HAROLD	0	11/09/1998	QC	09-FAMILY	2016-02975	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
470 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
EHLERS RONALD & JEANNE 10102 NEWCASTLE CT PORTAGE MI 49002		2024 Est TCV 304,063 TCV/TFA: 234.62										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. LOTS 45 & 46 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$1600/FF 100.00 100.00 0.8409 0.9365 1600 100 126,002								
		Paved Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 126,002								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 3.5 Concrete 6.16 72 71 315								
		X Sewer	Total Estimated Land Improvements True Cash Value = 315									
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD										
		Who	When	What	2024	63,000	89,000	152,000		129,654C		
		TPC 12/27/2017	INSPECTED		2023	48,500	85,000	133,500		123,480C		
		TPC 04/19/2016	MTT		2022	36,000	81,600	117,600		117,600S		
		TPC 04/27/2015	INSPECTED		2021	36,000	80,900	116,900		116,900S		

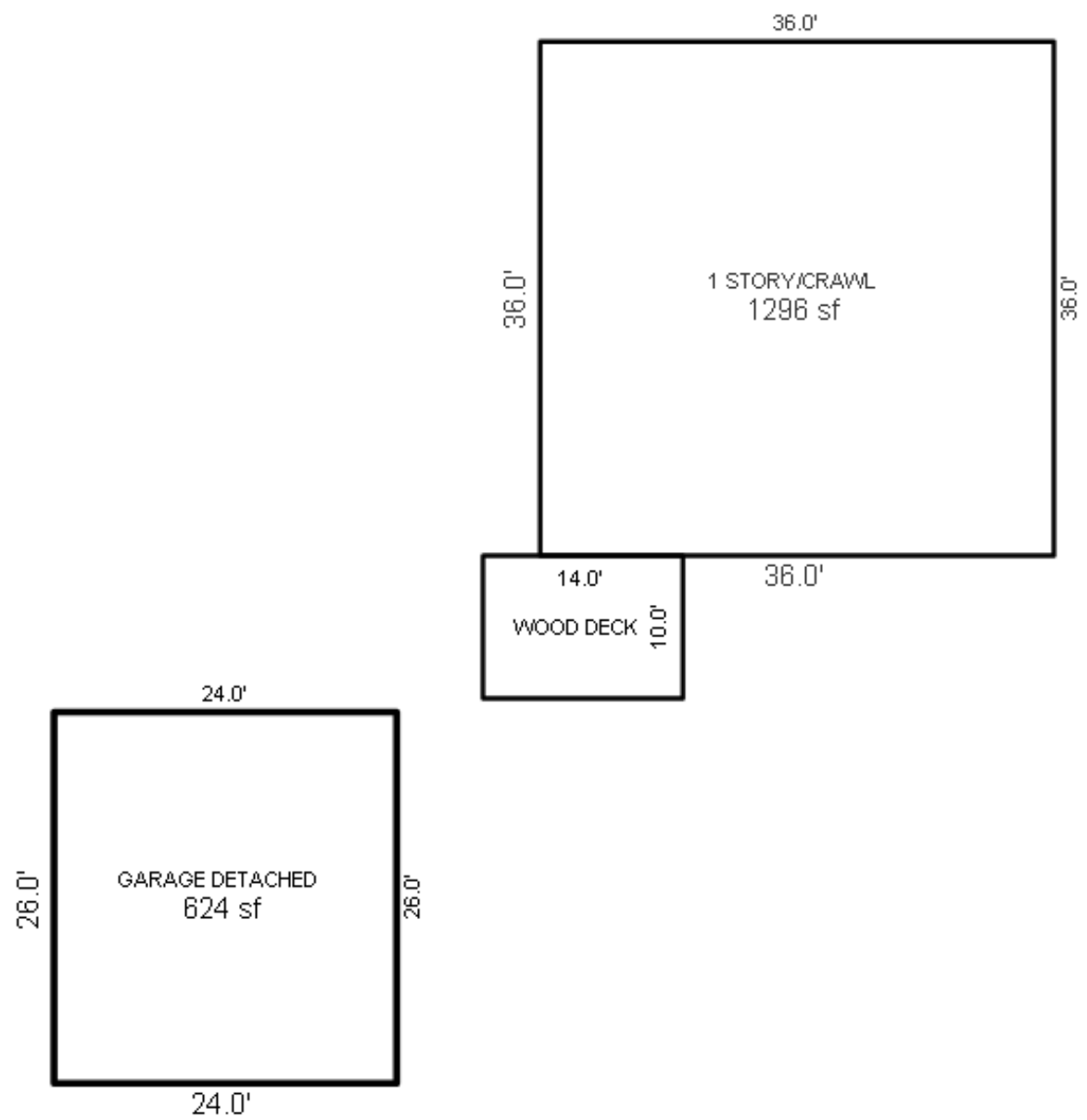


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 140	Type Treated Wood	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % 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: 35 Floor Area: 1,296 Total Base New : 187,300 Total Depr Cost: 121,744 Estimated T.C.V: 177,746		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 CD		Blt 1969			
Yr Built 1969	Remodeled 1980	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1296 SF Floor Area = 1296 SF. 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 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 1,296		Total: 147,535 95,897				
(1) Exterior		(6) Ceilings			0 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,230 799		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			No./Qual. of Fixtures			Plumbing			Deck		Treated Wood		3 Fixture Bath 3,860 2,509		
(2) Windows		Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Wood Sash Metal Sash Vinyl Sash	Few		Small	(8) Basement			Many X Ave. Few			Base Cost		624 20,923 13,600				
X	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			Water/Sewer		Public Sewer		1 1,326 862		
(3) Roof		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 1,934 1,257		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 1 Story		1 4,700 3,055		
Chimney: Brick								Notes:			Local Cost Items		SANITARY SEWER		1 0 0 *		
												Totals:		187,300 121,744			
												ECF (4085 CROOKED LAKE) 1.460 => TCV:		177,746			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN RICHARD H & CATHER	AULER JEFFREY D & CATHY	140,000	02/22/2013	WD	03-ARM'S LENGTH	2013-00541 WD	PROPERTY TRANSFER	100.0
		100,000	07/01/2000	WD	33-TO BE DETERMINED	338:1208	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
450 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 219,498 TCV/TFA: 381.07					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements		* Factors * LOTS 47 & 48							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			GROUP A	\$1600/FF	100.00	97.00	0.8409	0.9294	1600 100	125,046
			100 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	125,046

Tax Description	X	Land Improvement Cost Estimates								
LOTS 47 & 48. SOUTHGATE PLAT 2.		Description						Rate	Size % Good	Cash Value
Comments/Influences		Dirt Road						25.19	112 74	2,088
		Gravel Road						19.29	60 45	521
		Paved Road						Total Estimated Land Improvements True Cash Value = 2,609		
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



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

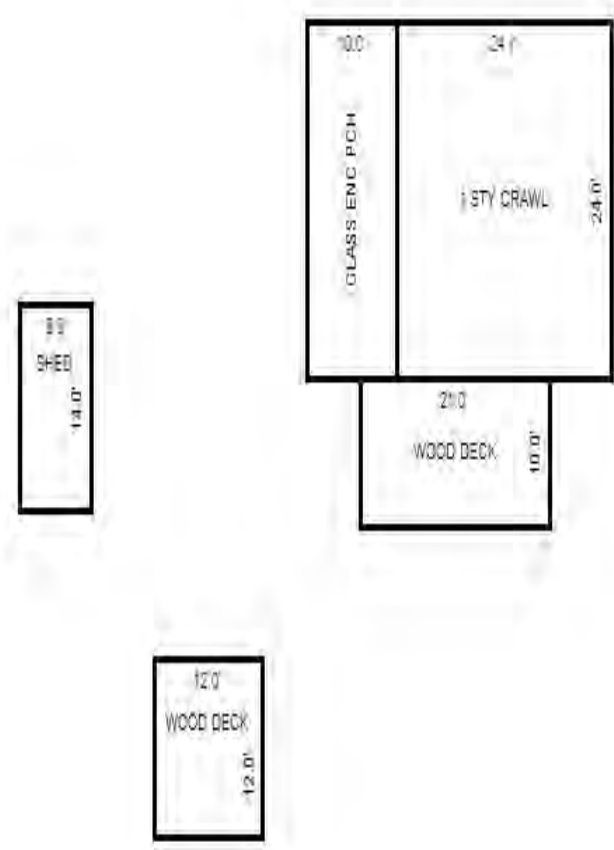
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	62,500	47,200	109,700			76,275C
2023	48,300	45,000	93,300			72,643C
2022	36,000	43,100	79,100			69,184C
2021	36,000	42,700	78,700			66,974C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 210 144	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced 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 1969		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.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		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: 576 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 Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Block		(10) Floor Support			Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 576 Total: 71,219 42,731										E.C.F. X 1.460		Cls CD Blt 1969					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches CGEP (1 Story) 240 12,586 7,552 Deck Treated Wood 210 4,177 2,506 Treated Wood 144 3,264 2,448 * Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Local Cost Items SANITARY SEWER 1 0 0 *										Totals: 104,028 62,906							
Notes: ECF (4085 CROOKED LAKE) 1.460 => TCv:												91,843					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH SUSAN K	SMITH SUSAN K TRUST	1	11/16/2015	WD	09-FAMILY	2016-00635	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
430 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SMITH SUSAN K TRUST 3006 WOODLAND DR FORT GRATIOT MI 48059	MAP #:					
	2024 Est TCV 364,218 TCV/TFA: 297.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2 EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE. COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2	X	Dirt Road		GROUP A\$1600/FF	100.00	123.00	0.7731	0.9863	1600	100	121,989
	X	Gravel Road		GROUP A\$1600/FF	40.00	123.00	0.7731	0.9863	1600	100	48,796
		Paved Road		140 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		170,785
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description					Rate	Size % Good	Cash Value
		Water		D/W/P: 3.5 Concrete					6.58	110 71	514
	X	Sewer		Total Estimated Land Improvements True Cash Value = 514							
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	85,400	96,700	182,100			92,443C
		X Low	2023	64,400	92,300	156,700			88,041C
		High	2022	44,100	88,600	132,700			83,849C
		Landscaped	2021	44,100	87,800	131,900			81,171C
		X Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Treated Wood	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: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,224 Total Base New : 203,287 Total Depr Cost: 132,136 Estimated T.C.V: 192,919			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 = 1224 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1972			
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Size 1,224		Cost New 159,752		Depr. Cost 103,839			
Condition: Average		Size of Closets		0 Amps Service			Stories 1 Story			Foundation Crawl Space			Total:					
Room List		Doors	Solid	X H.C.	(13) Plumbing			Other Additions/Adjustments			Total:							
	Basement 1st Floor 2nd Floor 3 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			Deck Treated Wood			60		1,958		1,273	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Garages			Base Cost 624		26,220		17,043	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile			Many	X Ave.	Few	Plumbing			Common Wall: 1 Wall 1			-2,686		-1,746		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer 1		1,494		971	
X	Many Avg. Few	X Large Avg. Small	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water Well, 50 Feet 1		2,686		1,746		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1		2,766		1,798	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Exterior 1 Story 1		6,513		4,233	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items			SANITARY SEWER 1		0		0	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SANITARY SEWER			Totals:		203,287		132,136		
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 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			Notes:			ECF (4085 CROOKED LAKE) 1.460 => TCY:		192,919			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														

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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 SARA DR	School: LAKE CITY AREA SCHOOL DIST		Res. Add/Alter/Repair	12/30/2010	PB10-0452	EXPIRED
	P.R.E. 100% 04/15/2002					

Owner's Name/Address	MAP #:
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651	2024 Est TCV 9,156

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 13 T22N R8W LOT 1 SOUTHSHORE FARMS SUB.				
Comments/Influences				

Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road			A 100' @ 90/	116.00	175.00	0.9636	0.9102	90	100		9,156
	Gravel Road			116 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,156



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			1,450C
2023	3,600	0	3,600			1,381C
2022	2,300	0	2,300			1,316C
2021	2,300	0	2,300			1,274C

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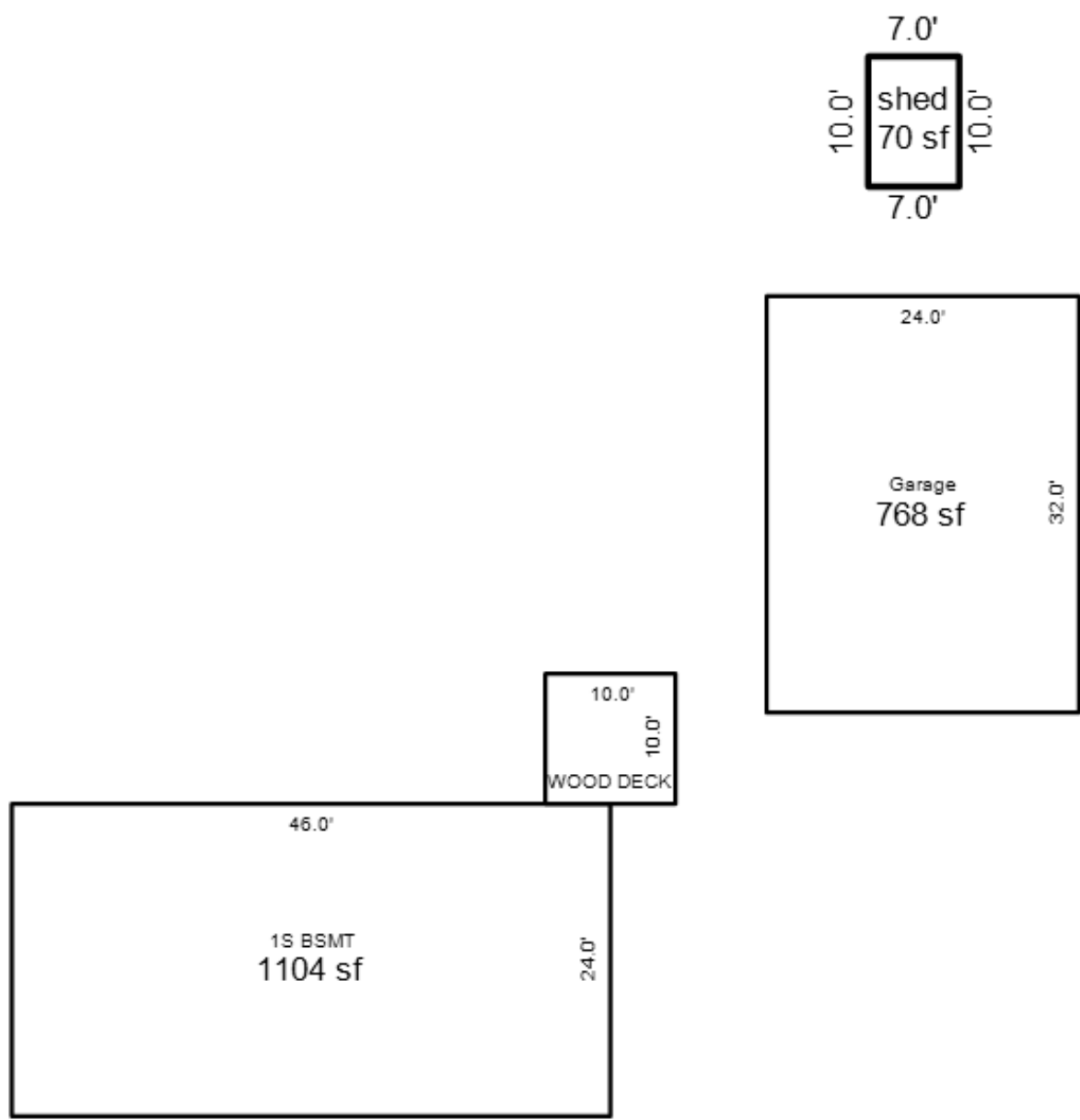
*** Information herein deemed reliable but not guaranteed***

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		
2042 S SARA DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/27/1994								
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 151,922 TCV/TFA: 137.61						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
. SEC 13 T22N R8W LOT 2 SOUTHSORE FARMS SUB.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value H>	RURAL LOTS 10			10000 100	10,000	
		Paved Road		115 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =	10,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	30.27	70	50	1,059		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,059	
		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
		Who	When	What	2024	5,000	71,000	76,000		41,233C
		TPC 04/30/2021 INSPECTED			2023	4,300	68,700	73,000		39,270C
		TPC 12/27/2017 INSPECTED			2022	4,000	62,700	66,700		37,400C
		TPC 01/27/2012 INSPECTED			2021	4,000	57,300	61,300		36,206C

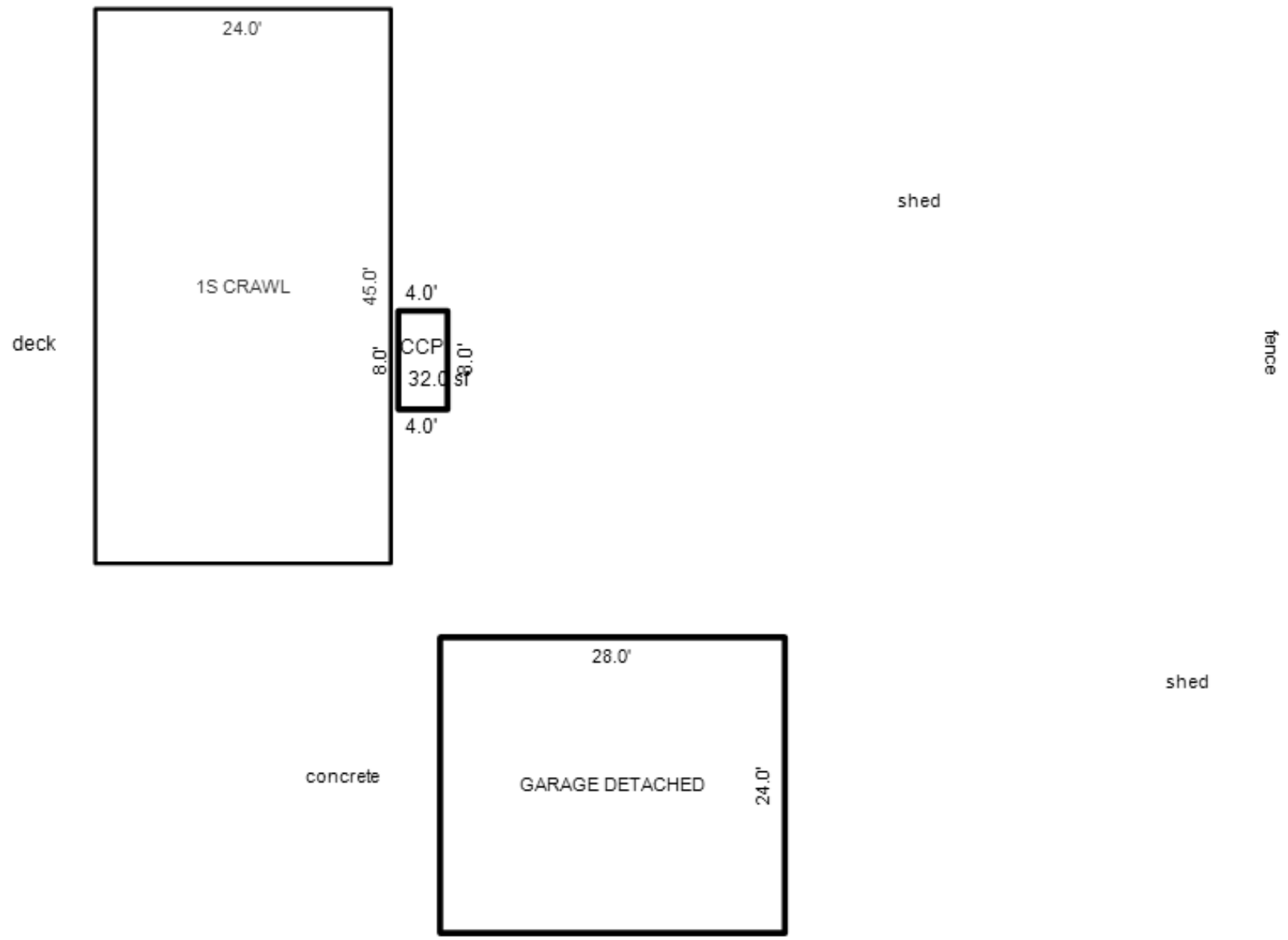


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEELEAN MARK & NORMA	TAYLOR COLLEEN	110,000	07/31/2017	WD	03-ARM'S LENGTH	2017-02388	PROPERTY TRANSFER	100.0
KEELEAN MARK D TRUST	KEELEAN MARK & NORMA	0	07/13/2015	QC	09-FAMILY	2015-02404	DEED	0.0
		77,500	01/01/1998	WD	33-TO BE DETERMINED	328:506	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2108 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/08/2017					
Owner's Name/Address	MAP #:					
TAYLOR COLLEEN 2108 SARA DRIVE LAKE CITY MI 49651	2024 Est TCV 168,422 TCV/TFA: 154.23					

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 13 T22N R8W LOT 5 SOUTHSHORE FARMS SUB.	X		* Factors *									
			<Site Value H>	RURAL LOTS 10				10000	100		10,000	
			115 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =			10,000

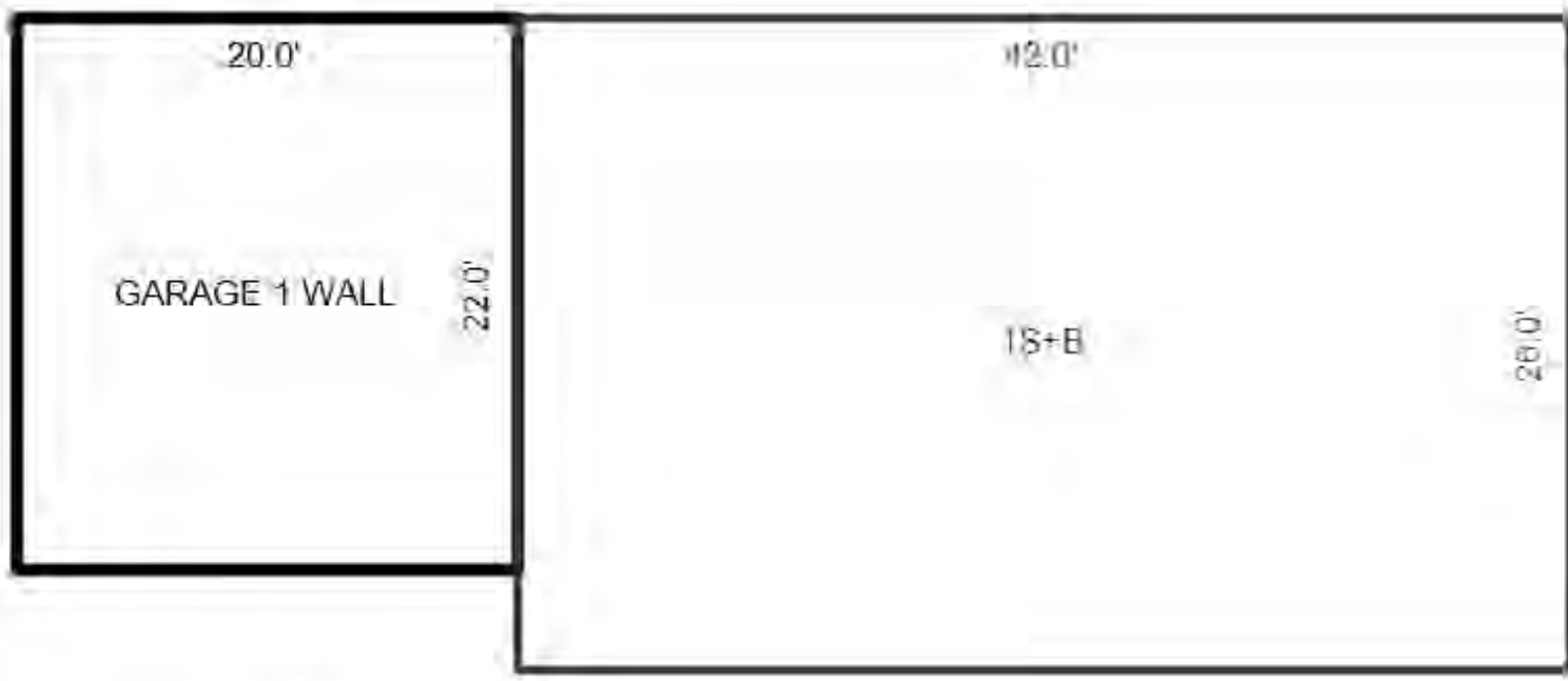
Comments/Influences	X	Description	Land Improvement Cost Estimates				
			Rate	Size	% Good	Cash Value	
		Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	6.58	400	0	0
		Sewer	Wood Frame	28.00	120	50	1,680
	X	Electric	Residential Local 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 =				2,630
		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	5,000	79,200	84,200			66,513C
		Low	2023	4,300	76,700	81,000			63,346C
		High	2022	4,000	70,600	74,600			60,330C
		Landscaped	2021	4,000	64,500	68,500			58,403C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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concrete

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		79,500	11/01/2000	WD	33-TO BE DETERMINED	341:848	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2128 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/11/1997					
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Owner's Name/Address	MAP #:
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SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651	2024 Est TCV 156,030 TCV/TFA: 142.88
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *
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Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651	<Site Value H> RURAL LOTS 10					10000	100		10,000
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	115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	10,000
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Tax Description	X Electric
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. SEC 13 T22N R8W LOT 6 SOUTHSHORE FARMS SUB.	X Gas
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Comments/Influences	X Curb
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	X Street Lights
--	-----------------

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

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

Topography of Site

X Level

Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



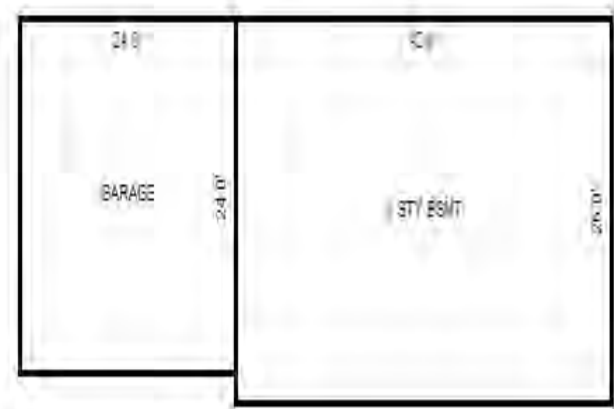
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	73,000	78,000			44,269C
2023	4,300	70,700	75,000			42,161C
2022	4,000	65,000	69,000			40,154C
2021	4,000	59,400	63,400			38,872C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 0 Mech. Doors: 0 Area: 576 % Good: 86 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		Class: C -5 Effec. Age: 20 Floor Area: 1,092 Total Base New : 194,623 Total Depr Cost: 157,022 Estimated T.C.V: 146,030		E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		Ex X Ord Min		Size of Closets Lg X Ord Small		Central Air Wood Furnace		(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C -5 Blt 1995		Roof:		
Yr Built 1995	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 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 1,092		Total: 156,063 124,846				
(2) Windows		(7) Excavation		Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 50 Feet 1 2,686 2,149 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 21,335 * Common Wall: 1 Wall 1 -2,686 -2,310 Built-Ins Appliance Allow. 1 2,766 2,213		Other Additions/Adjustments		Totals: 194,623 157,022				
X	Many Avg. X Avg. Few Large Avg. Small	(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 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 146,030						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Sketch by Alex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HABITAT FOR HUMANITY	SILER LAURIE L	79,094	10/23/2008	WD	21-NOT USED/OTHER	2008/3788	DEED	100.0
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	01/23/2006	OTH	21-NOT USED/OTHER	06-0/279	DEED	0.0
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	09/26/2005	LC	03-ARM'S LENGTH	05-0/3766	DEED	100.0
		7,000	09/01/2000	WD	33-TO BE DETERMINED	340:72	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/26/2009	20090204	100%
	P.R.E. 100% 10/22/2008		New House	04/22/2008	20080100	Complete

Owner's Name/Address	MAP #:
SILER LAURIE L 2150 S SARA DR LAKE CITY MI 49651	2024 Est TCV 171,781 TCV/TFA: 157.31

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
. SEC 13 T22N R8W LOT 7 SOUTHSHORE FARMS SUB.	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
231-946-7487			<Site Value H> RURAL LOTS 10			10000 100	10,000
			115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =				10,000
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	7.35	2000 0	0	
			Wood Frame	26.25	96 50	1,260	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 5000	5,000.00	1 95	4,750	
			Total Estimated Land Improvements True Cash Value =				6,010



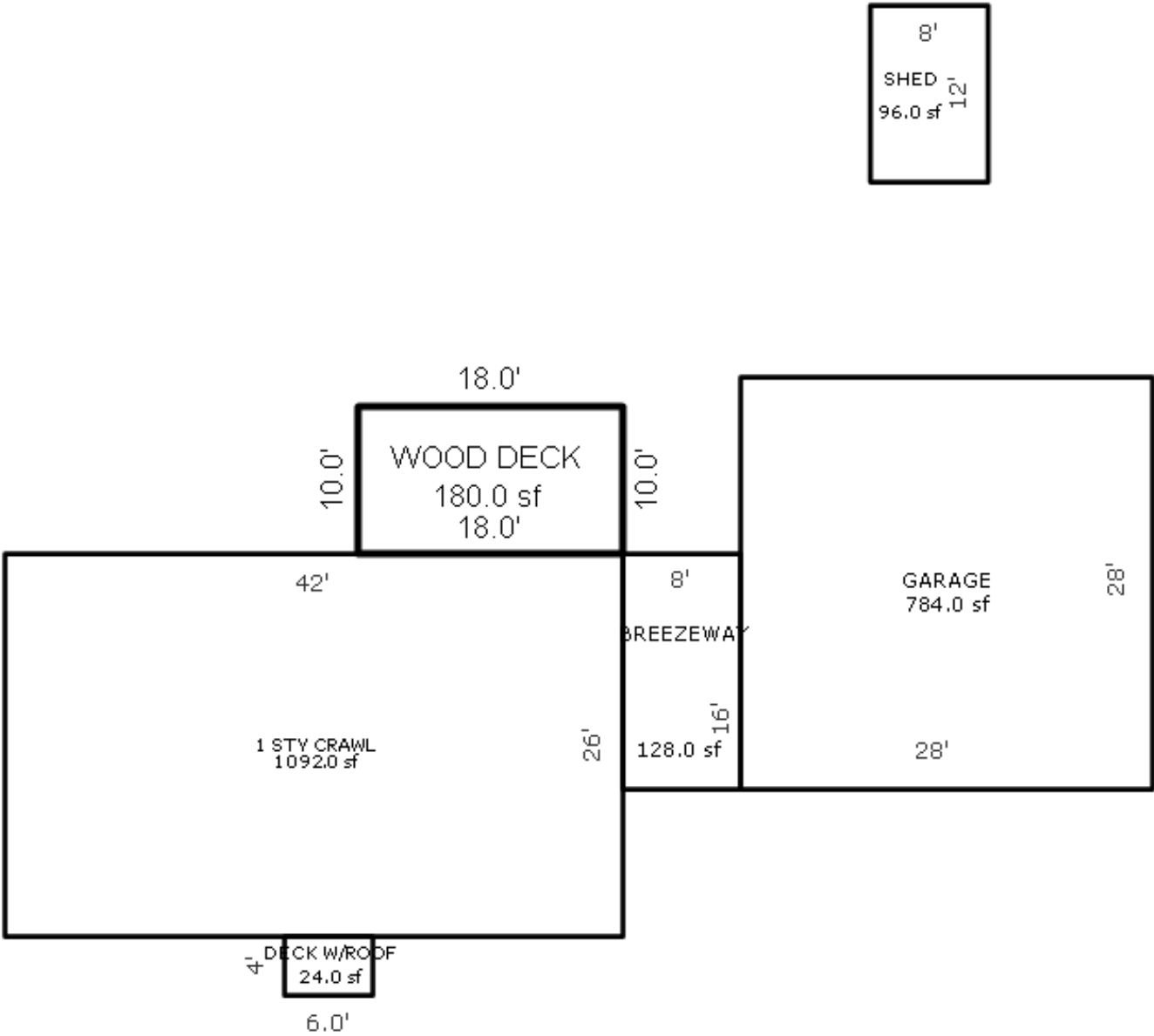
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2024	5,000	80,900	85,900			47,433C
													2023	4,300	78,400	82,700			45,175C
													2022	4,000	72,300	76,300			43,024C
													2021	4,000	66,200	70,200			41,650C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 24 128	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 784 % 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 2008	Remodeled 0	Ex	X Ord	Min											
Condition: Average		Lg		X Ord	Small										
Room List		Doors	Solid	X H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
(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: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	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:													
		Class: CD Effec. Age: 10 Floor Area: 1,092 Total Base New : 186,107 Total Depr Cost: 167,496 Estimated T.C.V: 155,771													
		E.C.F. X 0.930													
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 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 Crawl Space 1,092 Total: 127,277 114,549													
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 1,107 3 Fixture Bath 1 3,860 3,474 Water/Sewer 1000 Gal Septic 1 4,550 4,095 Water Well, 100 Feet 1 5,640 5,076 Deck Treated Wood 180 3,775 3,397 Treated Wood w/Roof (Deck Portion) 24 1,073 966 Treated Wood w/Roof (Roof portion) 24 496 446 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 27,628 24,865 Door Opener 2 970 873 Built-Ins Appliance Allow. 1 1,934 1,741 Breezeways Frame Wall 128 7,674 6,907 Totals: 186,107 167,496													
		Notes: ECF (660 SOUTHSORE FARMS) 0.930 => TCY: 155,771													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANBUSKIRK RICKY J & REBE	SIZELAND ANTHONY & AMBER	135,000	06/12/2019	WD	03-ARM'S LENGTH	2019-01848	PROPERTY TRANSFER	100.0
MCCALLUM TARA C & HOOT PA	VANBUSKIRK RICKY J & REBE	114,250	08/30/2018	WD	03-ARM'S LENGTH	2018-02822	PROPERTY TRANSFER	100.0
EMERY KIM C TRUST	MCCALLUM TARA C & HOOT PA	69,000	09/25/2013	WD	03-ARM'S LENGTH	2013-03308	PROPERTY TRANSFER	100.0
DEUTSCHE BANK ATIONAL TRU	EMERY KIM C TRUST	40,799	07/22/2013	CD	11-FROM LENDING INSTITUT	2013-02762 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2172 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Other	04/29/2008	20080113	Complete
	P.R.E. 100% 06/24/2019					

Owner's Name/Address	MAP #:
SIZELAND ANTHONY & AMBER 2172 S SARA DR LAKE CITY MI 49651	2024 Est TCV 144,578 TCV/TFA: 115.29

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 H> RURAL LOTS 10 10000 100 10,000
		115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 10,000

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 13 T22N R8W LOT 8 SOUTHSHORE FARMS 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.				

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Residential Local Cost Land Improvements				
	Description				
	X Electric	LAND IMPROVE 2500	2,500.00	1 100	2,500
	X Gas				
		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	5,000	67,300	72,300			62,359C
X Rolling	2023	4,300	65,200	69,500			59,390C
X Low	2022	4,000	60,100	64,100			56,562C
X High	2021	4,000	55,000	59,000			54,756C
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 64 120 160	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,254 Total Base New : 189,361 Total Depr Cost: 142,019 Estimated T.C.V: 132,078		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: TRI		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family TRI		Cls CD		Blt 1994					
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 836 SF		Floor Area = 1254 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		Stories		Exterior		
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Tri-Level		Siding		Foundation		Crawl Space		
	Basement 1st Floor 2nd Floor 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		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,230 922 3 Fixture Bath 3,860 2,895		Water/Sewer	
(1) Exterior		(6) Ceilings		X Drywall		(14) Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		64 1,980 1,485	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 836 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		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	
(2) Windows		Many Avg. X Avg. Few Small		(8) Basement		Lump Sum Items:		Notes:		Appliance Allow.		Breezeways		Frame Wall		160 7,595 5,696	
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		Notes:		ECF (660 SOUTHSHORE FARMS) 0.930 => TCv:		132,078		Totals:		189,361 142,019			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat	Gambrel Mansard Shed															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWER ROBERT ESTATE	GALL HELEN M	101,000	12/31/2020	WD	08-ESTATE	2020-03944	PROPERTY TRANSFER	100.0
PAYNE JAMES & CYNTHIA M	POWER ROBERT	89,362	09/28/2018	WD	03-ARM'S LENGTH	2018-03210	PROPERTY TRANSFER	100.0
		72,500	08/01/2001	WD	33-TO BE DETERMINED	01-0:3178	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2194 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/03/2004	20040100	Complete
	P.R.E. 100% 12/31/2020					
Owner's Name/Address	MAP #:					
GALL HELEN M 2194 SARA DR LAKE CITY MI 49651	2024 Est TCV 128,413 TCV/TFA: 111.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS									
LA 1694 SEC 13 T22N R8W LOT 9 SOUTHSHORE FARMS SUB.			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value H>	RURAL LOTS 10				10000	100		10,000	
			115 Actual Front Feet, 0.47 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: 3.5 Concrete	6.58	105	0	0				
		Paved Road	Fencing: Wire Mesh, #9	3.79	100	0	0				
		Storm Sewer	Wood Frame	35.08	64	50	1,122				
		Sidewalk	Residential Local Cost Land Improvements								
		Water	Description	Rate	Size	% Good	Cash Value				
		Sewer	LAND IMPROVE 1000	0.00	0	100	1,000				
	X	Electric	Total Estimated Land Improvements True Cash Value =						2,122		
	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

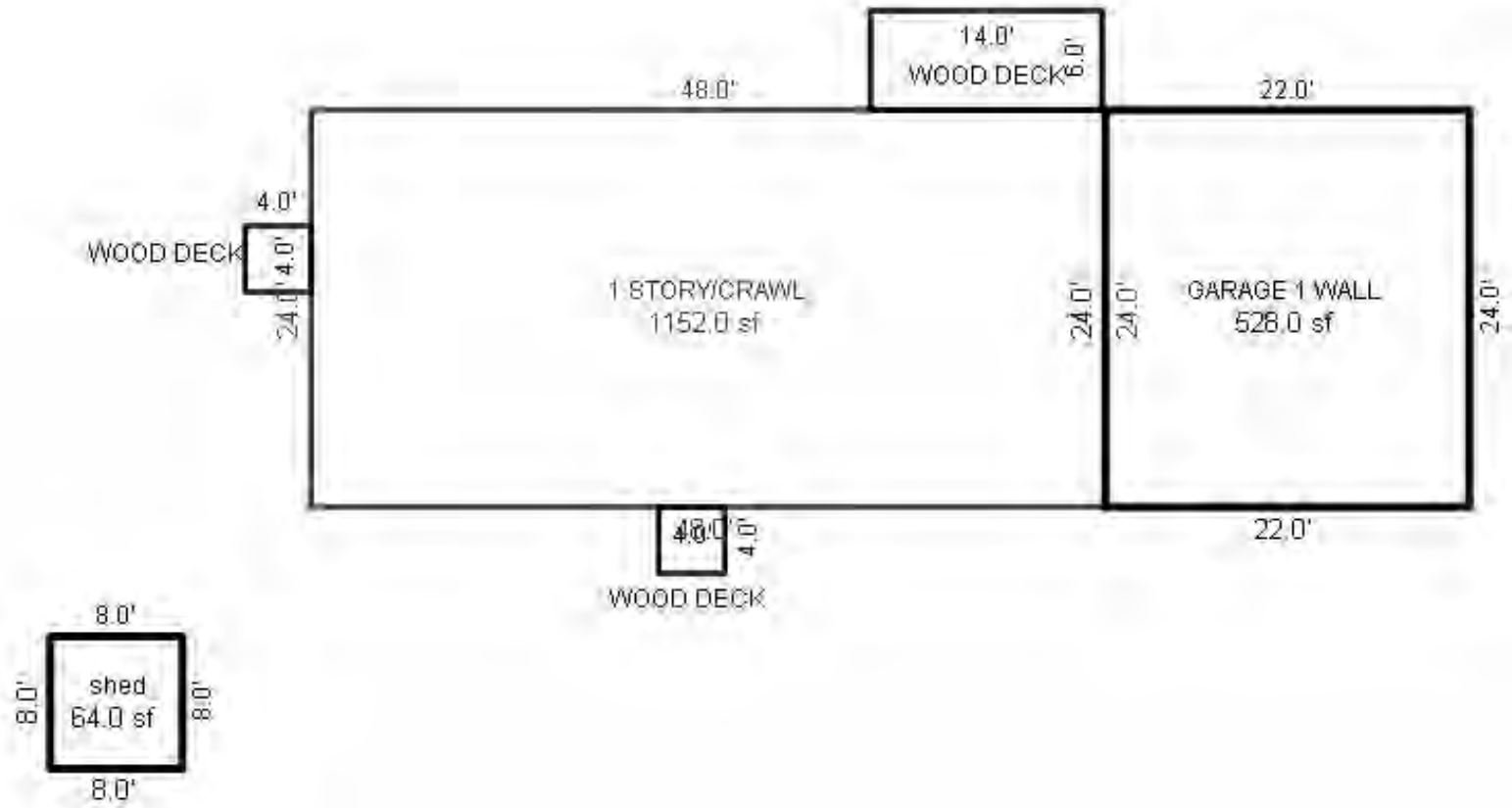
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	59,200	64,200			59,448C
2023	4,300	57,300	61,600			56,618C
2022	4,000	52,800	56,800			53,922C
2021	4,000	48,200	52,200			52,200S

Who When What


TPC 05/06/2018 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 01/27/2012 INSPECTED

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



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

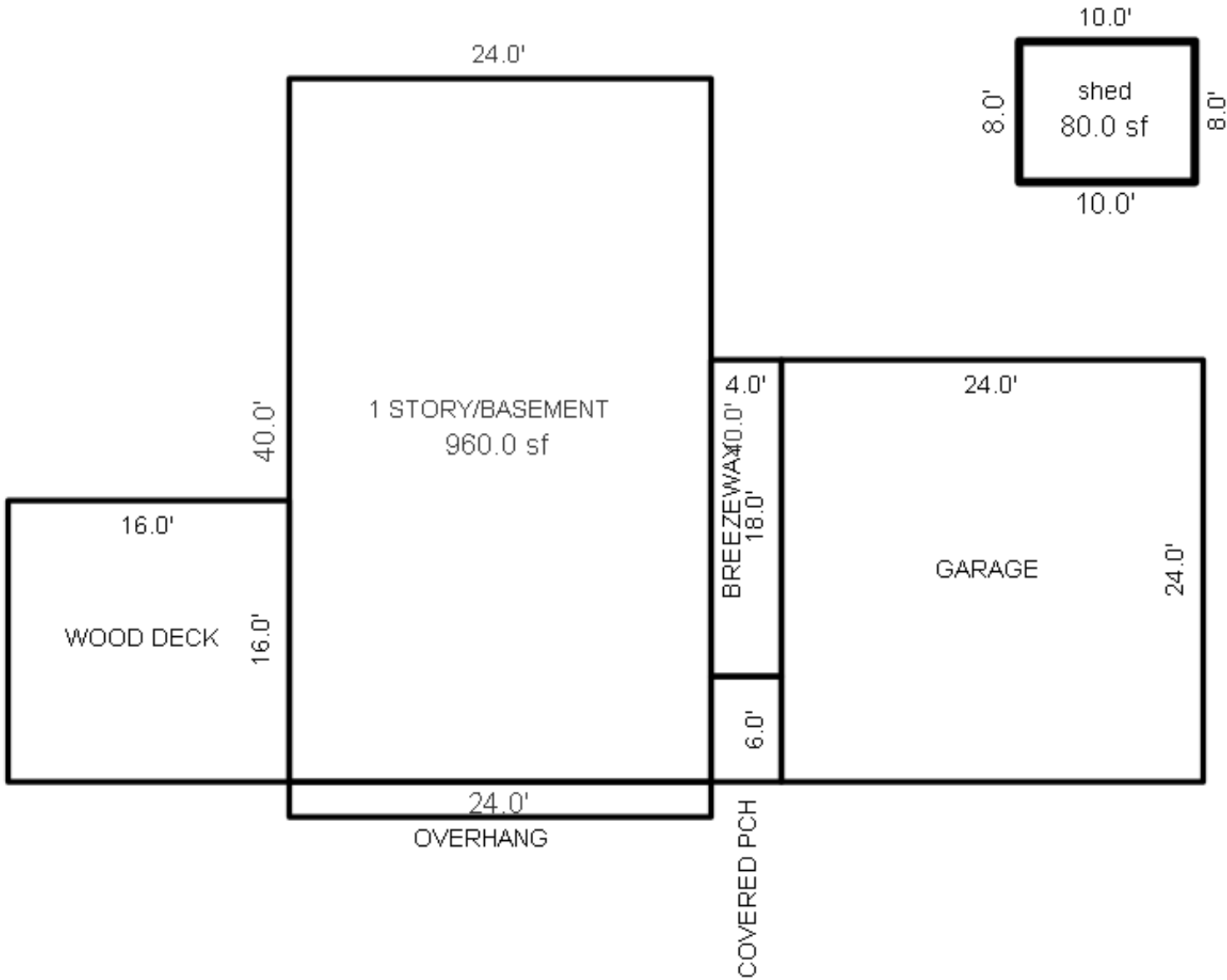
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
2216 S SARA DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/27/1994								
HUBBARD JAMES BRIAN 2216 SARA DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 130,844 TCV/TFA: 129.81						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
HUBBARD JAMES BRIAN 2216 SARA DR LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 13 T22N R8W LOT 10 SOUTHSHORE FARMS SUB.		X Gravel Road		<Site Value H> RURAL LOTS 10		10000 100		10,000		
Comments/Influences		X Paved Road		115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value = 10,000	
		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	84	71	393		
		X Sewer		Wood Frame	32.30	80	71	1,835		
		X Electric		Total Estimated Land Improvements True Cash Value =					2,228	
		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		2024	5,000	60,400	65,400			38,071C
		Low		2023	4,300	58,500	62,800			36,259C
		High		2022	4,000	53,800	57,800			34,533C
		Landscaped		2021	4,000	49,100	53,100			33,430C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 05/06/2018	INSPECTED							
		TPC 12/27/2017	INSPECTED							
		TPC 01/27/2012	INSPECTED							

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

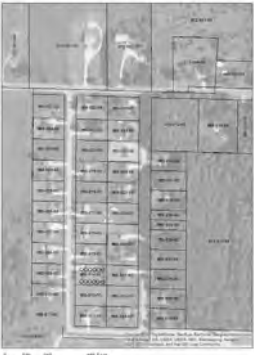
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 24 256 72	Type CCP (1 Story) Treated Wood Brzwy, FW	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Building Style: 1S																			
Yr Built 1979	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														
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric														
		Kitchen: Other: Other:			0 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										
		X	Drywall		(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														
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
		(9) Basement Finish			(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	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:													
X	Asphalt Shingle	(10) Floor Support																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1979							
Stories Exterior Foundation Size Cost New Depr. Cost																			
1 Story Siding Basement 960																			
1 Story Siding Overhang 48										Total:		151,274		98,329					
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					
Deck																			
Treated Wood										256		4,869		3,165					
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					
Built-Ins																			
Appliance Allow.										1		2,766		1,798					
Porches																			
CCP (1 Story)										24		1,208		785					
Breezeways																			
Frame Wall										72		4,955		3,221					
Totals:										196,220		127,544							
Notes:																			
												ECF (660 SOUTHSHORE FARMS) 0.930 => TCY:		118,616					

*** 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
S SARA DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%		MAP #:						
HUBBARD JAMES B 2216 SARA DR LAKE CITY MI 49651		2024 Est TCV 10,000								
Taxpayer's Name/Address		Improved X Vacant		Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
HUBBARD JAMES B 2216 SARA DR LAKE CITY MI 49651		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 10 10000 100 10,000 115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 10,000						
Tax Description		X Electric		Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
. SEC 13 T22N R8W LOT 11 SOUTHSHORE FARMS SUB.		X Gas								
Comments/Influences		X Curb								
		X Street Lights Standard Utilities Underground Utils.								
		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	5,000	0	5,000		2,373C
					2023	4,300	0	4,300		2,260C
					2022	4,000	0	4,000		2,153C
					2021	4,000	0	4,000		2,085C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		89,000	07/01/2000	WD	33-TO BE DETERMINED	338:1213	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6562 LORRON DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/24/2001				
Owner's Name/Address	MAP #:					
RADEN RAYMOND D & ROCHELLE A 6562 LORRON DR LAKE CITY MI 49651	2024 Est TCV 177,196 TCV/TFA: 168.76					

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 13 T22N R8W LOT 12 SOUTHSHORE FARMS SUB.	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
	X		Underground Utils.									

Comments/Influences	NEW HOUSE FOR 01 NEW 24X32 GRG FOR 03 WD FOR 04
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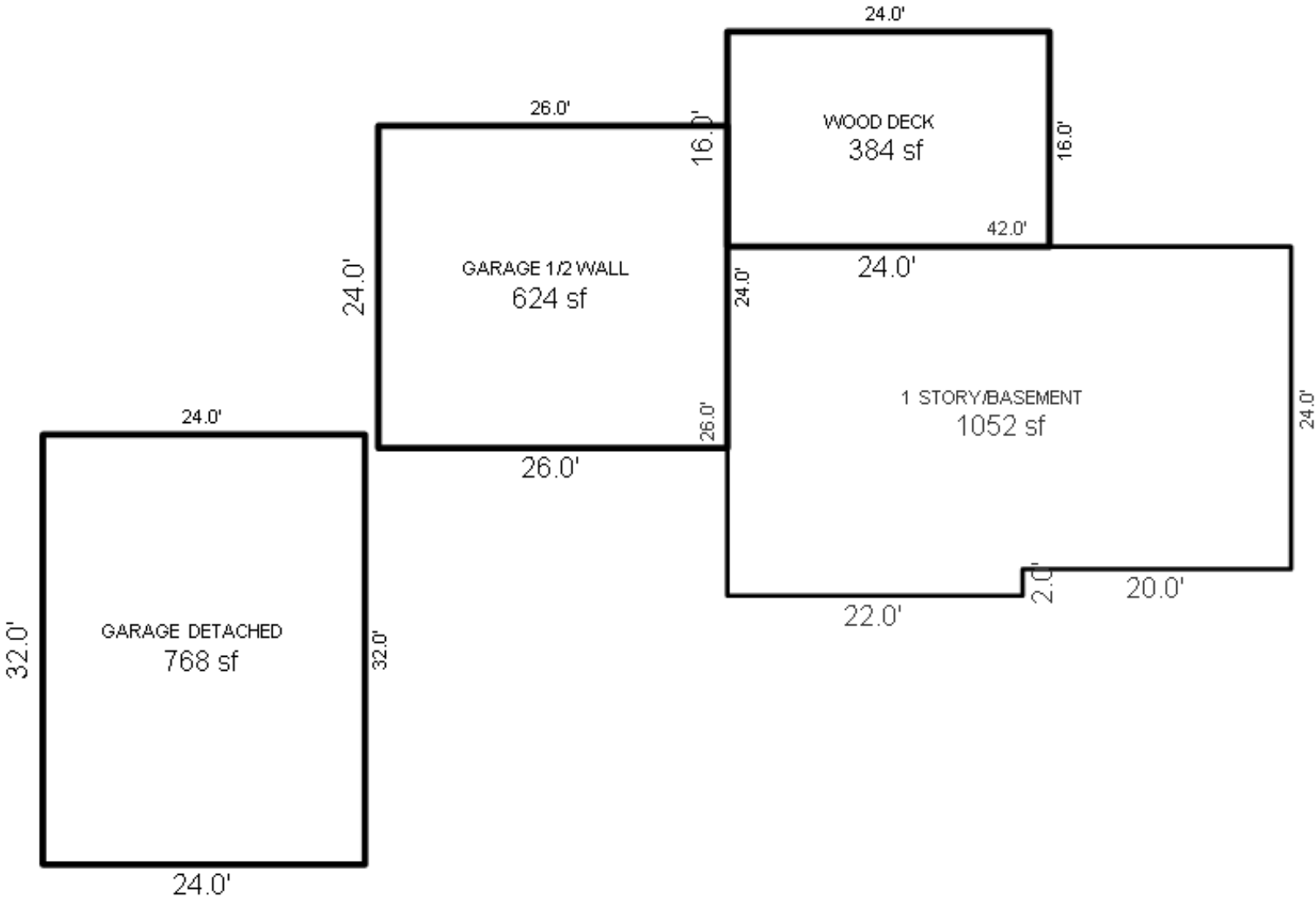
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	5,000	83,600	88,600			49,584C
	Rolling		2023	4,300	81,000	85,300			47,223C
	Low		2022	4,000	74,600	78,600			44,975C
	High		2021	4,000	68,200	72,200			43,539C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	05/06/2018	INSPECTED							
TPC	12/27/2017	INSPECTED							
RAY	02/03/2005	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 384	Type Treated Wood	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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				Size of Closets												
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min										
Condition: Average				Size of Closets												
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets												
		X	Drywall													
(2) Windows				(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1050 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof				(9) Basement Finish												
X	Gable Hip Flat	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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 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 CD		Blt 2000				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1050 SF Floor Area = 1050 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 1,050																
Total: 140,622 119,529																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,230 1,045																
Water/Sewer																
1000 Gal Septic 1 4,550 3,867																
Water Well, 100 Feet 1 5,640 4,794																
Deck																
Treated Wood 384 6,209 5,278																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 624 23,481 19,959																
Common Wall: 1 Wall 1 -2,512 -2,135																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 768 27,348 23,246																
Built-Ins																
Appliance Allow. 1 1,934 1,644																
Totals: 208,502 177,227																
Notes:																
ECF (660 SOUTHSHORE FARMS) 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.
SHERMAN DANIEL R & CAROL	RADEN RAYMOND	4,500	08/10/2009	WD	03-ARM'S LENGTH	2009/2926	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
-----------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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RADEN RAYMOND 6562 LORRON DR Lake City MI 49651	2024 Est TCV 10,000
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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 *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value H> RURAL LOTS 10					10000	100		10,000
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115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 10,000
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Tax Description	X	Topography of Site
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. SEC 13 T22N R8W LOT 13 SOUTHSORE FARMS SUB.	X	Dirt Road
---	---	-----------

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

20826542 \$9,500 2006	X	Paved Road
-----------------------	---	------------

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

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

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

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

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

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

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

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

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

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

	X	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	5,000	0	5,000			3,778C
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2023	4,300	0	4,300			3,599C
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2022	4,000	0	4,000			3,428C
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2021	4,000	0	4,000			3,319C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIVLIE JACOB DANIEL	KEELEY HOLLY M	180,000	03/24/2023	WD	03-ARM'S LENGTH	2023-00808	PROPERTY TRANSFER	100.0
VANDERLAAN MATTHEW	SHIVLIE JACOB DANIEL	135,000	11/22/2019	WD	03-ARM'S LENGTH	2019-03621	PROPERTY TRANSFER	100.0
CONVENANT CAPITAL INC	VANDERLAAN MATTHEW	80,000	11/30/2009	WD	21-NOT USED/OTHER	2009/4064	DEED	100.0
VANDERLAAN JAMES A	CONVENANT CAPITAL INC	0	10/28/2009	QC	21-NOT USED/OTHER	2009/3724	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2195 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2023					

Owner's Name/Address	MAP #:
KEELEY HOLLY M 2195 S SARA DR LAKE CITY MI 49651	2024 Est TCV 148,896 TCV/TFA: 147.71

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road						
. SEC 13 T22N R8W LOT 14 SOUTHSHORE FARMS SUB.	X	Gravel Road						
Comments/Influences		Paved Road						
20801463 \$85,000 2002		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: 3.5 Concrete	6.16	1200	0	0
	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 1000	1,000.00	2	95	1,900
	Total Estimated Land Improvements True Cash Value =				1,900

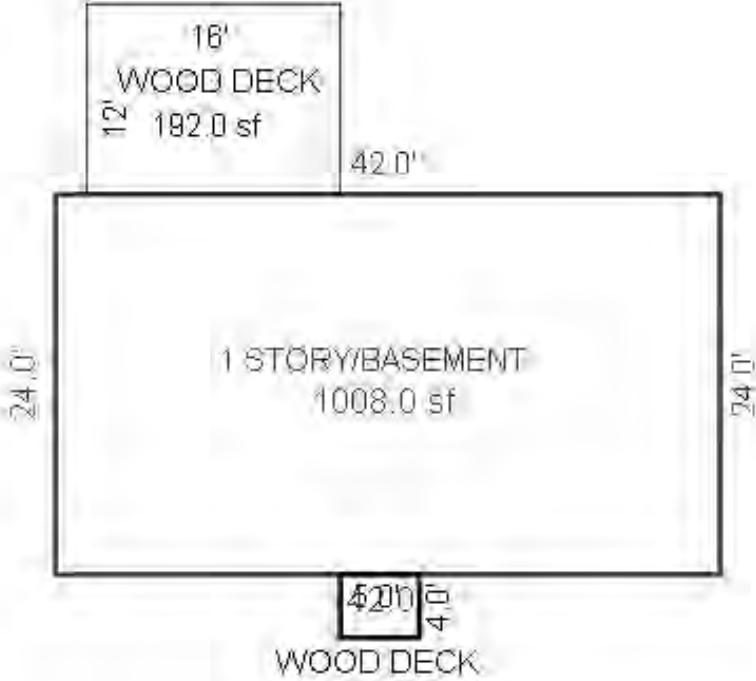
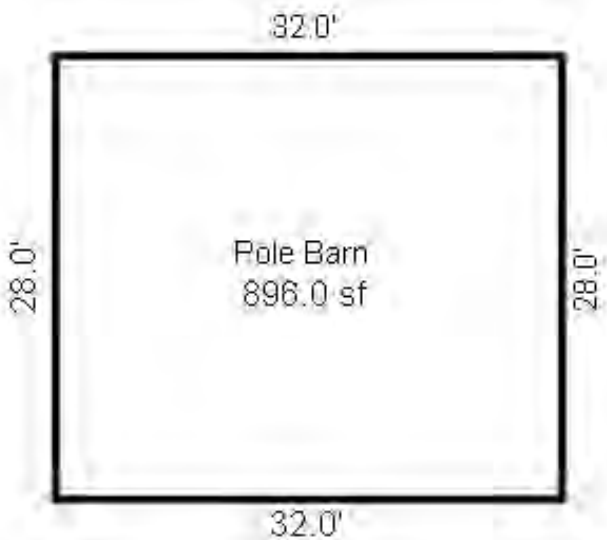
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	69,400	74,400			74,400S
2023	4,300	67,300	71,600			61,040C
2022	4,000	62,000	66,000			58,134C
2021	4,000	56,700	60,700			56,277C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SLAVIN JAY MICHAEL & SCOT	MCCONNELL RYAN	170,000	04/25/2022	WD	03-ARM'S LENGTH	2022-01419	PROPERTY TRANSFER	100.0				
MIDFIRST BANK	SLAVIN JAY MICHAEL & SCOT	50,400	06/11/2019	CD	11-FROM LENDING INSTITUT	2019-01895	DEED	100.0				
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	54,750	01/11/2019	SD	10-FORECLOSURE	2019-00137	PROPERTY TRANSFER	0.0				
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	0	12/24/2018	AFF	01-ABANDONMENT	2018-04189	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2173 S SARA DR		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		03/05/2020		2020-9999	100%			
Owner's Name/Address		P.R.E. 100% 05/25/2022		MAP #:		2024 Est TCV 150,148 TCV/TFA: 148.96						
MCCONNELL RYAN 2173 S SARA DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 13 T22N R8W LOT 15 SOUTHSHORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value H> RURAL LOTS 10 10000 100 10,000								
		Paved Road		115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 10,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	30.88	12	0	0				
		Sewer		Wood Frame	39.24	25	0	0				
		X Electric		Wood Frame	29.53	96	50	1,417				
		X Gas		Total Estimated Land Improvements True Cash Value = 1,417								
		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	5,000	70,100	75,100		75,100S		
		JWV	05/02/2022	INSPECTED	2023	4,300	67,800	72,100		72,100S		
		TPC	04/25/2022	INSPECTED	2022	4,000	47,000	51,000		39,582C		
		JWV	09/14/2020	INSPECTED	2021	4,000	43,000	47,000		38,318C		

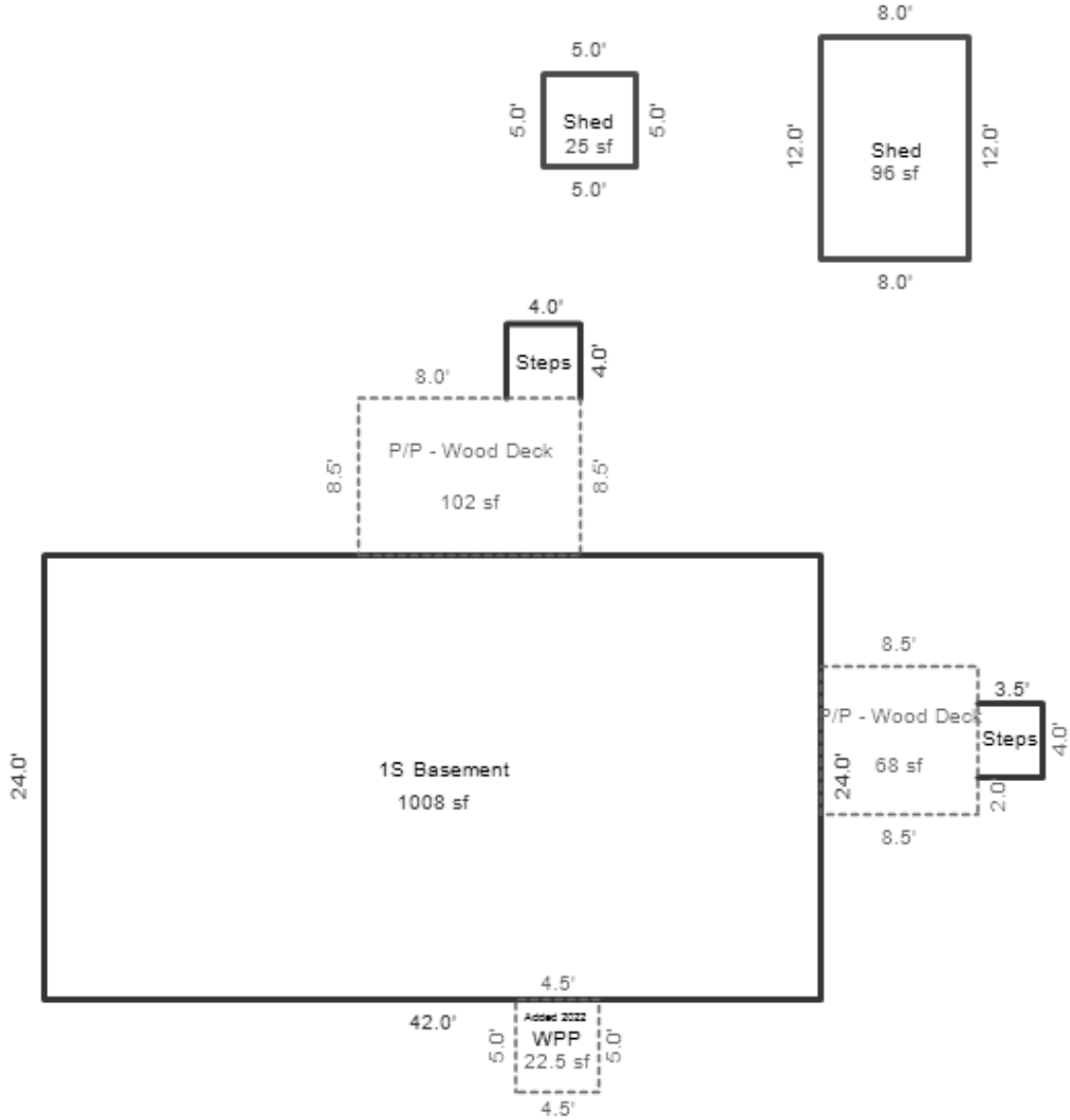


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*** Information herein deemed reliable but not guaranteed***

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 102 68 22	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,008 Total Base New : 186,460 Total Depr Cost: 149,173 Estimated T.C.V: 138,731			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 1994			
Yr Built 1994	Remodeled 2020	Ex	X	Ord	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1 Story Siding Basement 1,008			Total: 160,988 128,795			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Recreation Room 252 4,871 3,897				
	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) 1 1,476 1,181			Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 100 Feet 1 5,808 4,646			
(1) Exterior		(6) Ceilings		Excavation			(14) Water/Sewer			Deck			Treated Wood 102 2,595 2,076 Treated Wood 68 2,087 1,670 Treated Wood 22 1,005 804			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 2,213			Totals: 186,460 149,173			
(2) Windows		(8) Basement		Basement Finish			Notes:			Notes:			ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 138,731			
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Notes:			Totals: 186,460 149,173				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Chimney:			Lump Sum Items:			Notes:			Totals: 186,460 149,173			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Notes:			Totals: 186,460 149,173			
X	Gable Hip Flat	Gambrel Mansard Shed	Notes:			Notes:			Notes:			Totals: 186,460 149,173				
X	Asphalt Shingle	Notes:		Notes:			Notes:			Notes:			Totals: 186,460 149,173			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,950	05/01/1998	WD	33-TO BE DETERMINED	340:1245	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2151 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
PYLKAS MARK R & JOHANNA C P O BOX 1030 2151 SARA DR LAKE CITY MI 49651	2024 Est TCV 195,556 TCV/TFA: 129.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 16 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10	115 Actual Front Feet, 0.47 Total Acres	10000 100	10,000
			* Factors *			
			Total Est. Land Value =			10,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road	D/W/P: Asphalt Paving	2.89	800 0	0	
	X	Gravel Road	D/W/P: Asphalt Paving	2.89	336 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
	X	Sewer					
	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	5,000	92,800	97,800			53,884C
Rolling		2023	4,300	89,900	94,200			51,319C
Low		2022	4,000	82,700	86,700			48,876C
High		2021	4,000	75,600	79,600			47,315C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

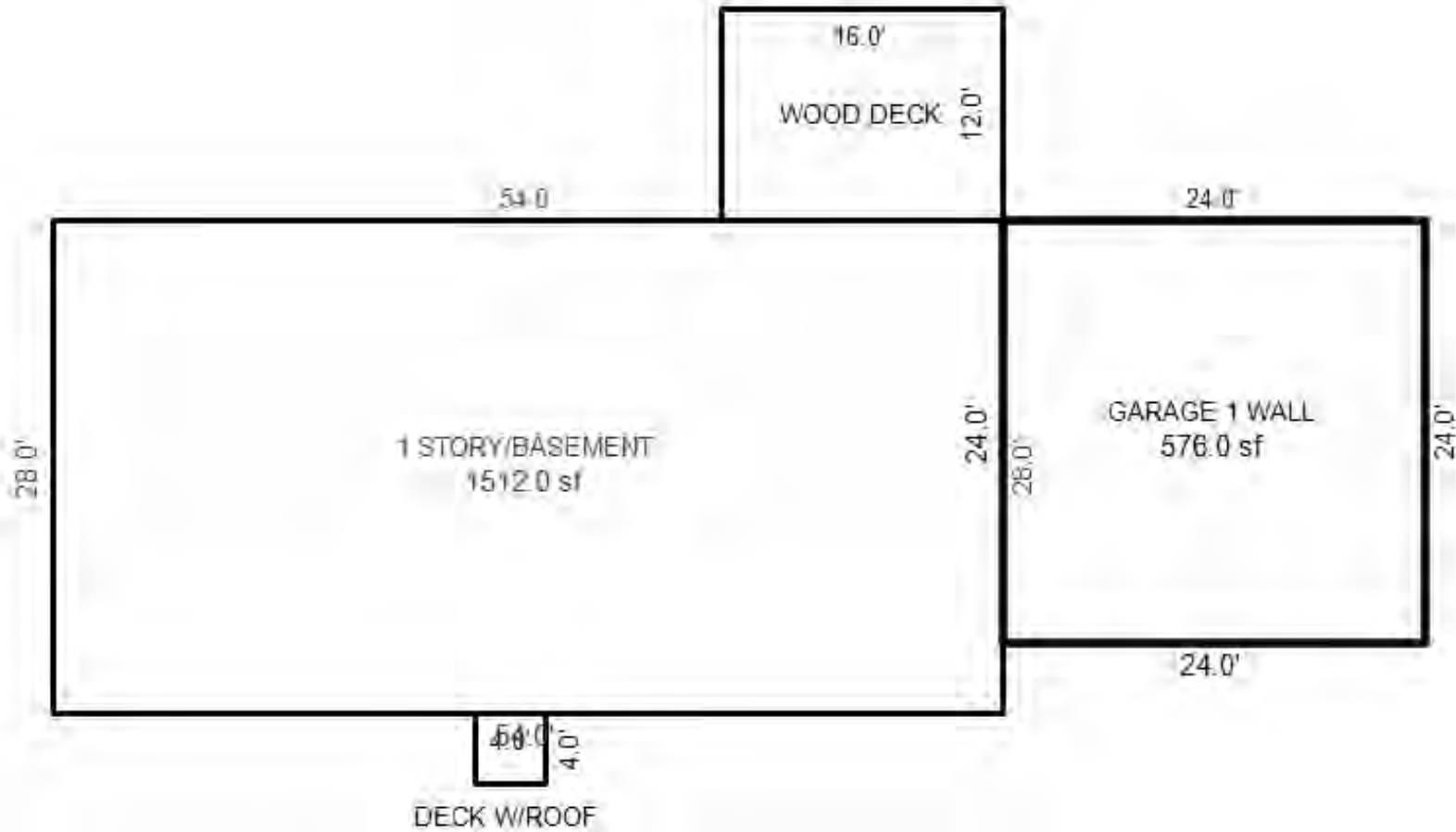


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 Treated Wood 192 Treated Wood	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:				
Building Style: 1S		Trim & Decoration		Size of Closets			(12) Electric			Class: CD Effec. Age: 15 Floor Area: 1,512 Total Base New : 233,299 Total Depr Cost: 198,501 Estimated T.C.V: 184,606		Storage Area: 0 No Conc. Floor: 0					
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1999				
Condition: Average		Lg	X Ord	Small	0 Amps Service			(11) Heating System: Forced Air w/ Ducts			Total Area = 1512 SF		Floor Area = 1512 SF.				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Basement	1st Floor	(5) Floors			Many X Ave. Few			1 Story Siding Basement 1,512			Total: 190,891		162,259				
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,230 1,045				
(1) Exterior		(6) Ceilings			Average Fixture(s)			3 Fixture Bath			3 Fixture Bath		3,860 3,281				
Wood/Shingle	Aluminum/Vinyl	X Drywall			2			Softener, Auto			Softener, Manual		Solar Water Heat				
Brick	Insulation	(7) Excavation			3			No Plumbing			1000 Gal Septic		Water Well, 100 Feet				
(2) Windows		Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		
Many	X Avg.	X Large	Avg. Small			(8) Basement			Ceramic Tile Wains			Ceramic Tub Alcove		Vent Fan			
Few			Height to Joists: 0.0			8			Conc. Block			Poured Conc. Stone		Treated Wood			
Wood Sash	Metal Sash	(9) Basement Finish			1			Public Water			Public Sewer		Water Well		1000 Gal Septic		
Vinyl Sash	Double Hung	Conc. Block			1			Water Well			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		
Horiz. Slide	Casement	8			1			Public Water			Public Sewer		Water Well		1000 Gal Septic		
Double Glass	Patio Doors	X Concrete Floor			1			Water Well			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		
Storms & Screens		(10) Floor Support			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:		Notes:		
(3) Roof		Recreation SF			1			2000 Gal Septic			Lump Sum Items:		E.C.F. (660 SOUTHSHORE FARMS) 0.930 => TCV:		184,606		
X	Gable	Gambrel	Living SF			1			Public Water			Public Sewer		Water Well		1000 Gal Septic	
X	Hip	Mansard	Walkout Doors (B)			1			Water Well			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
X	Flat	Shed	No Floor SF			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:		Notes:	
X	Asphalt Shingle		Walkout Doors (A)			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:		Notes:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:		Notes:		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YONKMAN ROBERT	PEARSON JANE E	89,900	08/31/2018	WD	03-ARM'S LENGTH	2018-02848	PROPERTY TRANSFER	100.0
FANNIE MAE	YONKMAN ROBERT	54,000	11/19/2010	CD	21-NOT USED/OTHER	2010-5231CD	PROPERTY TRANSFER	100.0
	FANNIE MAE	0	08/05/2010	WD	10-FORECLOSURE	2010-664QC	PROPERTY TRANSFER	100.0
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	32-SPLIT VACANT	2009-3735WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2129 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/29/2007	20070307	Complete
	P.R.E. 100% 09/11/2018		New House	05/29/2007	2007-0307	100%
Owner's Name/Address	MAP #:		New House	09/06/1997	1997-00019	Complete
PEARSON JANE E 2129 S SARA DR LAKE CITY MI 49651	2024 Est TCV 135,869 TCV/TFA: 134.79					

Tax Description	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	
SEC 13 T22N R8W LOT 17 SOUTHSORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10					10000	100		10,000	
Split LOT 28 TO 009-660-028-00 ON 11-12-09			115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =									10,000

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
21003060 \$53,500-10 20809652 \$79,9 08 COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X			Residential Local Cost Land Improvements							
	X			Description	Rate	Size	% Good	Cash Value			
	X			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	5,000	62,900	67,900			43,538C
X Rolling	2023	4,300	60,100	64,400			41,465C
X Low	2022	4,000	51,800	55,800			39,491C
X High	2021	4,000	48,900	52,900			38,230C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

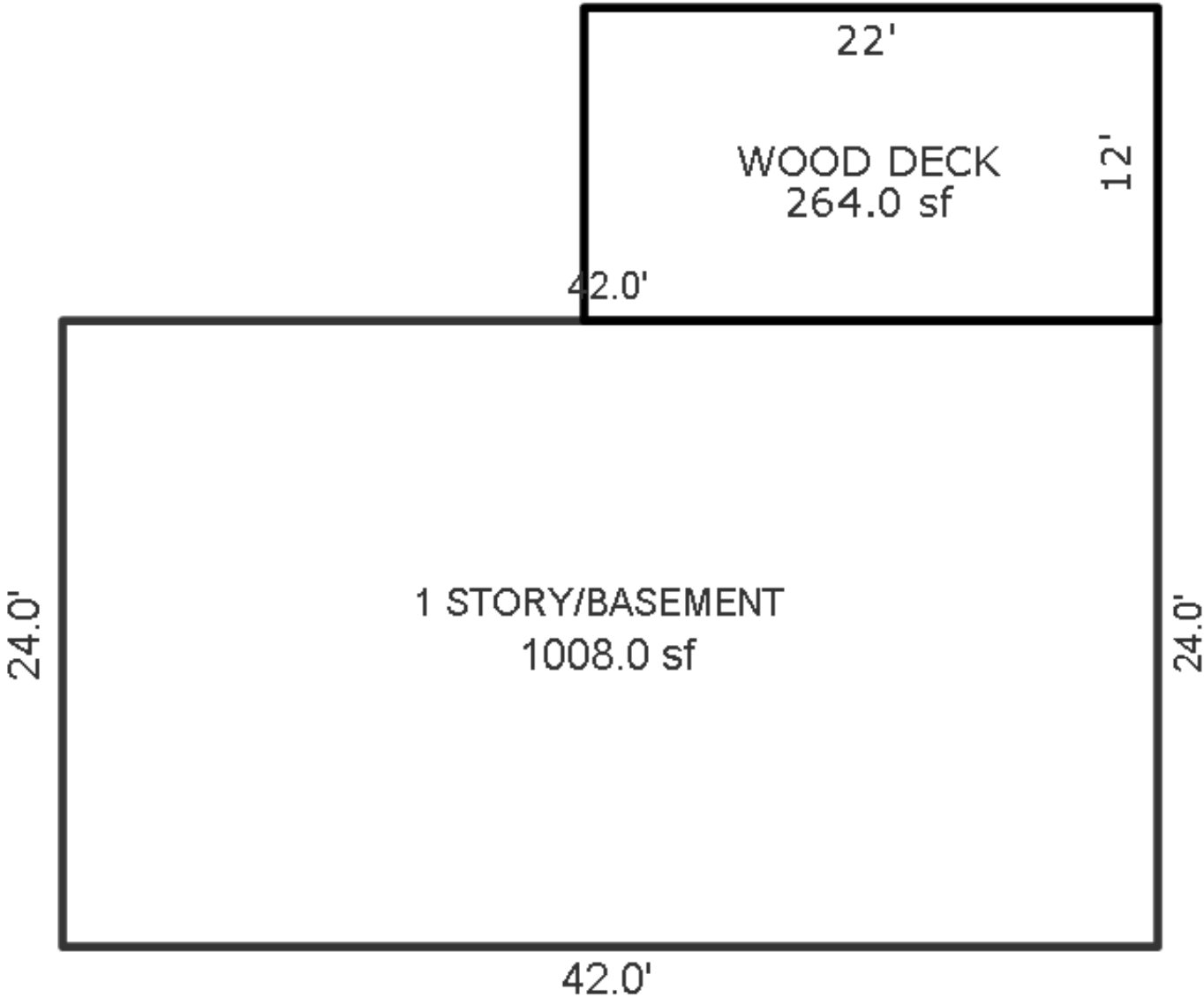
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Who	When	What	2024	2023	2022	2021
TPC	09/17/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	08/28/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264	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	Trim & Decoration		Central Air Wood Furnace		Class: D +10 Effec. Age: 20 Floor Area: 1,008 Total Base New : 167,892 Total Depr Cost: 134,321 Estimated T.C.V: 124,919		E.C.F. X 0.930		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 D 10		Blt 1997							
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 1008 SF Floor Area = 1008 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas							
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,008		Total: 136,062 108,858							
Room List		Doors		Solid	X	H.C.	(12) Electric		Other Additions/Adjustments		Recreation Room 808 14,649 11,719								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic 1 4,263 3,410 Water Well, 100 Feet 1 5,506 4,405					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer		Deck Treated Wood 264 4,749 3,799		Built-Ins		Appliance Allow. 1 1,638 1,310		Totals: 167,892 134,321			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation		Basement: 1008 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 (660 SOUTHSHORE FARMS) 0.930 => TCV:		124,919					
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Lump Sum Items:											
X	Many Avg. X Few	Large Avg. Small	808 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		808 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN CHRIS T	BOGART GARY D & SUSAN L T	8,500	09/03/2021	WD	03-ARM'S LENGTH	2021-02983	REAL PROPERTY STA	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BOGART GARY D & SUSAN L TRUST 2311 52ND ST CT BRADENTON FL 34209	MAP #:					
	2024 Est TCV 21,866 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
SEC 13 T22N R8W LOT 18 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10	10000	100	10,000
			115 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =		10,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	7.35	1000 50	3,675
	X	Sewer	Wood Frame	21.96	199 50	2,185
	X	Electric	Total Estimated Land Improvements True Cash Value =			5,860
	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	5,000	5,900	10,900			10,310C
Rolling	2023	4,300	0	4,300			4,200C
Low	2022	4,000	0	4,000			4,000S
High	2021	4,000	0	4,000			2,085C
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	05/20/2023	INSPECTED	2023	4,300	0	4,300			4,200C
TPC	04/30/2021	INSPECTED	2022	4,000	0	4,000			4,000S
TPC	05/06/2018	INSPECTED	2021	4,000	0	4,000			2,085C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REITZ CHRIS ALAN	STAGG BENJAMIN	130,000	05/08/2019	WD	03-ARM'S LENGTH	2019-02421	PROPERTY TRANSFER	100.0
REITZ CHRIS A & MARTINA P	REITZ CHRIS ALAN	0	07/30/2008	OTH	06-COURT JUDGEMENT	2011-02031	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2087 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2003	20030377	Complete
Owner's Name/Address	P.R.E. 100% 08/19/2019					
STAGG BENJAMIN 2087 SARA DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 145,058 TCV/TFA: 143.91					

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 13 T22N R8W LOT 19 SOUTHSHORE FARMS 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.									

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	Size	% Good	Cash Value	
	Wood Frame	25.63	100	50	1,281	
	Total Estimated Land Improvements True Cash Value =					1,281



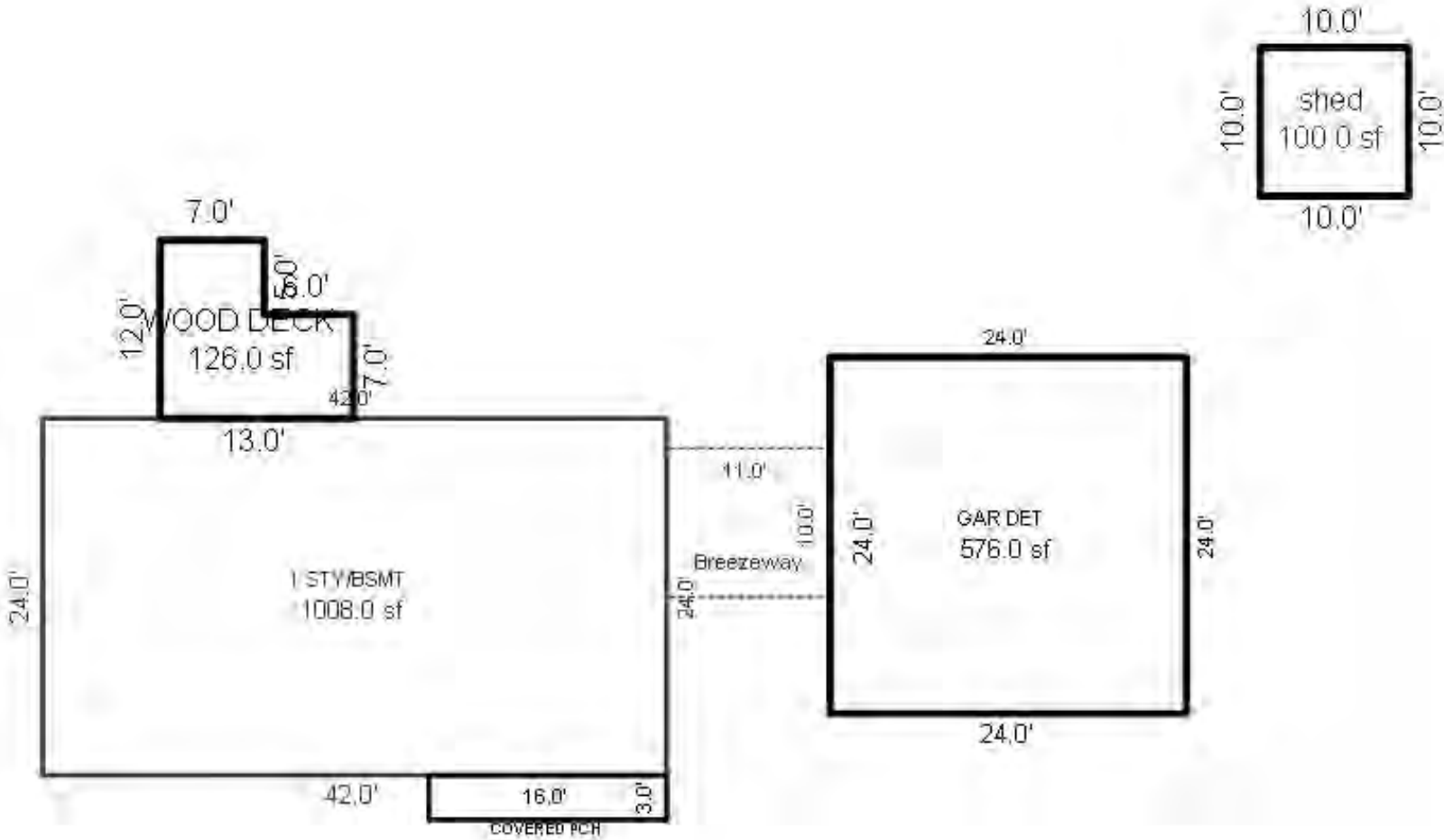
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/08/2018	INSPECTED	2023	4,300	65,400	69,700			59,279C
TPC	12/27/2017	INSPECTED	2022	4,000	60,100	64,100			56,457C
TPC	07/18/2017	INSPECTED	2021	4,000	54,900	58,900			54,654C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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	(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: 1,008 Total Base New : 179,808 Total Depr Cost: 143,846 Estimated T.C.V: 133,777			48 126 110	CCP (1 Story) Treated Wood Brzwy, FW	Bsmnt Garage: Carport Area: Roof:																														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			E.C.F. X 0.930		Cls CD Blt 1992																												
Yr Built 1992	Remodeled 0	Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																				
Condition: Average		Ex	X	Ord		Min	Many			X	Ave.		Few	1 Story		Siding		Basement		1,008		Total:		135,865		108,692																	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Average Fixture(s)			Plumbing			Water/Sewer		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan									
Basement	1st Floor	(5) Floors		Kitchen:			1			3 Fixture Bath			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576		22,239		17,791		
2nd Floor	3 Bedrooms	Kitchen:		Other:			1			2 Fixture Bath			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
(1) Exterior		Kitchen:		Other:			1			Softener, Auto			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		Height to Joists: 0.0			1			Softener, Manual			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Brick	Insulation	(6) Ceilings		Height to Joists: 0.0			1			No Plumbing			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
(2) Windows		(6) Ceilings		Height to Joists: 0.0			1			Extra Toilet			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Many	X	Large	(7) Excavation		Height to Joists: 0.0			1			Extra Sink			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Avg.	X	Avg.	(7) Excavation		Height to Joists: 0.0			1			Separate Shower			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Few		Small	(7) Excavation		Height to Joists: 0.0			1			Ceramic Tile Floor			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Wood Sash	Metal Sash	Vinyl Sash	(8) Basement		Height to Joists: 0.0			1			Ceramic Tile Wains			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Double Hung	Horiz. Slide	Casement	(8) Basement		Height to Joists: 0.0			1			Ceramic Tub Alcove			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Double Glass	Patio Doors	Storms & Screens	(8) Basement		Height to Joists: 0.0			1			Vent Fan			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
X	Asphalt Shingle	(9) Basement Finish		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
(3) Roof		(9) Basement Finish		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
X	Gable	Gambrel	(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Hip		Mansard	(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Flat		Shed	(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388	
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:			Average Fixture(s)			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		485		388		
Chimney: Metal		(10) Floor Support		Height to Joists: 0.0			1			Lump Sum Items:																																	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN CHRIS T	GREEN CHRIS T	0	01/01/2023	OTH	07-DEATH CERTIFICATE	2024-00389	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SARA 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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GREEN CHRIS T C/O GREEN MARGARET 5161 N BELSAY ROAD FLINT MI 48506-1671	2024 Est TCV 10,000
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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 *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value H> RURAL LOTS 10					10000	100		10,000
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115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 10,000
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Tax Description	X	Topography of Site
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. SEC 13 T22N R8W LOT 20 SOUTHSHORE FARMS SUB.	X	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
--	---	-------

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

		Low
--	--	-----

		High
--	--	------

		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	5,000	0	5,000			2,373C
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2023	4,300	0	4,300			2,260C
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2022	4,000	0	4,000			2,153C
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2021	4,000	0	4,000			2,085C
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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.
AJE LLC	BARTRAND ADAM N	100,000	11/29/2017	WD	03-ARM'S LENGTH	2017-03782	PROPERTY TRANSFER	100.0
THOMAS MARIAN G & SANDALL	AJE LLC	14,000	12/10/2015	WD	03-ARM'S LENGTH	2015-04023	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2043 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	05/10/1976	1976-300	100%

Owner's Name/Address	MAP #:
BARTRAND ADAM N 2043 S SARA DR LAKE CITY MI 49651	2024 Est TCV 123,715 TCV/TFA: 109.68

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 13 T22N R8W LOT 21 SOUTHSHORE FARMS SUB.	X		

Comments/Influences	X	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
1826419\$103,500 GREAT SUBDIVISION LOCATION FOR THIS COMPLETELY REMODELED 3 BED, 1 BATH, WITH CENTRAL AIR AND A 2 CAR DETACHED GARAGE HOME. SITS ON ALMOST A HALF AN ACRE LOT WITH GREAT SHADE TREES. PERFECT STARTER HOME OR A HOME TO RETIRE TO. ALL UPGRADES WERE FINISHED LATE IN 2016 INCLUDING, NEW ROOF, NEW WINDOWS, NEW PLUMBING, NEW FLOORING, NEW PAINT AND	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		<Site Value H> RURAL LOTS 10	115	Actual	Front	Feet,	0.47	Total	Acres	10,000
				Total Est. Land Value = 10,000								
				Total Estimated Land Improvements True Cash Value = 673								

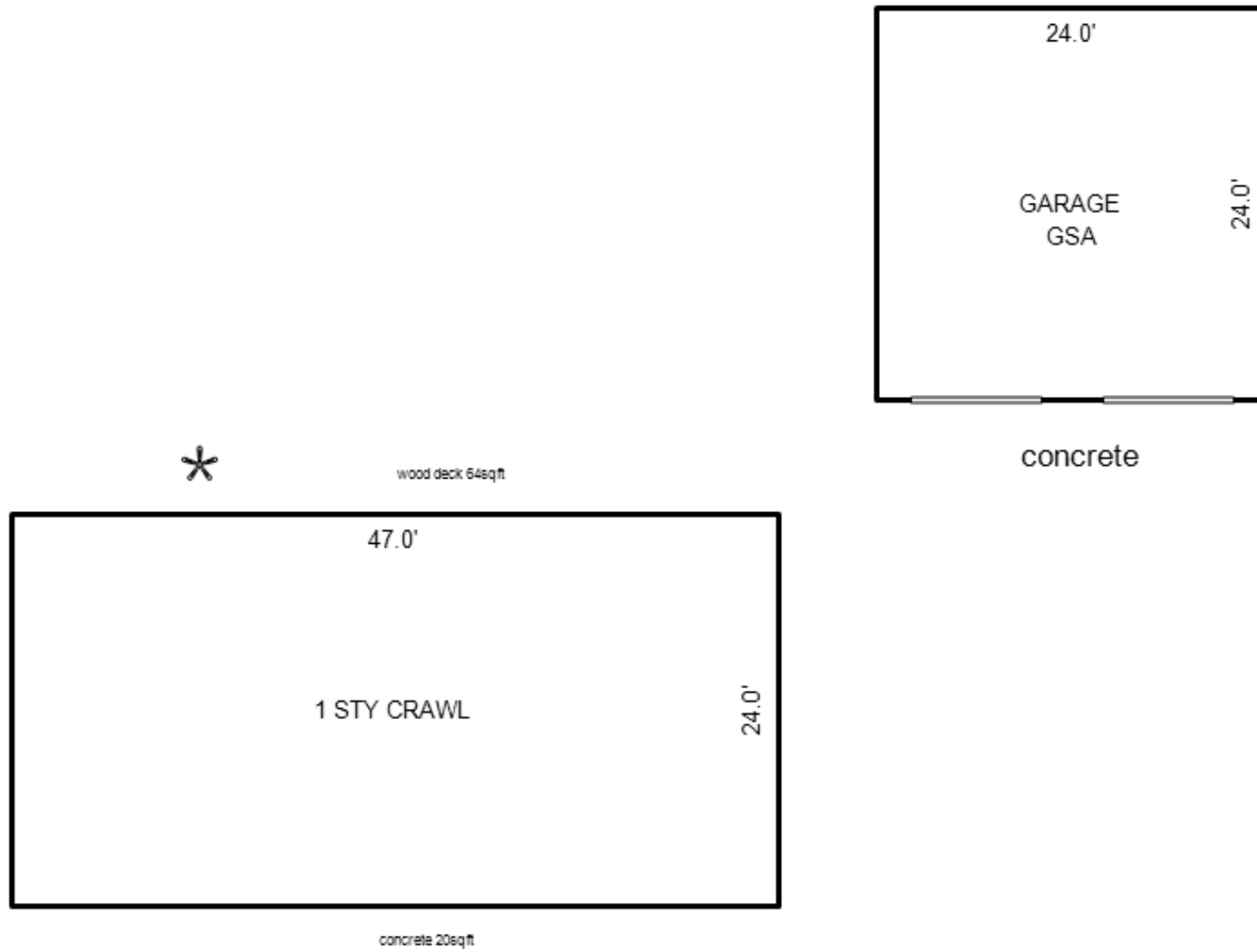
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	56,900	61,900			38,243C
2023	4,300	51,100	55,400			36,422C
2022	4,000	44,000	48,000			34,688C
2021	4,000	41,500	45,500			33,580C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		Ex X Ord Min		Lg X Ord Small		Condition: Average	
Building Style: BOCA/STATE		Yr Built Remodeled 1975 2016		Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(1) Exterior		Basement 1st Floor 2nd Floor 3 Bedrooms	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish	
(2) Windows		Many Avg. X Large Avg. Small		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:		Chimney: Metal	
X Gable Hip Flat		X Gambrel Mansard Shed		X Asphalt Shingle		X Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (660 SOUTHSHORE FARMS) 0.930 => TCV:		113,042	
X Wood Shingle Aluminum/Vinyl Brick		Insulation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1128 SF Floor Area = 1128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,128 Total: 152,924 99,401	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		X Storms & Screens		(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		X Storms & Screens	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAILLANCOURT MICHAEL B &	KOWALSKI JOSEPH E	125,000	04/29/2022	WD	03-ARM'S LENGTH	2022-01510	PROPERTY TRANSFER	100.0
		54,000	07/01/2000	WD	03-ARM'S LENGTH	03-0:0824	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2021 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/29/2022					
Owner's Name/Address	MAP #:					
KOWALSKI JOSEPH E 2021 S SARA DR LAKE CITY MI 49651	2024 Est TCV 113,459 TCV/TFA: 87.28					

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 13 T22N R8W LOT 22 SOUTHSHORE FARMS SUB.	X		Dirt Road	116	176.00	0.9636	0.9115	90	100	9,169
			Gravel Road	116 Actual Front Feet, 0.47 Total Acres						9,169

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
CHG CLASS FOR C-5 TO CD GRG TO LIVING FOR 98	X	Water	2.89	148 71	304	
REMOVE NO PBG ADJ FOR 05	X	Sewer	23.41	160 71	2,660	
	X	Electric	Total Estimated Land Improvements True Cash Value =			2,964
	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												



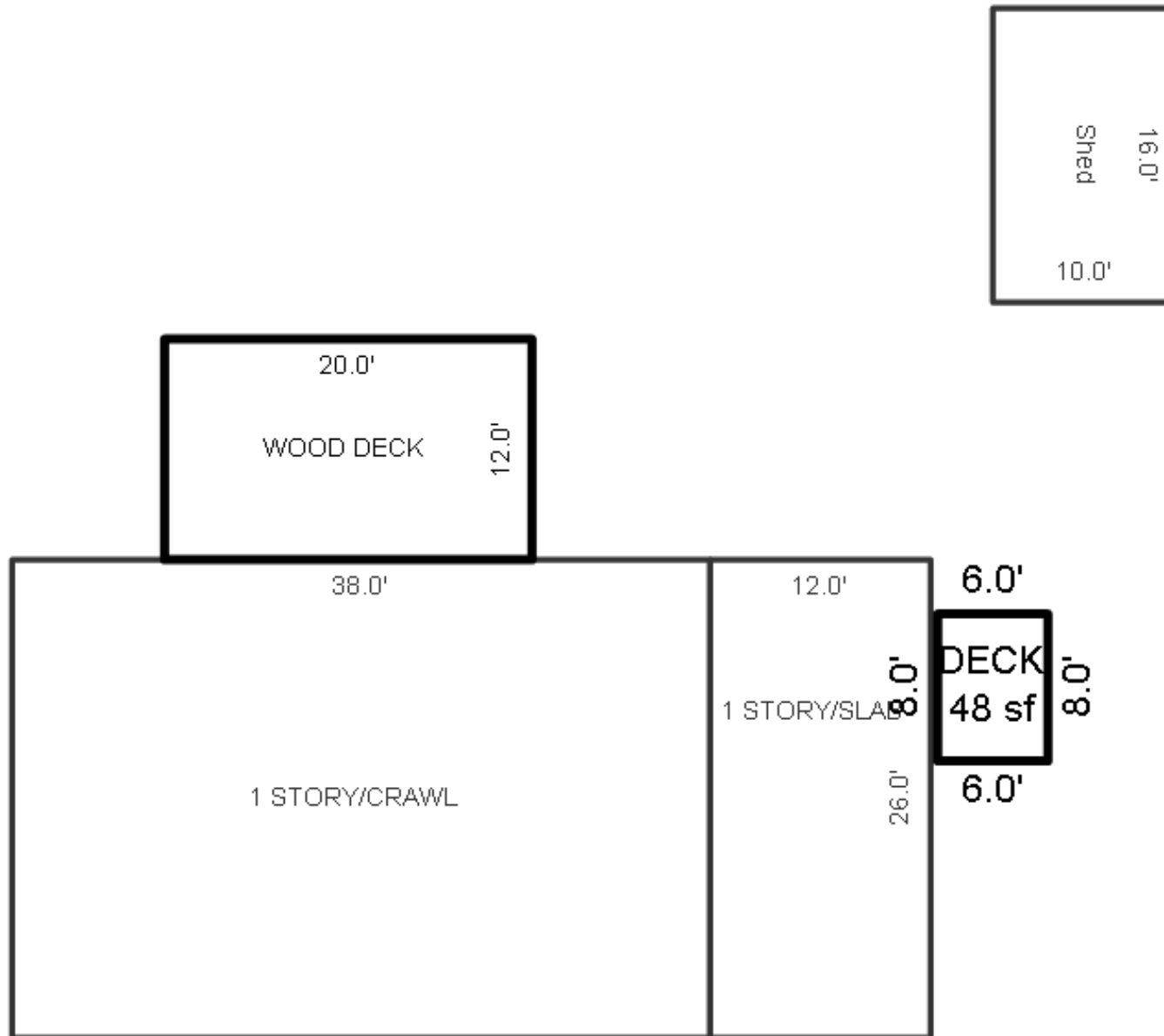
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	4,600	52,100	56,700			56,700C
	TPC 04/29/2022	INSPECTED	2023	3,600	50,400	54,000			54,000S
	TPC 12/27/2017	INSPECTED	2022	2,300	46,400	48,700			26,157C
	TPC 04/24/2017	INSPECTED	2021	2,300	42,400	44,700			25,322C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,300 Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1975	Remodeled 1997	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		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 Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		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 = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	(2) Windows	(7) Excavation		Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 167,625 Total Depr Cost: 108,953 Estimated T.C.V: 101,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 988 S.F. Slab: 312 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 Foundation Slab 1 Story Siding Foundation Slab			Total: 151,071 98,195		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Plumbing			Other Additions/Adjustments			Total: 151,071 98,195		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	(3) Roof	(9) Basement Finish		Water/Sewer			Plumbing			Total: 151,071 98,195		E.C.F. X 0.930		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)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Foundation Slab 1 Story Siding Foundation Slab			Total: 151,071 98,195		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support		Water/Sewer			Other Additions/Adjustments			Total: 151,071 98,195		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total: 151,071 98,195		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
<p>ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 101,326</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.
HOOKER LINDA DIANE	PHILLIPS ERIK J	115,000	12/26/2019	WD	03-ARM'S LENGTH	2019-04059	PROPERTY TRANSFER	100.0
MCNALLY STEPHEN J	HOOKER LINDA DIANE	1	06/16/2017	QC	09-FAMILY	2017-01949	DEED	100.0
FANNIE MAE	MCNALLY STEPHEN J	50,500	12/30/2011	CD	21-NOT USED/OTHER	2012-00057	PROPERTY TRANSFER	100.0
SHERIFF	FANNIE MAE	36,700	09/18/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2022 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/06/2020					

Owner's Name/Address	MAP #:
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PHILLIPS ERIK J 2022 S AMY DR LAKE CITY MI 49651	2024 Est TCV 133,350 TCV/TFA: 132.29
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	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.								

Tax Description

. SEC 13 T22N R8W LOT 23 SOUTHSHORE FARMS SUB.

Comments/Influences

21103177 \$59,000 DOM 82



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 Missaukee, Michigan

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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		D/W/P: 4in Ren. Conc.	6.61	1700	0	0
		D/W/P: 3.5 Concrete	5.78	270	0	0

Residential Local Cost Land Improvements

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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		LAND IMPROVE 2500	2,500.00	1	95	2,375
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Total Estimated Land Improvements True Cash Value = 2,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	4,600	62,100	66,700			56,008C
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2023	3,500	60,300	63,800			53,341C
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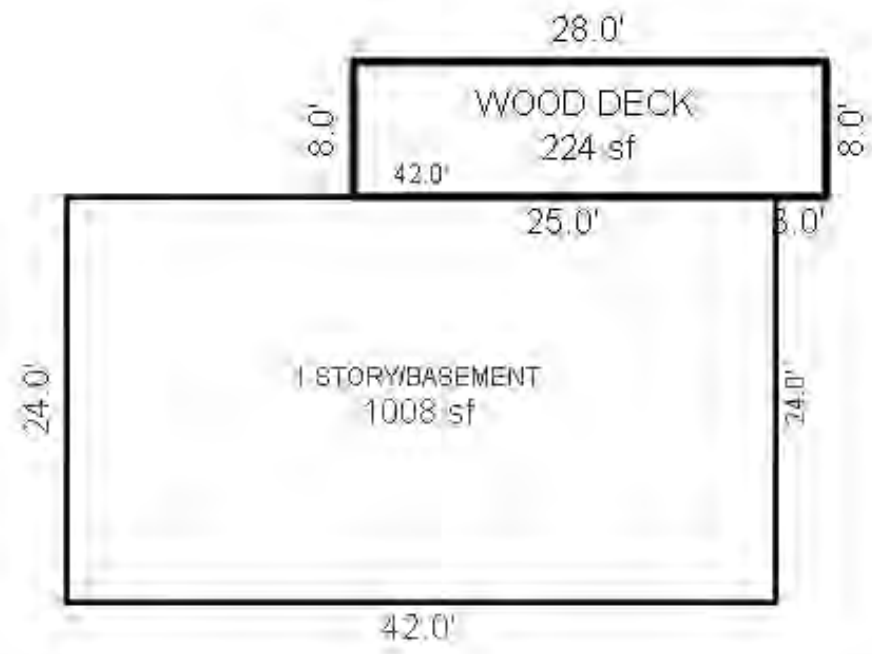
2022	2,300	55,500	57,800			50,801C
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2021	2,300	50,800	53,100			49,179C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 224	Type Treated Wood Treated Wood	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(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: 25 Floor Area: 1,008 Total Base New : 180,811 Total Depr Cost: 131,038 Estimated T.C.V: 121,865		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Size of Closets		Carport Area: Roof:		
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1994	
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Ground Area = 1008 SF		Floor Area = 1008 SF.			
Room List		Doors		Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,008			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1008 18,275 9,137		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			(13) Plumbing			1008 1,025 769		1000 Gal Septic Water Well, 50 Feet			
(2) Windows		(8) Basement		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1008 4,263 3,197		Deck			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1008 2,498 1,873		Treated Wood Treated Wood				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Lump Sum Items:			Notes:			224 4,269 3,202		Garages			
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		1008 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1008 1,052 789			768 24,092 18,069		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			
(3) Roof		Chimney: Metal		1008 1,638 1,228			ECF (660 SOUTHSORE FARMS) 0.930 => TCV:			180,811 131,038		Totals:			
X	Gable Hip Flat	Gambrel Mansard Shed	1008 180,811 131,038												
X	Asphalt Shingle														

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



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

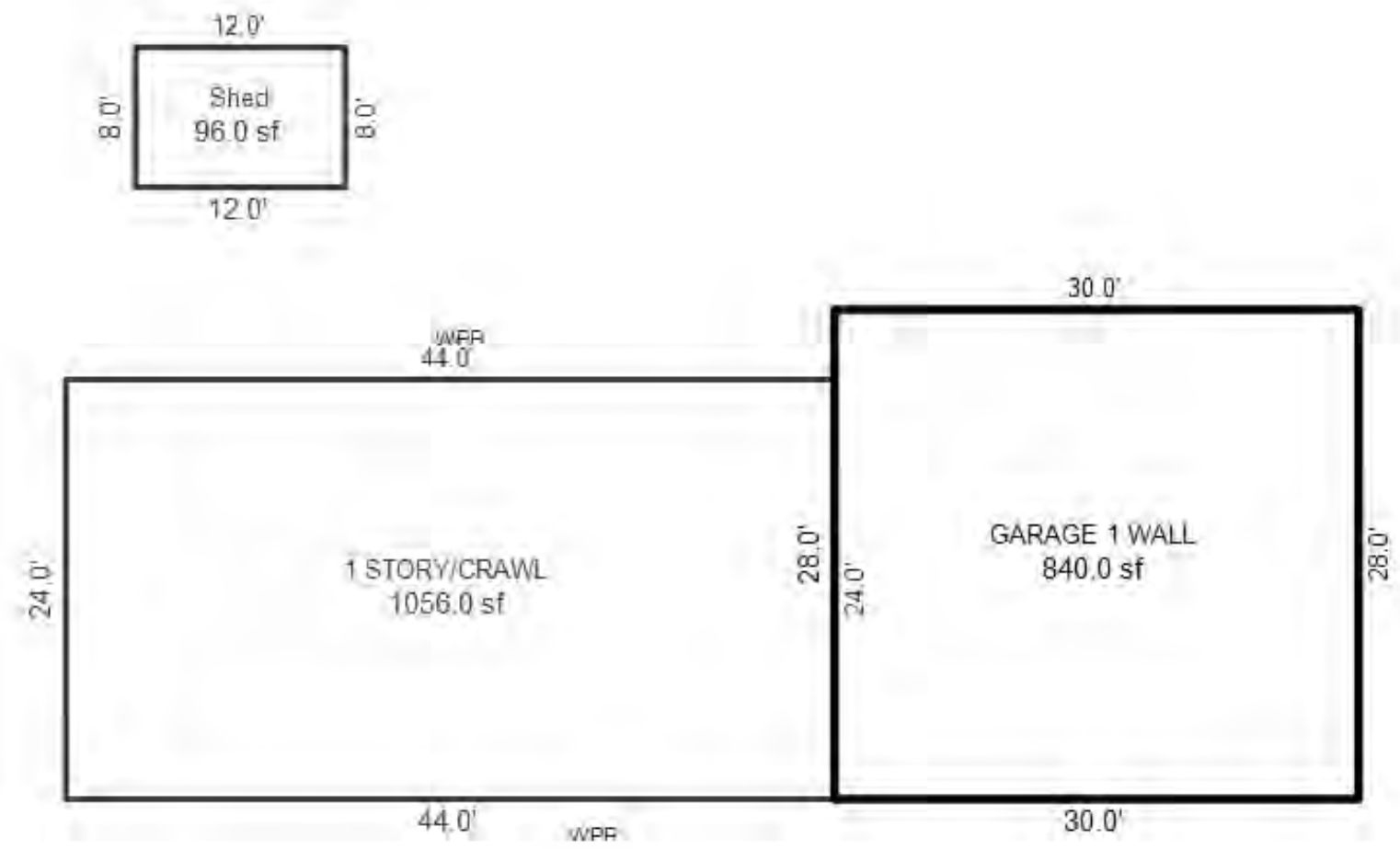
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
2044 S AMY DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 110,915 TCV/TFA: 105.03								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 13 T22N R8W LOT 24 SOUTHSHORE FARMS SUB.		Gravel Road		<Site Value H> RURAL LOTS 10		115 Actual Front Feet, 0.47 Total Acres		10000		100		10,000
Comments/Influences		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		Sidewalk		D/W/P: 3.5 Concrete	6.16	24	0	0				
		Water		D/W/P: 4in Concrete	6.49	624	0	0				
		Sewer		Metal Prefab	15.93	96	50	764				
		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 =					1,714			
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	5,000	50,500	55,500			30,608C		
		Rolling		2023	4,300	48,800	53,100			29,151C		
		Low		2022	4,000	45,000	49,000			27,763C		
		High		2021	4,000	41,100	45,100			26,877C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	5,000	50,500	55,500		30,608C		
		TPC 12/27/2017 INSPECTED		2023	4,300	48,800	53,100			29,151C		
		TPC 08/15/2016 INSPECTED		2022	4,000	45,000	49,000			27,763C		
		TPC 04/22/2013 INSPECTED		2021	4,000	41,100	45,100			26,877C		

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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	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % 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: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 164,107 Total Depr Cost: 106,668 Estimated T.C.V: 99,201		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 1975											
Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1056 SF		Floor Area = 1056 SF.											
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas												
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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		1,056		Total:		123,647		80,371			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		799					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	Water/Sewer		1000 Gal Septic		1		4,550		2,957						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Plumbing		Water Well, 50 Feet		Porches		WPP		80		2,410		1,566			
X	Many Avg.	X	Large Avg.	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Plumbing		Water Well		Garages		WPP		24		1,199		779			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support		Plumbing		1000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		840		29,064		18,892			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Heating/Cooling		Plumbing		2000 Gal Septic		Common Wall: 1 Wall		Built-Ins		Appliance Allow.		1		1,934		1,257	
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(12) Electric		Plumbing		Lump Sum Items:		Totals:		164,107		106,668		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		99,201	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing		Plumbing		Lump Sum Items:		Totals:		164,107		106,668		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		99,201	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Plumbing		Lump Sum Items:		Totals:		164,107		106,668		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		99,201		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(15) Built-ins		Plumbing		Lump Sum Items:		Totals:		164,107		106,668		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		99,201	
Chimney: Metal		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(16) Porches/Decks		Plumbing		Lump Sum Items:		Totals:		164,107		106,668		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		99,201	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	09-FAMILY	2017-01010	DEED	0.0
FRAS LEON H & CAROLYN E	FENBY TERESA L	9,000	05/16/2016	WD	03-ARM'S LENGTH	2016-01742	PROPERTY TRANSFER	100.0
FRAS CAROLYN E (DECEASED)	FRAS LEON H (WIDOWER)	0	07/01/2007	OTH	21-NOT USED/OTHER	2008/564	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2070 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	06/14/2016	2016-0230	100%

Owner's Name/Address	MAP #:
FENBY TERESA L TRUST 2070 S AMY DR LAKE CITY MI 49651	2024 Est TCV 217,342 TCV/TFA: 143.74

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 13 T22N R8W LOT 25 SOUTHSHORE FARMS 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.										

Comments/Influences	Topography of Site
	X Level



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	5,000	103,700	108,700			66,556C
Low	2023	4,300	93,100	97,400			63,387C
High	2022	4,000	80,200	84,200			60,369C
Landscaped	2021	4,000	79,700	83,700			58,441C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

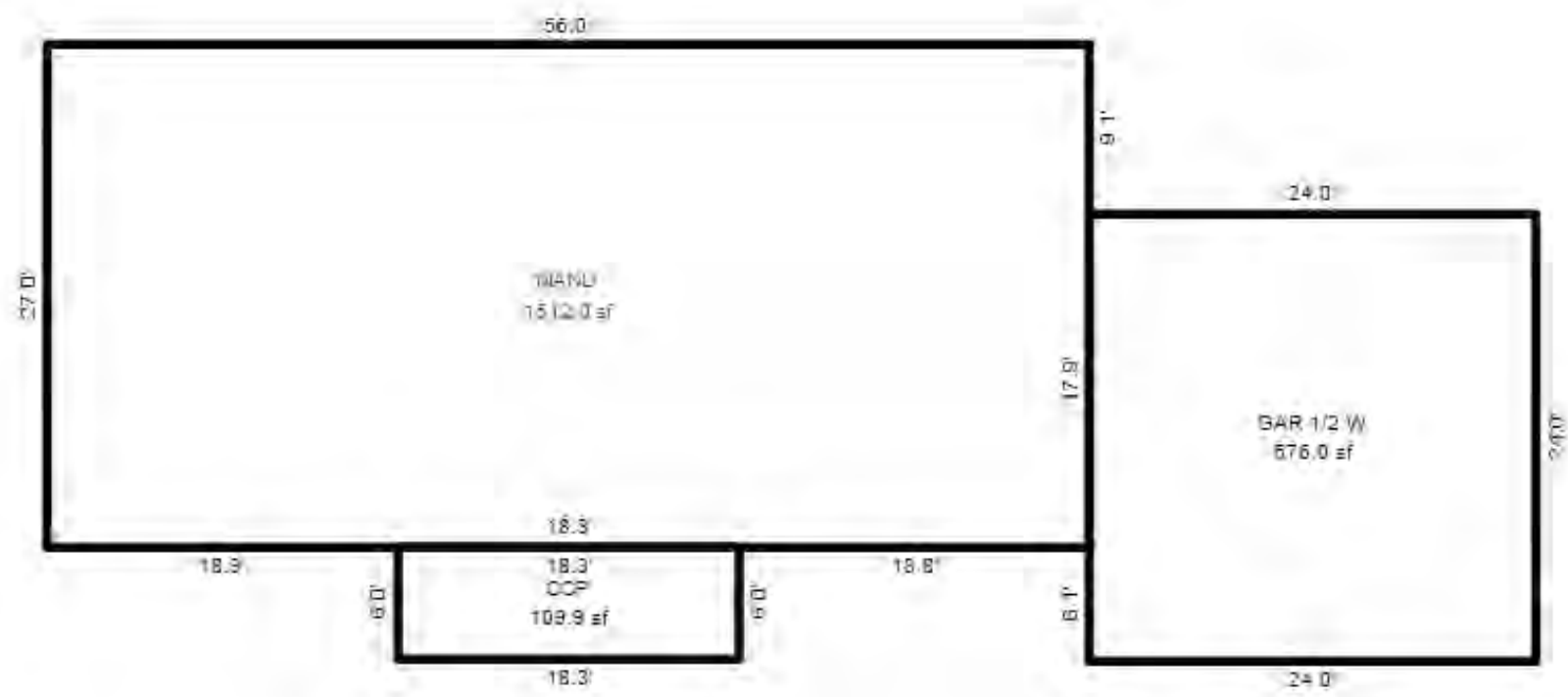
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	4,300	93,100	97,400			63,387C
JWV	09/29/2016	INSPECTED	2022	4,000	80,200	84,200			60,369C
TPC	05/01/2016	INSPECTED	2021	4,000	79,700	83,700			58,441C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	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 109	Type CCP (1 Story)	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	109	CCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 6 Floor Area: 1,512 Total Base New : 237,179 Total Depr Cost: 222,948 Estimated T.C.V: 207,342
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C			Blt 2016					
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1512 SF			Floor Area = 1512 SF.					
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			1 Story Siding Crawl Space			1,512			Total: 192,345 180,804					
BOCA/STATE		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,476 1,387					
Yr Built	Remodeled	Size of Closets		Many Ave. Few			Water/Sewer			1000 Gal Septic 1 4,864 4,572			Water Well, 50 Feet 1 2,686 2,525					
2016	0	Lg Ord Small		(13) Plumbing			Porches			CCP (1 Story) 109 3,041 2,859			Garages					
Condition: Average		Doors Solid H.C.		1 Average Fixture(s)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 576 24,808 23,320			Door Opener 1 547 514					
Room List		(5) Floors		2 3 Fixture Bath			Built-Ins			Appliance Allow. 1 2,766 2,600			Totals: 237,179 222,948					
Basement		Kitchen:		2 Fixture Bath			Notes:			ECF (660 SOUTHSORE FARMS) 0.930 => TCV: 207,342								
1st Floor		Other:		Softener, Auto														
2nd Floor		Other:		Softener, Manual														
3 Bedrooms		(6) Ceilings		Solar Water Heat														
(1) Exterior		No. of Elec. Outlets		No Plumbing														
Wood/Shingle		Ex. Ord. Min		Extra Toilet														
Aluminum/Vinyl		Many Ave. Few		Extra Sink														
Brick		(7) Excavation		Separate Shower														
Insulation		Basement: 0 S.F.		Ceramic Tile Floor														
(2) Windows		Crawl: 1512 S.F.		Ceramic Tile Wains														
Many Avg. Few		Slab: 0 S.F.		Ceramic Tub Alcove														
Large Avg. Small		Height to Joists: 0.0		Vent Fan														
Wood Sash		(8) Basement		(14) Water/Sewer														
Metal Sash		Conc. Block		Public Water														
Vinyl Sash		Poured Conc.		Public Sewer														
Double Hung		Stone		Water Well														
Horiz. Slide		Treated Wood		1 1000 Gal Septic														
Casement		Concrete Floor		1 2000 Gal Septic														
Double Glass		(9) Basement Finish		Lump Sum Items:														
Patio Doors		Recreation SF																
Storms & Screens		Living SF																
(3) Roof		Walkout Doors (B)																
Gable		No Floor SF																
Hip		Walkout Doors (A)																
Flat		Gambrel																
Asphalt Shingle		Mansard																
Chimney:		Shed																
		(10) Floor Support																
		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		86,000	05/01/2000	WD	33-TO BE DETERMINED	03-0:3755	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2088 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		New House	07/27/2007	20070492	Complete
	P.R.E. 100% 02/03/2004		Demolition/Removal	07/20/2007	20070467	Complete
Owner's Name/Address	MAP #:					
VANHAITSMA JEFFREY R & TASHA 2088 S AMY DRIVE LAKE CITY MI 49651	2024 Est TCV 206,847 TCV/TFA: 162.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 26 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10	115	100	10,000
			115 Actual Front Feet, 0.47 Total Acres			10,000

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	D/W/P: 4in Ren. Conc.	8.18	555 0	0	
	X	Sewer	Wood Frame	27.00	144 50	1,944	
	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	
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				4,444
	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
Low			2023	4,300	95,300	99,600			52,752C
High			2022	4,000	87,800	91,800			50,240C
Landscaped			2021	4,000	80,300	84,300			48,636C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

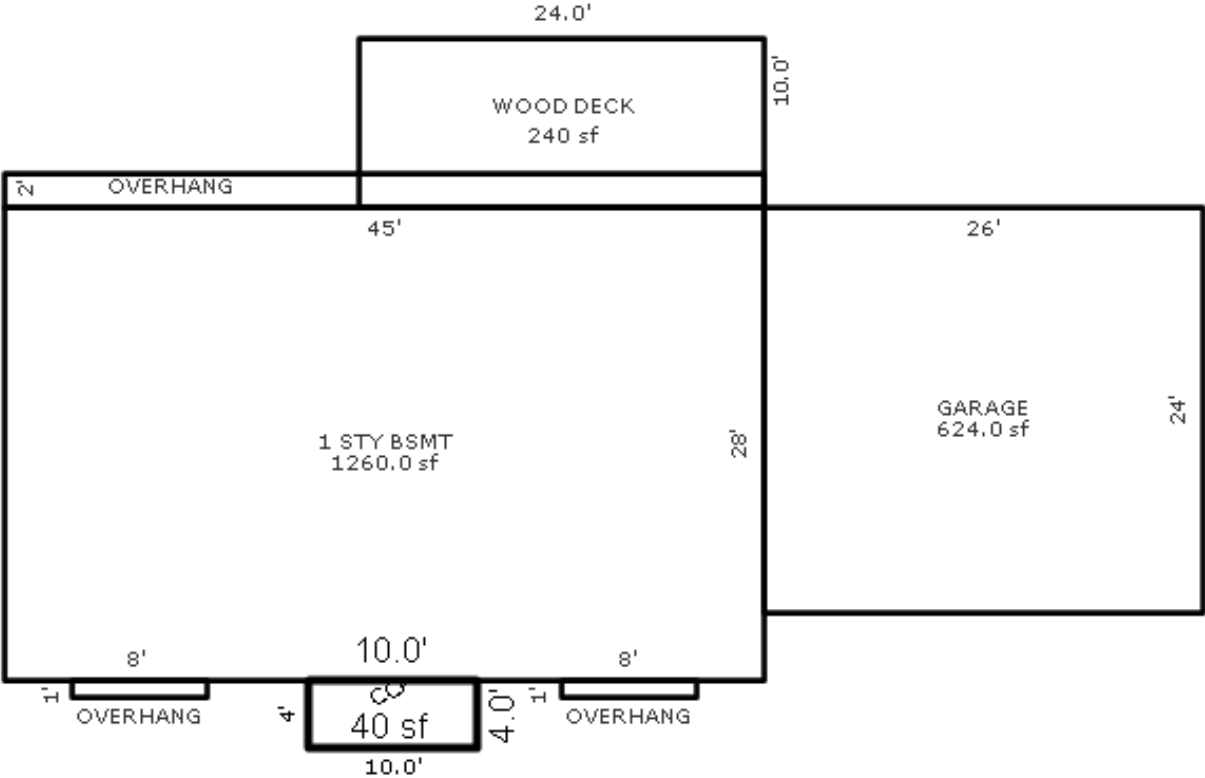


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 40 240	Type CCP (1 Story) Treated Wood	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: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 2007	Remodeled 0	Trim & Decoration												
Condition: Average		Ex	X	Ord		Min								
Room List		Size of Closets												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg	X	Ord		Small								
(1) Exterior		Doors		Solid	X	H.C.								
	(5) Floors	Kitchen:												
	(6) Ceilings	Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation												
(2) Windows		Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
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:												
		(12) Electric												
		0 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1	Average Fixture(s)											
		1	3 Fixture Bath											
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(14) Water/Sewer												
		Public Water												
		Public Sewer												
		Water Well												
		1000 Gal Septic												
		2000 Gal Septic												
		Lump Sum Items:												
		Class: C -5 Effec. Age: 10 Floor Area: 1,276 Total Base New : 229,881 Total Depr Cost: 206,885 Estimated T.C.V: 192,403												
		E.C.F. X 0.930												
		Bsmnt Garage:												
		Carport Area:												
		Roof:												
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1276 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	1,260									
		1 Story	Siding	Overhang	16									
		Total:				182,394	164,147							
		Other Additions/Adjustments												
		Plumbing												
		Average Fixture(s)												
		2 Fixture Bath				1	1,476	1,328						
		Water/Sewer												
		1000 Gal Septic				1	4,864	4,378						
		Water Well, 100 Feet				1	5,808	5,227						
		Porches												
		CCP (1 Story)				40	1,261	1,135						
		Deck												
		Treated Wood				240	4,670	4,203						
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
		Base Cost				624	26,220	23,598						
		Common Wall: 1 Wall				1	-2,686	-2,417						
		Built-Ins												
		Appliance Allow.				1	2,766	2,489						
		Totals:					229,881	206,885						
		Notes:												
		ECF (660 SOUTHSHORE FARMS) 0.930 => TCv:						192,403						

*** 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.
MEADOWCROFT MARY L	EMARD TRENT S & MERCEDES	83,000	04/03/2017	WD	03-ARM'S LENGTH	2017-00957	PROPERTY TRANSFER	100.0
MEADOWCROFT MARY L	MEADOWCROFT MARY L	1	11/21/2016	QC	09-FAMILY	2016-03793	PROPERTY TRANSFER	0.0
ALDEN WILLS L	MEADOWCROFT MARY L	0	10/05/2016	AFF	07-DEATH CERTIFICATE	2016-03594	DEED	50.0
ROBERTS RONALD E & LORRAI	ALDEN WILLS & MEADOWCROFT	70,000	02/11/2011	WD	03-ARM'S LENGTH	2011-450WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2110 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/17/2017					

Owner's Name/Address	MAP #:
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EMARD TRENT S & MERCEDES E 2110 S AMY DR LAKE CITY MI 49651	2024 Est TCV 158,780 TCV/TFA: 122.14
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value H> RURAL LOTS 10					10000	100		10,000
		115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 27 SOUTHSHORE FARMS SUB.	X			
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Comments/Influences	X	Improved	Vacant	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	D/W/P: 4in Ren. Conc.	6.61	1260	0	
	X			Sewer	D/W/P: 3.5 Concrete	5.78	93	0	
	X			Electric	Wood Frame	21.40	144	50	
	X			Gas	Residential Local Cost Land Improvements				
	X			Curb	Description	Rate	Size	% Good	Cash Value
	X			Street Lights	LAND IMPROVE 1000	1,000.00	2	95	1,900
	X			Standard Utilities	Total Estimated Land Improvements True Cash Value =				3,441
	X			Underground Utils.					

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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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	5,000	74,400	79,400			49,162C
		TPC 12/27/2017 INSPECTED	2023	4,300	66,900	71,200			46,821C
		TPC 04/17/2017 INSPECTED	2022	4,000	57,800	61,800			44,592C
		TPC 07/15/2011 INSPECTED	2021	4,000	54,600	58,600			43,168C

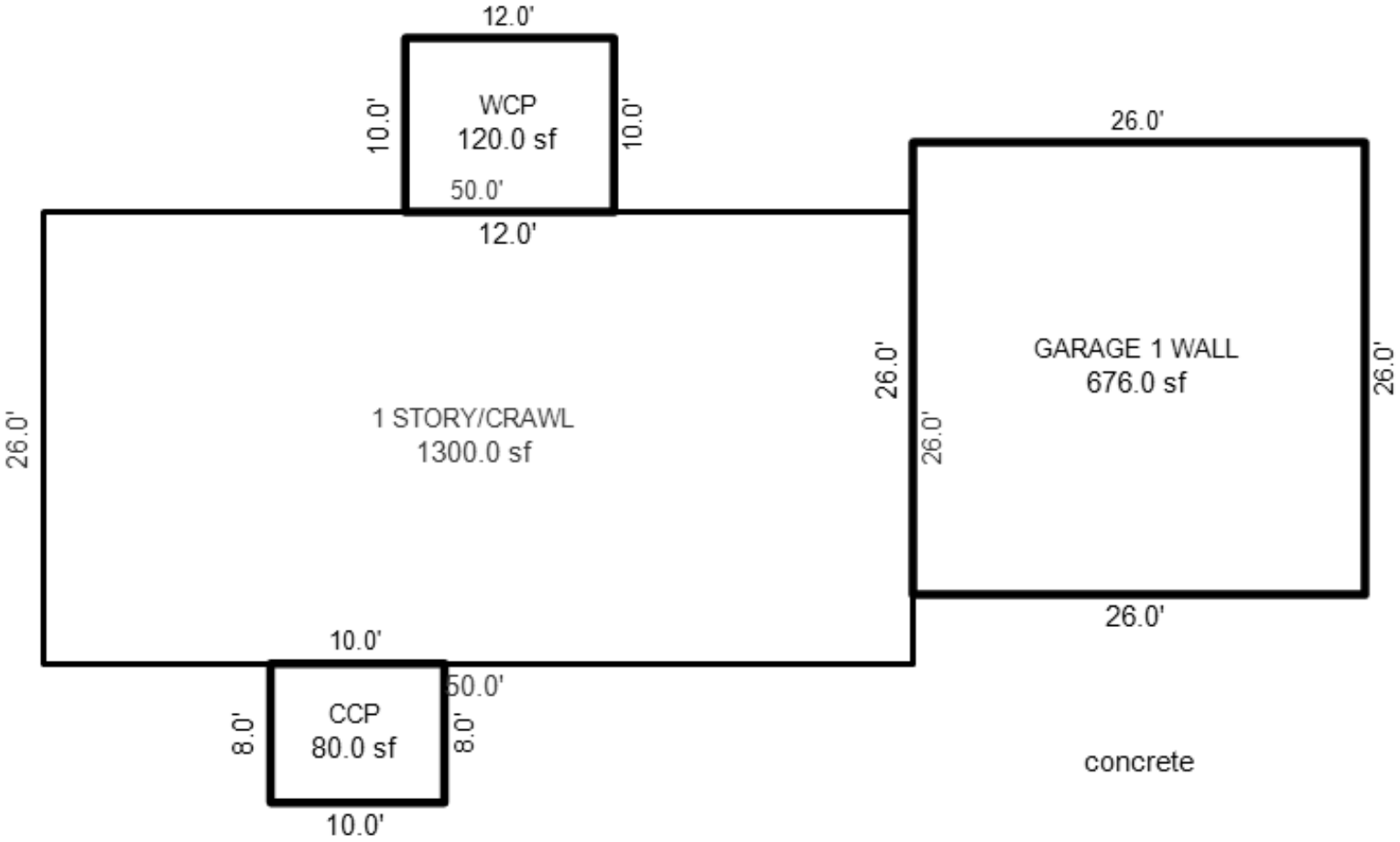
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 80	Type WCP (1 Story) CCP (1 Story)	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: D +10 Effec. Age: 20 Floor Area: 1,300 Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			E.C.F. X 0.930					
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			E.C.F. X 0.930			Bsmnt Garage:					
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace			E.C.F. X 0.930			Carport Area: Roof:				
Room List		Doors		Solid	X	H.C.	(5) Floors			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
(1) Exterior		No./Qual. of Fixtures		Ex.			X	Ord.		Min	Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:			
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:				
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	2 Fixture Bath Softener, Auto 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 : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Sewer			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Water Well			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic			Total Base New : 195,328 Total Depr Cost: 156,279 Estimated T.C.V: 145,339			Bsmnt Garage:					

*** 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.
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	32-SPLIT VACANT	2009/3735	DEED	100.0
NILES JERRY A & ANNETTE L	LEONARD RONALD F & STACY	8,000	09/21/2004	WD	03-ARM'S LENGTH	04-0/3967	DEED	100.0
NILES JERRY A & ANNETTE L	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	21-NOT USED/OTHER	04-0/3392	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 11,873					

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 H>	RURAL LOTS 10				10000	100	10,000
			115 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	10,000

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC13 T22N R8W LOT 28 SOUTHSHORE FARMS SUB					
COMBINED W/660-017-00 FOR 2006.					
SPLIT FROM 009-660-017-00 ON 11-12-2009.					
Comments/Influences					
COMBO W/017-00 FOR 06					
SPLIT FROM 009-660-017-00 ON 11-12-2009.					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	900	5,900			3,778C
2023	4,300	800	5,100			3,599C
2022	4,000	800	4,800			3,428C
2021	4,000	700	4,700			3,319C

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NILES JERRY A & ANNETTE L	BELLOWS TODD ALAN & ROBER	8,000	09/02/2004	WD	03-ARM'S LENGTH	04-0/3732	DEED	100.0
NILES JERRY & ANNETTE &	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	21-NOT USED/OTHER	04-0/3392	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2174 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/23/2020	2020-0358	100%
	P.R.E. 100% 09/02/2004		Reroof	03/13/2006	20060032	Complete
Owner's Name/Address	MAP #:		Garage	10/12/2004	20040407	Complete
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651	2024 Est TCV 219,660 TCV/TFA: 156.45					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
	X		Underground Utils.									

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
SEC 13 T22N R8W LOT 29 & 30 SOUTHSHORE FARMS SUB.	X	D/W/P: 4in Concrete	6.97	1228	0	0	
Combination of 660-029 & 660-030 for 07. Comments/Influences	X	D/W/P: Brick on Sand	18.02	101	0	0	
		D/W/P: 3.5 Concrete	6.58	180	0	0	
		D/W/P: Patio Blocks	15.61	96	0	0	
	X	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	



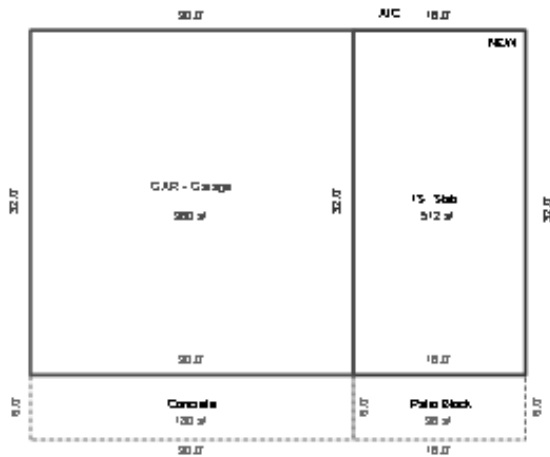
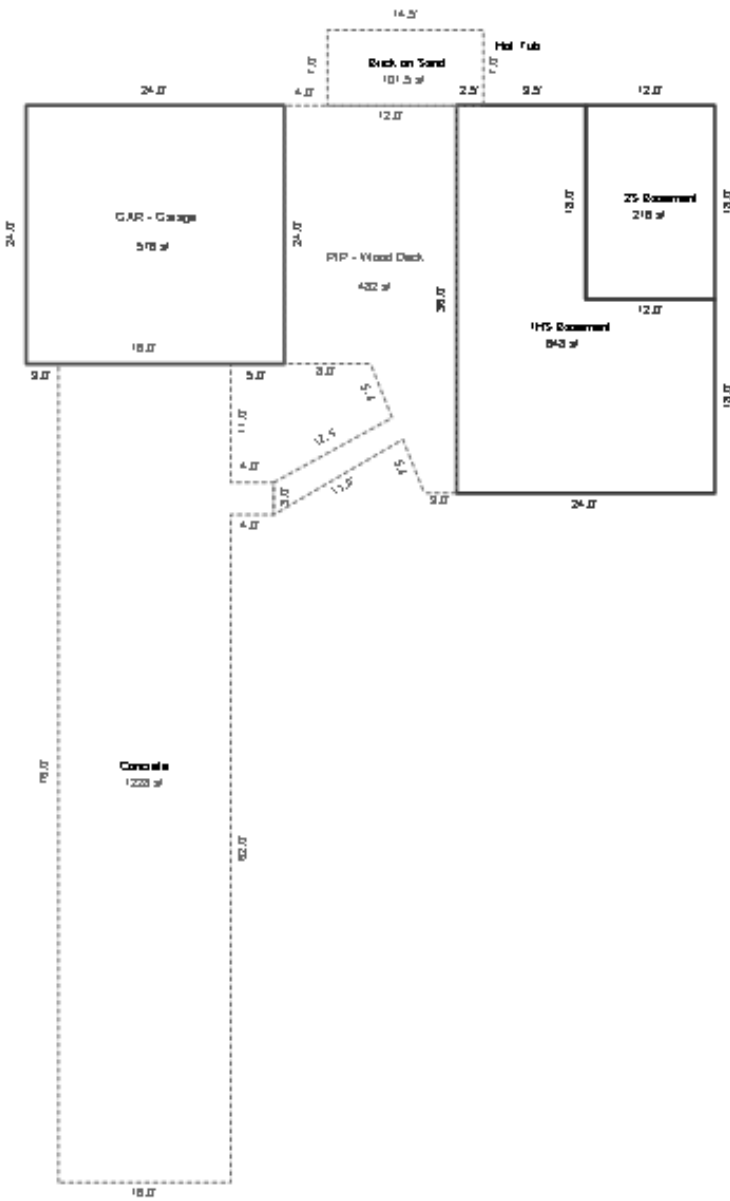
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	10,000	99,800	109,800			67,034C
Rolling	2023	8,500	96,800	105,300			63,842C
Low	2022	8,000	89,100	97,100			60,802C
High	2021	8,000	81,500	89,500			58,860C
Landscaped							
Swamp							
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 482	Type Treated Wood	Year Built: 2004 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: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 1,404 Total Base New : 282,655 Total Depr Cost: 212,000 Estimated T.C.V: 197,160		E.C.F. X 0.930		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 -5 Blt 1989		
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1404 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Condition: Average		Lg	X	Ord	Small	Doors			Solid X H.C.			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			1.5 Story Siding Basement 648			2 Story Siding Basement 216		Total: 170,815 128,121	
Basement 1st Floor 2nd Floor 3 Bedrooms								0 Amps Service			Other Additions/Adjustments			Plumbing		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			Average Fixture(s)		Water/Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Deck	
(2) Windows		(7) Excavation		Basement: 864 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			1000 Gal Septic Water Well, 100 Feet			Treated Wood		482 7,375 5,531	
X	Many Avg. X Few	Large Avg. X Small		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1000 Gal Septic Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Door Opener 1 547 410	
X	Wood Sash Metal Sash Vinyl Sash	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Base Cost 1472 63,649 47,737		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
X	Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			1000 Gal Septic Water Well, 100 Feet			Base Cost 576 24,808 18,606		Door Opener 1 547 410	
X	Patio Doors	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(11) Heating/Cooling			1000 Gal Septic Water Well, 100 Feet			Built-Ins		Appliance Allow.	
X	Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(12) Electric			1000 Gal Septic Water Well, 100 Feet			Notes:		Totals: 282,655 212,000	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			1000 Gal Septic Water Well, 100 Feet			Lump Sum Items:		ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 197,160	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Chimney: Metal		Unsuported Len: Cntr.Sup:	

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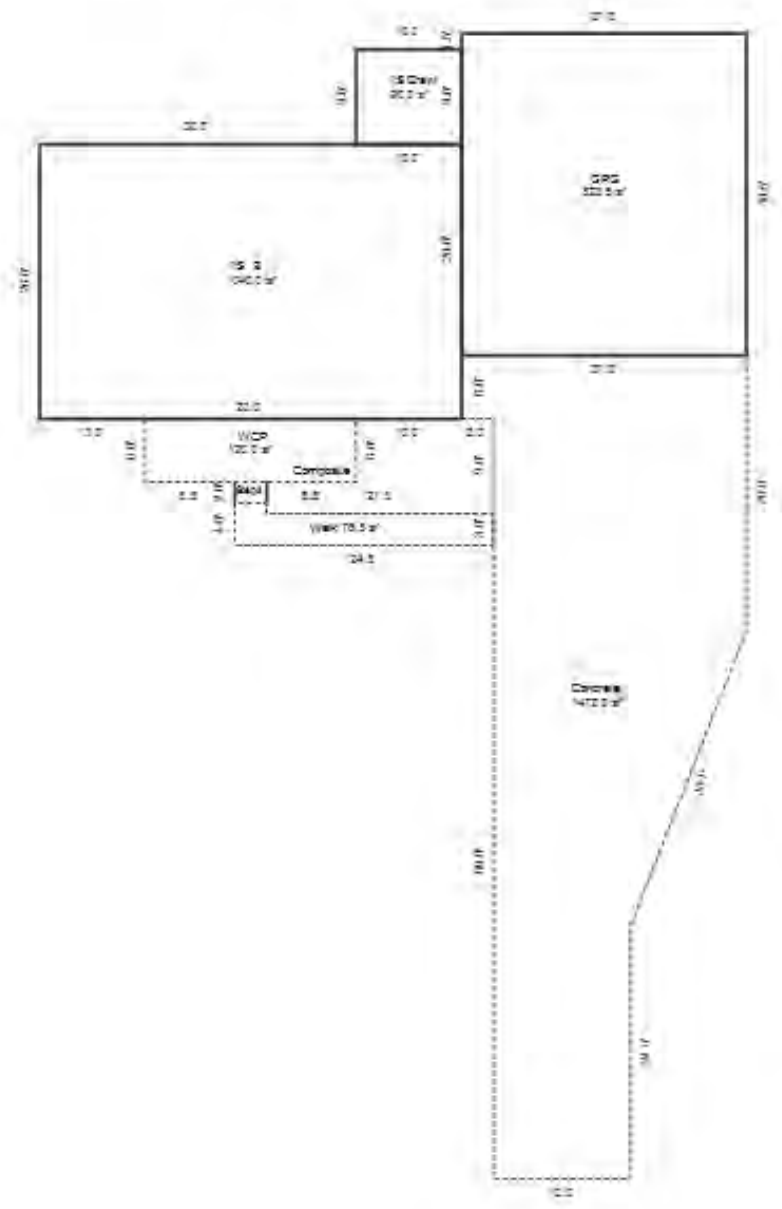
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status
2196 S AMY DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/16/2017	2017-0186	100%
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:				
BURNS DALE A & VIANNA L 2196 S AMY DRIVE LAKE CITY MI 49651		2024 Est TCV 144,524 TCV/TFA: 127.90		X Improved		Vacant		Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
Taxpayer's Name/Address		Dirt Road		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value
MIAMI VALLEY BANK P O BOX 125 LAKEVIEW OH 43331		X Gravel Road		X Paved Road		<Site Value H> RURAL LOTS 10		10000 100 10,000
Tax Description		X Storm Sewer		X Sidewalk		115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value = 10,000
. SEC 13 T22N R8W LOT 31 SOUTHSHORE FARMS SUB.		X Water		X Sewer		Land Improvement Cost Estimates		
Comments/Influences		X Electric		X Gas		Description		Rate
		X Street Lights		X Curb		D/W/P: 4in Ren. Conc.		7.35
		X Standard Utilities		X Flood Plain		D/W/P: 4in Concrete		6.49
		Topography of Site		X Level		Residential Local Cost Land Improvements		
				X Rolling		Description		Rate
				X Low		LAND IMPROVE 2500		2,500.00
				X High		Total Estimated Land Improvements True Cash Value =		2,838
				X Landscaped		Year		Land Value
				X Swamp		2024		5,000
				X Wooded		2023		4,300
				X Pond		2022		4,000
				X Waterfront		2021		4,000
				X Ravine		Building Value		67,300
				X Wetland		Assessed Value		72,300
				X Flood Plain		Board of Review		
				Who		Tribunal/Other		
				When		Taxable Value		41,140C
				What				39,181C
				TPC 08/28/2017 INSPECTED				37,316C
				JWV 08/11/2017 INSPECTED				36,124C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 80	Type WCP (1 Story) Brzwy, FW	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 823 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 20 Floor Area: 1,130 Total Base New : 176,997 Total Depr Cost: 141,598 Estimated T.C.V: 131,686					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F. X 0.930		Cls CD Blt 1992	
Yr Built 1992	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Ground Area = 1130 SF Floor Area = 1130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
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.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,040 1 Story Siding Crawl Space 90			Total: 131,105 104,884					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Water/Sewer						
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 0 S.F. Crawl: 1130 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 50 Feet			Average Fixture(s) 1 2,330 984						
(2) Windows		(7) Excavation		Basement			Porches			Water/Sewer						
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WCP (1 Story) Garages							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(9) Basement Finish			(10) Floor Support			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Porches							
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Garages			Base Cost						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1.5 Wall						
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Built-Ins			Door Opener							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allow.			Breezeways						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Frame Wall			Totals:						
							Notes:			ECF (660 SOUTHSHORE FARMS) 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.
SCHOOLEY LARRY G & GENE	SCHOOLEY LARRY G & GENE	0	09/21/2018	WD	09-FAMILY	2018-03082	PROPERTY TRANSFER	0.0
HALVORSEN DON H & MELODIE	SCHOOLEY LARRY G & GENE	10,500	07/14/2017	WD	03-ARM'S LENGTH	2017-02216	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2220 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		BOCA PREMANF STATE APPROVE	12/17/2020	2020-0744	100%
	P.R.E. 100% 07/26/2021		Shed	09/18/2020	2020-0528	100%

Owner's Name/Address	MAP #:
SCHOOLEY LARRY G & GENE PO BOX 232 LAKE CITY MI 49651	2024 Est TCV 258,455 TCV/TFA: 170.94

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 32 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10	115	100	10,000
			115 Actual Front Feet, 0.47 Total Acres			10,000

Comments/Influences	X	Description	* Factors *			Cash Value
			Rate	Size	% Good	
	X	Dirt Road	8.18	2143	50	8,765
	X	Gravel Road	2.27	420	50	476
	X	Paved Road	23.24	336	50	3,904
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			13,145
	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	5,000	124,200	129,200			112,646C
X Rolling	2023	4,300	114,000	118,300			107,282C
Low	2022	4,000	98,400	102,400			102,174C
High	2021	4,000	1,500	5,500		5,500W	5,203C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



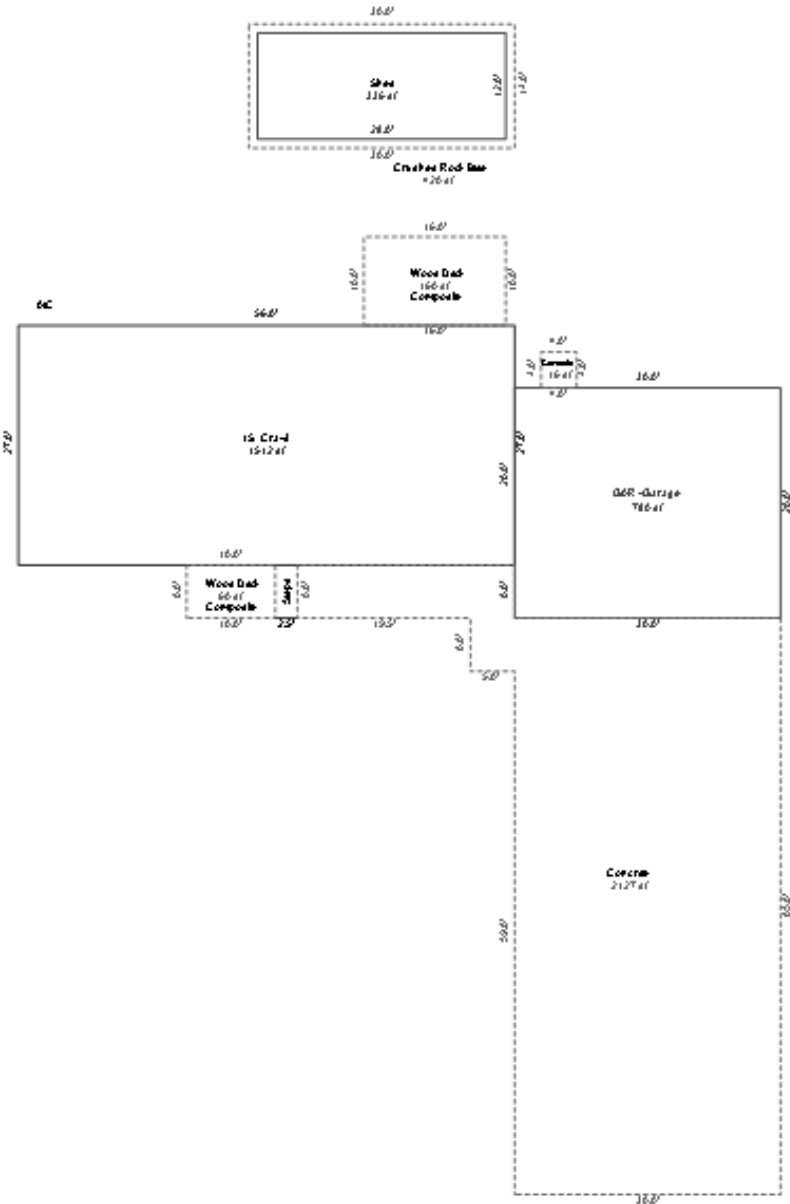
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/31/2020	INSPECTED	2023	4,300	114,000	118,300			107,282C
JWV	10/29/2020	INSPECTED	2022	4,000	98,400	102,400			102,174C
TPC	05/06/2018	INSPECTED	2021	4,000	1,500	5,500		5,500W	5,203C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 160	Type Treated Wood Treated Wood	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	60	Treated Wood	Treated Wood								
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 3 Floor Area: 1,512 Total Base New : 260,846 Total Depr Cost: 253,021 Estimated T.C.V: 235,310	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
Wood Frame		(4) Interior		X			Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:								
BOCA/STATE		Drywall Paneled	Plaster Wood T&G		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C		Blt 2021									
Yr Built 2021		Remodeled 0		Ex		Ord		Min		Ground Area = 1512 SF Floor Area = 1512 SF.												
Condition: Average		Size of Closets		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Building Areas												
Room List		Doors		Solid		H.C.		(13) Plumbing			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Basement		(5) Floors		No. of Elec. Outlets			1 Story			Siding		Crawl Space		1,512		Total:		198,106		192,162		
1st Floor		Kitchen:		Many			Ave.			Few			1		1,476		1,432					
2nd Floor		Other:		Ex.			Ord.			Min			1		4,646		4,507					
3 Bedrooms		Other:		2			Average Fixture(s)			Water/Sewer		1000 Gal Septic		1		4,864		4,718				
(1) Exterior		(6) Ceilings		3			Fixture Bath			Water Well, 100 Feet		1		5,808		5,634						
Wood/Shingle		(7) Excavation		2			Softener, Auto			Deck		Treated Wood		60		1,958		1,899				
Aluminum/Vinyl		Basement: 0 S.F.		2			Softener, Manual			Treated Wood		Treated Wood		160		3,578		3,471				
Brick		Crawl: 1512 S.F.		2			Solar Water Heat			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		780		37,097		35,984				
Insulation		Slab: 0 S.F.		2			No Plumbing			Base Cost		Door Opener		1		547		531				
(2) Windows		Height to Joists: 0.0		2			Extra Toilet			Built-Ins		Appliance Allow.		1		2,766		2,683				
Many		(8) Basement		2			Extra Sink			Notes:		ECF (660 SOUTHSHORE FARMS) 0.930 => TCV:			235,310							
Avg.		Conc. Block		2			Separate Shower															
Few		Poured Conc.		2			Ceramic Tile Floor															
Large		Stone		2			Ceramic Tile Wains															
Small		Treated Wood		2			Ceramic Tub Alcove															
Wood Sash		Concrete Floor		2			Vent Fan															
Metal Sash		(9) Basement Finish		2			(14) Water/Sewer															
Vinyl Sash		Recreation SF		2			Public Water															
Double Hung		Living SF		2			Public Sewer															
Horiz. Slide		Walkout Doors (B)		2			Water Well															
Casement		No Floor SF		2			1000 Gal Septic															
Double Glass		Walkout Doors (A)		2			2000 Gal Septic															
Patio Doors		(10) Floor Support		2			Lump Sum Items:															
Storms & Screens		Joists:		2																		
(3) Roof		Unsupported Len:		2																		
X Gable		Cntr.Sup:		2																		
Hip				2																		
Flat				2																		
X Asphalt Shingle				2																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEVIER JOHN & LYNN	COVENANT CAPITAL INC	94,000	11/14/2016	WD	16-LC PAYOFF	2020-03201	DEED	0.0
BEVIER JOHN & LYNN	COVENANT CAPITAL INC	70,000	06/01/2012	LC	11-FROM LENDING INSTITUT	2012-02213 MEM	PROPERTY TRANSFER	100.0
DELBELLO FLOYD J ETAL*	BEVIER JOHN & LYNN (H/W)	0	08/01/2007	WD	21-NOT USED/OTHER	2007/2895	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2240 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COVENANT CAPITAL INC PO BOX 927 LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 126,015 TCV/TFA: 122.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 33 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 10	10000	100	10,000
			115 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =		10,000

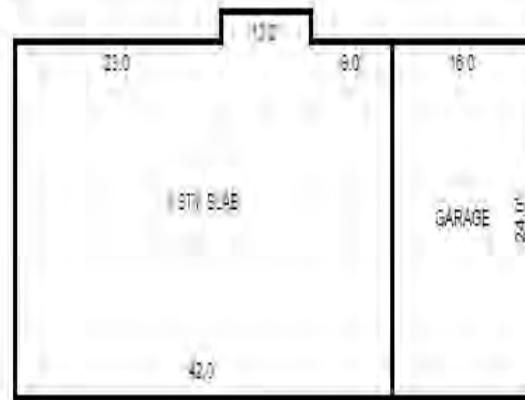
Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Land Improvement Cost Estimates
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	6.58	144 0	0	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric					
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling			2024	5,000	58,000	63,000			37,438C
Low			2023	4,300	56,200	60,500			35,656C
High			2022	4,000	51,700	55,700			33,959C
Landscaped			2021	4,000	47,300	51,300			32,875C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SILER JIM	MULDER SHAUN & CORTNEY	131,000	07/29/2016	WD	03-ARM'S LENGTH	2016-02521	PROPERTY TRANSFER	100.0				
LARSEN ROBERT & LORI	SILER JIM	0	03/29/2010	QC	09-FAMILY	2010-3986QC	PROPERTY TRANSFER	100.0				
SILER JAMES H (SM)	LARSEN ROBERT & LORI (H/W	122,667	04/01/2009	LC	09-FAMILY	2009/2073	DEED	100.0				
SILER H JAMES & LAURIE L	SILER JAMES H & LAURIE L	0	01/05/2005	QC	21-NOT USED/OTHER	05-0/094	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
2241 S AMY DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 08/03/2016										
Owner's Name/Address		MAP #:		2024 Est TCV 194,656 TCV/TFA: 119.27								
MULDER SHAUN & CORTNEY 2241 S AMY DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 13 T22N R8W LOT 34 SOUTHSHORE FARMS SUB.		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
		Paved Road		109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 16,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.58	90	0	0				
		Sewer		D/W/P: Asphalt Paving	3.10	800	0	0				
		X	Electric	Wood Frame	28.00	120	50	1,680				
		X	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 = 4,055								
		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	8,000	89,300	97,300				80,951C
		TPC 12/27/2017 INSPECTED		2023	8,000	86,600	94,600				77,097C	
		TPC 08/01/2016 INSPECTED		2022	7,500	79,700	87,200				73,426C	
		TPC 01/27/2012 INSPECTED		2021	5,000	76,100	81,100				71,081C	

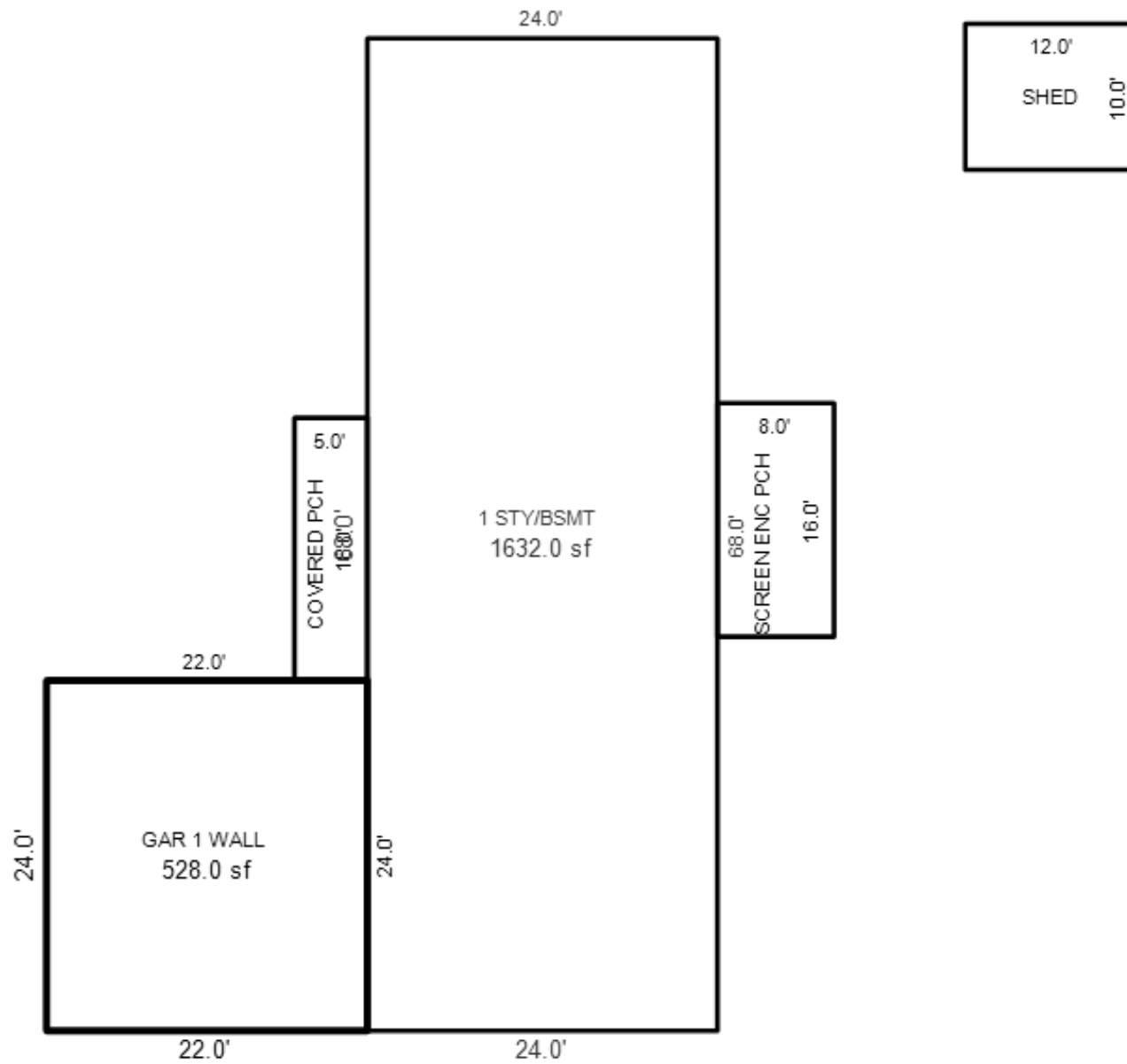


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90 128	Type CCP (1 Story) WSEP (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: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,632 Total Base New : 288,836 Total Depr Cost: 187,743 Estimated T.C.V: 174,601			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average		
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	Room List Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		(12) Electric 0 Amps Service		
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X Drywall			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 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 1,632 Total: 231,646 150,570			
(1) Exterior		(7) Excavation		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Recreation Room 500 9,665 6,282 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 CCP (1 Story) 90 2,560 1,664 WSEP (1 Story) 128 7,270 4,725 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 Door Opener 1 547 356 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 288,836 187,743						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 174,601						
(2) Windows		(9) Basement Finish		(10) Floor Support			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		500 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:								
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed												
X Asphalt Shingle		Chimney: Metal														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JPMORGAN CHASE BANK	DEGIORGIO THOMAS R & BARB	54,900	06/28/2013	CD	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0
WHITMORE LAURA	JPMORGAN CHASE BANK	38,250	08/31/2012	SD	10-FORECLOSURE	2012-02989	DEED	0.0
HARWELL CAMERON	WHITMORE LAURA	84,200	07/01/2005	WD	03-ARM'S LENGTH	05-0/2606	DEED	100.0
		67,500	10/01/1998	WD	33-TO BE DETERMINED	323:66	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2221 S AMY DR			Garage	08/20/2019	2019-0438	100%

Owner's Name/Address	MAP #:
DEGIORGIO THOMAS R & BARBARA C 2221 S AMY DR LAKE CITY MI 49651	2024 Est TCV 165,581 TCV/TFA: 164.27

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
			Description	Frontage	Depth	Value	
. SEC 13 T22N R8W LOT 35 SOUTHSHORE FARMS SUB.	X		<Site Value F> SITE	\$16000	16000	100	16,000
			110 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value = 16,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Concrete	6.49	495 50	1,606
	X	Gravel Road	D/W/P: Asphalt Paving	2.89	1555 50	2,247
	X	Paved Road	D/W/P: Patio Blocks	14.27	54 50	385
	X	Storm Sewer	D/W/P: Brick on Sand	16.54	156 50	1,290
	X	Sidewalk	Wood Frame	26.25	96 50	1,260
		Water	Total Estimated Land Improvements True Cash Value = 6,788			
		Sewer				
		Electric				
		Gas				
		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
	X	Low	2024	8,000	74,800	82,800			50,334C
		High	2023	8,000	72,300	80,300			47,938C
		Landscaped	2022	7,500	66,400	73,900			45,656C
		Swamp	2021	5,000	60,700	65,700			44,198C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

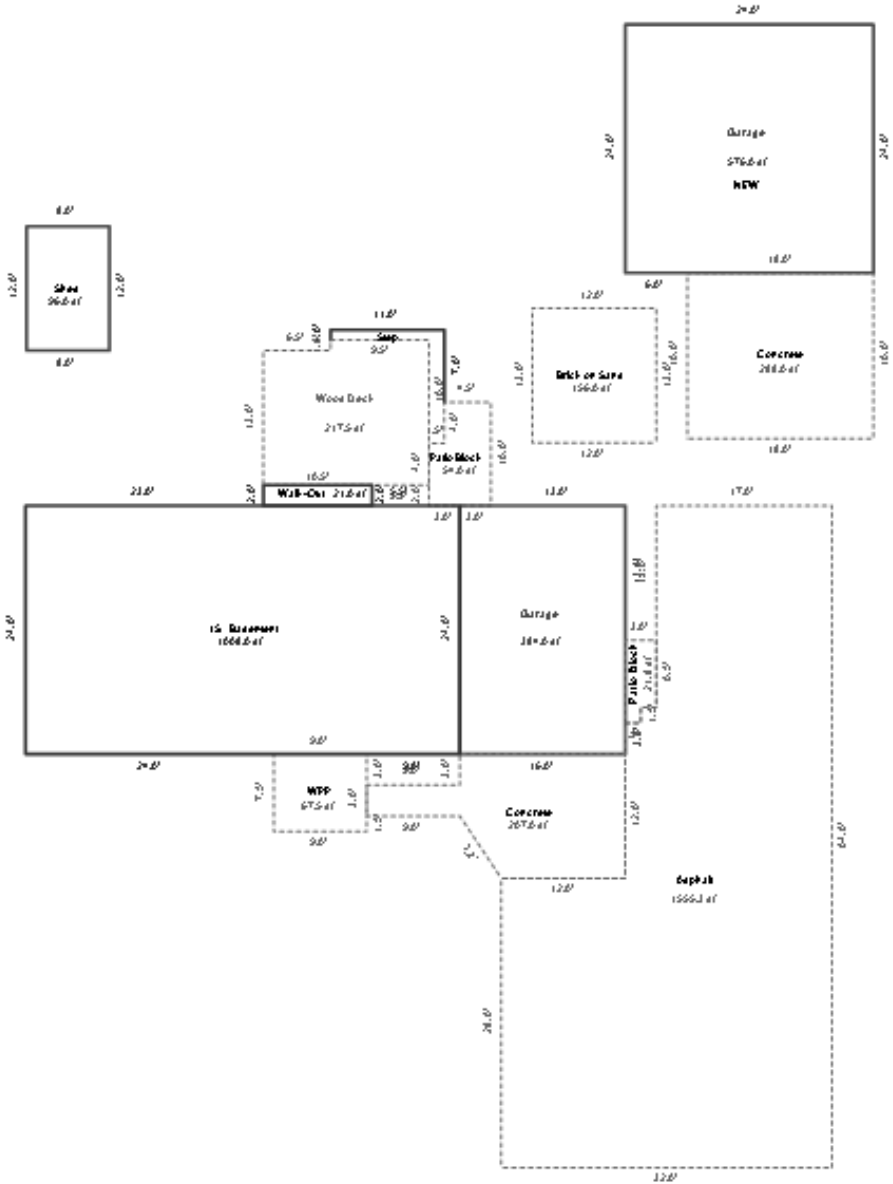


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*** Information herein deemed reliable but not guaranteed***

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 67 217	Type WPP Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:												
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1991											
Yr Built 1991	Remodeled 2019	Ex	X	Ord		Min	0 Amps Service			Ground Area = 1008 SF Floor Area = 1008 SF.																
Condition: Average		Lg		X	Ord		Small	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			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding		Basement		1,008		Total:		135,865		108,692			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Average Fixture(s) 1 2 Fixture Bath 2 Fixture Bath												
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Plumbing			Average Fixture(s)		1		1,230		984							
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			2 Fixture Bath		1		2,596		2,077							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Porches			1000 Gal Septic		1		4,550		3,640							
X	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			Water Well, 50 Feet		1		2,585		2,068							
(3) Roof		(11) Heating/Cooling		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			67		2,214		1,771									
X	Gable Hip Flat	Gambrel Mansard Shed	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Garages			Base Cost			384		16,954		13,563										
X	Asphalt Shingle	Common Wall: 1 Wall			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			576		22,239		17,791											
Chimney: Metal		Notes:			ECF (660 SOUTHSORE FARMS) 0.930 => TCY:			Appliance Allow.			1		1,934		1,547											
		Totals:			191,928			153,541																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBOLDT BRIAN J		0	01/25/2011	OTH	21-NOT USED/OTHER	2011-271AFF	PROPERTY TRANSFER	0.0
		90,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:3952	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2199 S AMY DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/27/1994				
Owner's Name/Address	MAP #:					
KOBOLDT BRIAN J 2199 S AMY DR LAKE CITY MI 49651	2024 Est TCV 141,504 TCV/TFA: 136.06					

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 13 T22N R8W LOT 36 SOUTHSHORE FARMS SUB.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
	X		Underground Utils.								

Comments/Influences



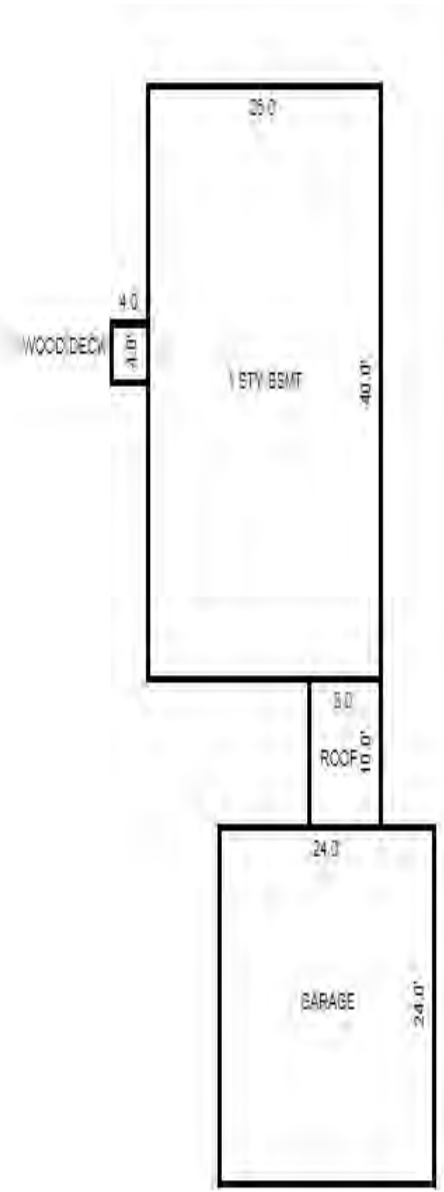
Public Improvements			* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
			<Site Value F> SITE \$16000 16000 100 16,000							
			109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 16,000							
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X Level			2024	8,000	62,800	70,800			40,854C	
Rolling										
Low										
High										
Landsaped										
Swamp										
X Wooded			2023	8,000	60,800	68,800			38,909C	
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who	When	What	2022	7,500	55,900	63,400			37,057C	
TPC 12/27/2017	INSPECTED		2021	5,000	54,000	59,000			35,874C	
TPC 01/27/2012	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16	Type Treated Wood	Year Built: 1980 Car Capacity: 2 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		Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,040 Total Base New : 192,780 Total Depr Cost: 134,950 Estimated T.C.V: 125,504		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 1980											
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1040 SF		Floor Area = 1040 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Room List		Doors		Solid	X	H.C.	(12) Electric		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		0		Plumbing		1 Story	Siding	Basement	1,040	Total:	157,524	110,267							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,476		1,033					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Water/Sewer		Water/Sewer		1000 Gal Septic		1		4,864		3,405					
(2) Windows		(7) Excavation		Basement: 1040 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		(13) Plumbing		Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		576		22,285		15,599	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Built-Ins		Appliance Allow.		Deck		Treated Wood		16		731		512	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer		Unit-in-Place Cost Items		ROOF STRUCT. (SQ FT)		80		448		318		*			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (660 SOUTHSORE FARMS) 0.930 => TCY:		192,780		134,950		125,504							
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		Totals:		192,780		134,950		125,504							

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



Sketch by Apex IVTV

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

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

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

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

Owner's Name/Address MAP #:

DAWSON STEVEN 2024 Est TCV 16,000

P O BOX 55 Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

2157 S AMY DRIVE Public * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

LAKE CITY MI 49651 Improvements <Site Value F> SITE \$16000 16000 100 16000 100 16,000

Taxpayer's Name/Address X Dirt Road 110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 16,000

DAWSON STEVEN X Gravel Road

P O BOX 55 X Paved Road

2157 AMY DRIVE X Storm Sewer

LAKE CITY MI 49651 X Sidewalk

Tax Description X Water

. SEC 13 T22N R8W LOT 37 SOUTHSORE FARMS X Sewer

SUB. X Electric

Comments/Influences X Gas



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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				
2157 S AMY DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
DAWSON STEVEN E PO BOX 55 LAKE CITY MI 49651		MAP #:		2024 Est TCV 180,179 TCV/TFA: 113.97								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
. SEC 13 T22N R8W LOT 38 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value F> SITE \$16000 16000 100 16,000								
		Paved Road		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 16,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.18	1100	50	4,499				
		Sewer		Wood Frame	28.00	120	50	1,680				
		X Electric		Total Estimated Land Improvements True Cash Value = 6,179								
		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	2024	8,000	82,100	90,100			48,573C	
		TPC 04/30/2023 INSPECTED			2023	8,000	76,000	84,000			46,260C	
		TPC 12/27/2017 INSPECTED			2022	7,500	69,800	77,300			44,058C	
		TPC 01/27/2012 INSPECTED			2021	5,000	64,700	69,700			42,651C	

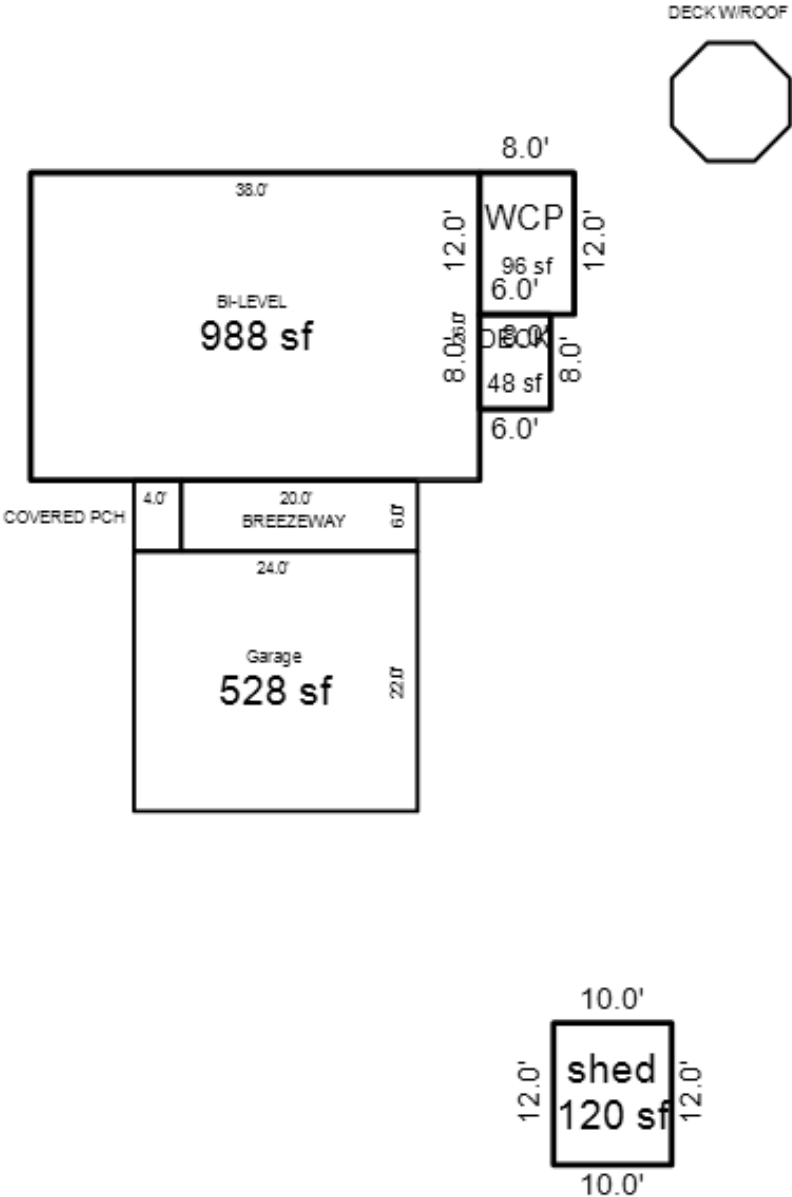


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 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	Trim & Decoration			Class: C Effec. Age: 30 Floor Area: 1,581 Total Base New : 242,703 Total Depr Cost: 169,893 Estimated T.C.V: 158,000					E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:	
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI			Cls C		Blt 1985	
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 988 SF Floor Area = 1581 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Bi-Level Siding Bi-Lev. 60%			Total: 180,660		126,462	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:		0			3 Fixture Bath			Exterior						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Brick Veneer			152		2,613 1,829	
X		X	Drywall				Softener, Auto			Plumbing			1		1,476 1,033	
(2) Windows		(7) Excavation		Many			Softener, Manual			Solar Water Heat			1		3,108 2,176	
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			No Plumbing			Water/Sewer			1		4,864 3,405	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Extra Toilet			Deck			1		5,808 4,066	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Extra Sink			Treated Wood			96		2,505 1,753	
X	Storms & Screens	(9) Basement Finish		1			Separate Shower			Pine w/Roof (Deck Portion)			96		2,000 1,400	
(3) Roof		(10) Floor Support		1			Ceramic Tile Floor			Pine w/Roof (Roof portion)			96		1,764 1,235	
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Ceramic Tile Wains			Treated Wood			48		1,730 1,211	
X	Asphalt Shingle	(14) Water/Sewer		1			Ceramic Tub Alcove			Deck			48		1,730 1,211	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Vent Fan			Treated Wood			48		1,730 1,211	
				Lump Sum Items:			(14) Water/Sewer			Garages						
							Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Public Sewer			Base Cost			528		23,396 16,377	
							Water Well			Door Opener			1		547 383	
							1000 Gal Septic			Built-Ins			1		2,766 1,936	
							2000 Gal Septic			Appliance Allow.			1		2,766 1,936	
							Lump Sum Items:			Porches			24		1,208 846	
										CCP (1 Story)			24		1,208 846	
										<<<<< 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.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01068	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					

Owner's Name/Address	MAP #:
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WOOD MARCIA & STAUFFER G & GETTY L 2115 S AMY DR LAKE CITY MI 49651	2024 Est TCV 10,000
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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 *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100	S1/2 OF LOT	10,000
55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								10,000

Tax Description	X	Value
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. SEC 13 T22N R8W N 1/2 OF LOT 39. SOUTHSHORE FARMS SUB.		
---	--	--

Comments/Influences	X	Value
---------------------	---	-------

SPLIT 1/2 OF LOT TO 039-50 FOR 93		
-----------------------------------	--	--

	X	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	Value
--------------------	---	-------

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	0	5,000			4,091C
2023	4,300	0	4,300			3,897C
2022	4,000	0	4,000			3,712C
2021	4,000	0	4,000			3,594C

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 08/28/2017 INSPECTED

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

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

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

Owner's Name/Address MAP #:

DAWSON STEVEN EARL 2024 Est TCV 10,000

P O BOX 55 Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

2157 S AMY DRIVE Public * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

LAKE CITY MI 49651 Improvements <Site Value H> RURAL LOTS 10 10000 100 1/2 OF LOT 10,000

Tax Description 55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 10,000

. SEC 13 T22N R8W S 1/2 OF LOT 39 X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

SOUTHSHORE FARMS SUB. X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.

Comments/Influences Topography of Site

SPLIT FROM 039-00 IN 92 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 5,000 0 5,000 1,968C

TPC 04/30/2021 INSPECTED 2023 4,300 0 4,300 1,875C

TPC 12/27/2017 INSPECTED 2022 4,000 0 4,000 1,786C

TPC 08/28/2017 INSPECTED 2021 4,000 0 4,000 1,729C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	118,000	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01066	DEED	0.0
DEVRIES ROBERT E	DEVRIES JANET J	0	08/31/2009	WD	06-COURT JUDGEMENT	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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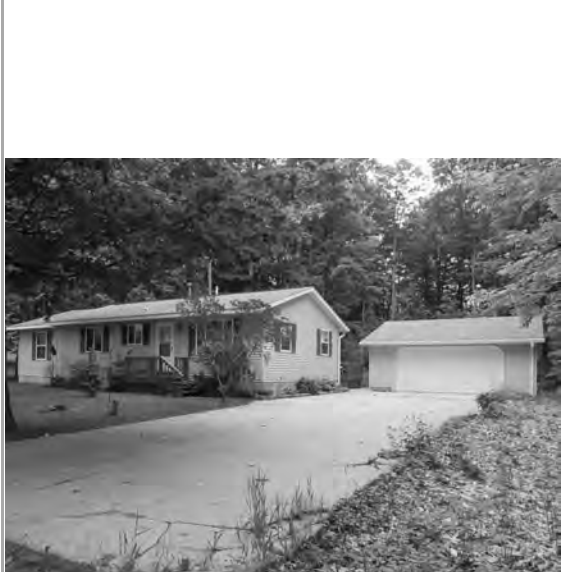
2115 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					

Owner's Name/Address	MAP #:
WOOD MARCIA & STAUFFER G & GETTY L 2115 S AMY DR LAKE CITY MI 49651	2024 Est TCV 161,388 TCV/TFA: 120.08

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
		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 16,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 13 T22N R8W LOT 40 SOUTHSHORE FARMS SUB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	8.18	2300 50	9,407
	X	Electric	D/W/P: 4in Ren. Conc.			9,407
	X	Gas	Total Estimated Land Improvements True Cash Value =			9,407
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

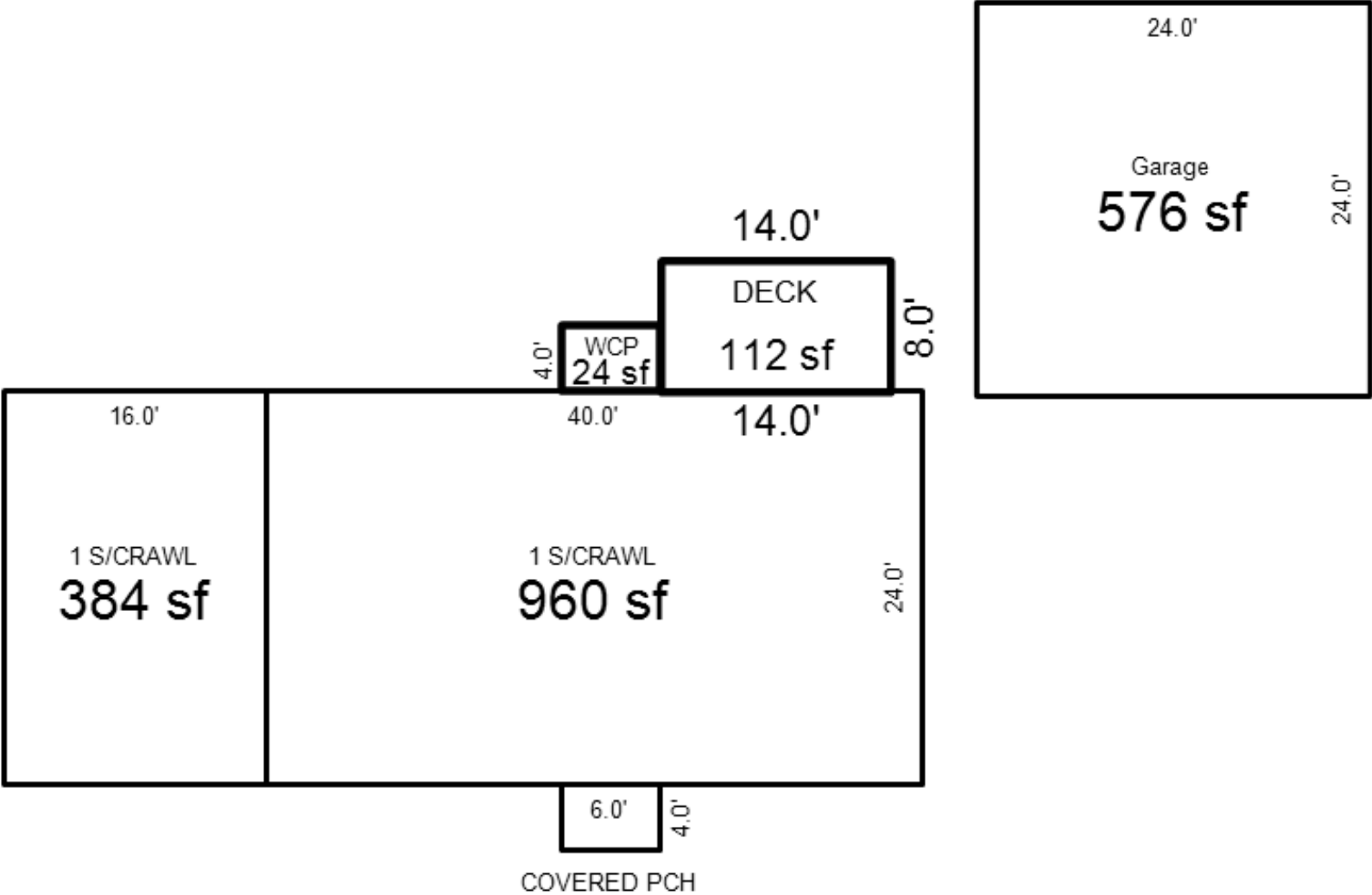
Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,000	72,700	80,700			57,719C
2023	8,000	64,800	72,800			54,971C
2022	7,500	59,700	67,200			52,354C
2021	5,000	56,700	61,700			50,682C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01066	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S AMY DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					
	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
			110 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =					16,000

Tax Description
 . SEC 13 T22N R8W LOT 41 SOUTHSHORE FARMS 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
 - 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	8,000	0	8,000			5,694C
		TPC 04/30/2021 INSPECTED	2023	8,000	0	8,000			5,423C
		TPC 12/27/2017 INSPECTED	2022	7,500	0	7,500			5,165C
		TPC 08/28/2017 INSPECTED	2021	5,000	0	5,000			5,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HALL GREGORY & JOY L	WARCHOL MICHAEL	135,000	09/29/2017	WD	03-ARM'S LENGTH	2017-03019	PROPERTY TRANSFER	100.0				
FLAGSTAR BANK FSB	HALL GREGORY & JOY L H&W	56,000	11/15/2012	CD	11-FROM LENDING INSTITUT	2012-03826	DEED	100.0				
SHERIFF	FLAGSTAR BANK	55,250	03/23/2012	SD	10-FORECLOSURE	2012-00922 SD	DEED	0.0				
COLE LINDA L	COLE RYAN & MALYNDA (H/W)	90,000	12/18/2009	WD	09-FAMILY	2009/4300	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2073 S AMY DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/26/2015		2015-0268	100%			
Owner's Name/Address		P.R.E. 0%		Garage		10/10/2013		2013-0507	100%			
WARCHOL MICHAEL 2073 S AMY DR LAKE CITY MI 49651		MAP #:		2024 Est TCV 197,193 TCV/TFA: 116.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
. SEC 13 T22N R8W LOT 42 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRG U/C IN 98..75% FOR 00 COMP FOR 03		Gravel Road		<Site Value F> SITE	\$16000	100	16000	100				16,000
		Paved Road		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 16,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.10	1050	0	0				
		Sewer		D/W/P: 4in Ren. Conc.	8.18	480	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,900								
		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	8,000	90,600	98,600		76,636C		
		TPC 12/27/2017	INSPECTED		2023	8,000	87,800	95,800		72,987C		
		TPC 05/22/2015	INSPECTED		2022	7,500	80,800	88,300		69,512C		
		TPC 01/27/2012	INSPECTED		2021	5,000	73,900	78,900		67,292C		

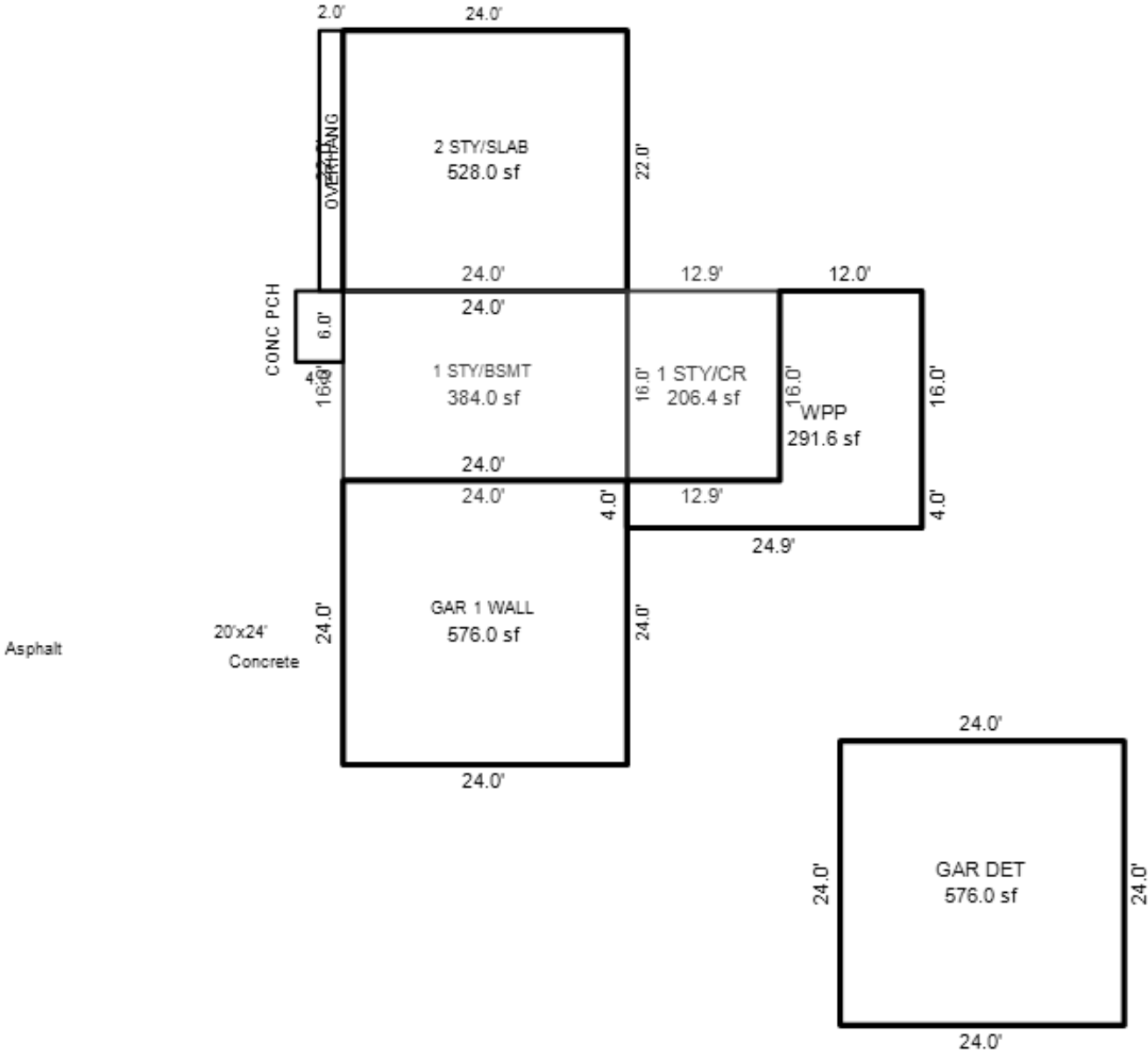


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 291	Type CPP WPP	Year Built: 1998 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																	
Building Style: TRI		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,690 Total Base New : 296,615 Total Depr Cost: 192,788 Estimated T.C.V: 179,293			E.C.F. X 0.930		Bsmnt Garage:																							
Yr Built 1975	Remodeled 2015	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TRI			Cls C 5 Blt 1975																									
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 1118 SF Floor Area = 1690 SF. 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) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost																												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many X Ave. Few			Exterior Siding Foundation Slab Basement Crawl Space Overhang																												
(2) Windows		(7) Excavation		Basement: 384 S.F. Crawl: 206 S.F. Slab: 528 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 384 1 Story Siding 206 1 Story Siding 44 Total: 225,223 146,384																												
X	Many Avg. X Few	Large Avg. X Small	Basement: 384 S.F. Crawl: 206 S.F. Slab: 528 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Exterior Siding Foundation Slab Basement Crawl Space Overhang																												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		(9) Basement Finish			Water/Sewer			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 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer																													
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer																												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		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			Water/Sewer																												
<p>Porches</p> <table border="1"> <tr> <td>WPP</td> <td>291</td> <td>5,060</td> <td>3,289</td> </tr> <tr> <td>CPP</td> <td>24</td> <td>670</td> <td>435</td> </tr> </table> <p>Garages</p> <table border="1"> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td>Base Cost</td> <td>576</td> <td>22,239</td> <td>14,455</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-2,512</td> <td>-1,633</td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td>Base Cost</td> <td>576</td> <td>24,808</td> <td>16,125</td> </tr> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																WPP	291	5,060	3,289	CPP	24	670	435	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	576	22,239	14,455	Common Wall: 1 Wall		1	-2,512	-1,633	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	576	24,808	16,125
WPP	291	5,060	3,289																																			
CPP	24	670	435																																			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	576	22,239	14,455																																		
Common Wall: 1 Wall		1	-2,512	-1,633																																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	576	24,808	16,125																																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEINHEKSEL VICTOR & DORO	KLEINHEKSEL DOROTHY TRUST	0	01/25/2007	QC	21-NOT USED/OTHER	2007/360	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD A	School: LAKE CITY AREA SCHOOL DIST	Garage	06/10/2011	2011-0256	100%	
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2024 Est TCV 176,082 TCV/TFA: 277.73
KLEINHEKSEL DOROTHY E TRUST 2668 PEBBLE CT ZEELAND MI 49464	

X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W UNIT A AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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.	UNITS A-G	211.05	638.74	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406
		211 Actual Front Feet, 3.10 Total Acres							Total Est. Land Value =	57,406

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
UNIT "A" DUPLEX NORTH 1/2		Wood Frame	21.96	199	93	4,064
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1	50	500
		Total Estimated Land Improvements True Cash Value =				4,564

Topography of Site

X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	28,700	59,300	88,000			26,038C
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	21,100	64,000	85,100			24,799C
Ravine							
Wetland	2022	18,600	62,900	81,500			23,619C
Flood Plain							
	2021	18,600	51,300	69,900			22,865C

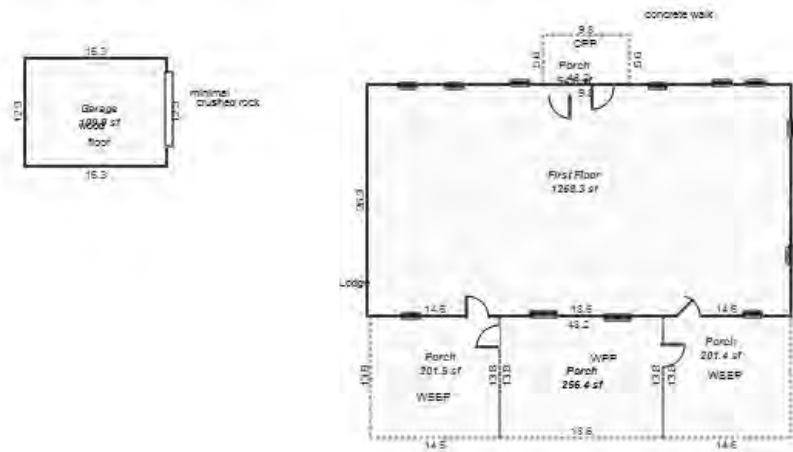


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 201 128	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1954		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:													
(1) Exterior		(6) Ceilings		(12) Electric													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No./Qual. of Fixtures		Ex.	X	Ord.	Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 634 S.F. Height to Joists: 0.0			(13) Plumbing										
	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													
(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										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 634 SF Floor Area = 634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1954					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 634 Total: 75,202 48,881																	
Other Additions/Adjustments																	
Plumbing Average Fixture(s) 1 1,230 799																	
Porches WSEP (1 Story) 201 9,111 5,922																	
WPP 128 3,091 2,009																	
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: 97,534 63,396																	
ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCv: 114,112																	

*** 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				
1510 S MOREY RD B		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
KLEINHEKSEL CRAIG 142 E 26TH ST HOLLAND MI 49423		2024 Est TCV 176,082 TCV/TFA: 277.73										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS								
SEC 12 T22N R8W UNIT B AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406
		Paved Road		211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =		57,406		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	21.96	199	93	4,064				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	50	500				
		Curb		Total Estimated Land Improvements True Cash Value =				4,564				
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
UNIT "B" - DUPLEX SOUTH 1/2		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	28,700	59,300	88,000			26,843C	
		TPC 12/27/2017 INSPECTED			2023	21,100	64,000	85,100			25,565C	
		TPC 11/02/2015 INSPECTED			2022	18,600	62,900	81,500			24,348C	
		TPC 10/31/2011 INSPECTED			2021	18,600	51,300	69,900			23,571C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 201 128	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1954		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:												
(1) Exterior		(6) Ceilings			(12) Electric												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				0 Amps Service												
(2) Windows		(7) Excavation			No./Qual. of Fixtures												
	Many Avg. 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	(8) Basement			No. of Elec. Outlets												
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 634 S.F. Height to Joists: 0.0		Many X Ave. Few												
(3) Roof		(9) Basement Finish			(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:		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										Cls CD		Blt 1954					
(11) Heating System: Wall/Floor Furnace																	
Ground Area = 634 SF Floor Area = 634 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 634										Total:		75,202		48,881			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,230		799			
Porches																	
WSEP (1 Story)										201		9,111		5,922			
WPP										128		3,091		2,009			
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:												97,534		63,396			
Notes: DUPLEX -SOUTH 1/2																	
ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCv:														114,112			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEINHEKSEL VICTOR W & DO	KLEINHEKSEL DOROTHY E TRU	0	01/25/2007	QC	21-NOT USED/OTHER	2007/361	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD C	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 156,355 TCV/TFA: 260.59					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS						
KLEINHEKSEL DOROTHY E TRUST 2668 PEBBLE CT ZEELAND MI 49464			* Factors * 1/12 INTEREST						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			UNITS A-G	211.05	638.75	1.0000	1.0000	3400 8	1/12TH INTEREST 57,406
			211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 57,406						

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W UNIT C AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.		Dirt Road					
2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
UNIT "C" - 1ST FROM BEACH			D/W/P: Crushed Rock	2.19	240	0	0	
			D/W/P: 3.5 Concrete	6.16	80	0	0	
			D/W/P: Patio Blocks	14.27	144	0	0	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1	50	500	
			Total Estimated Land Improvements True Cash Value =				500	

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



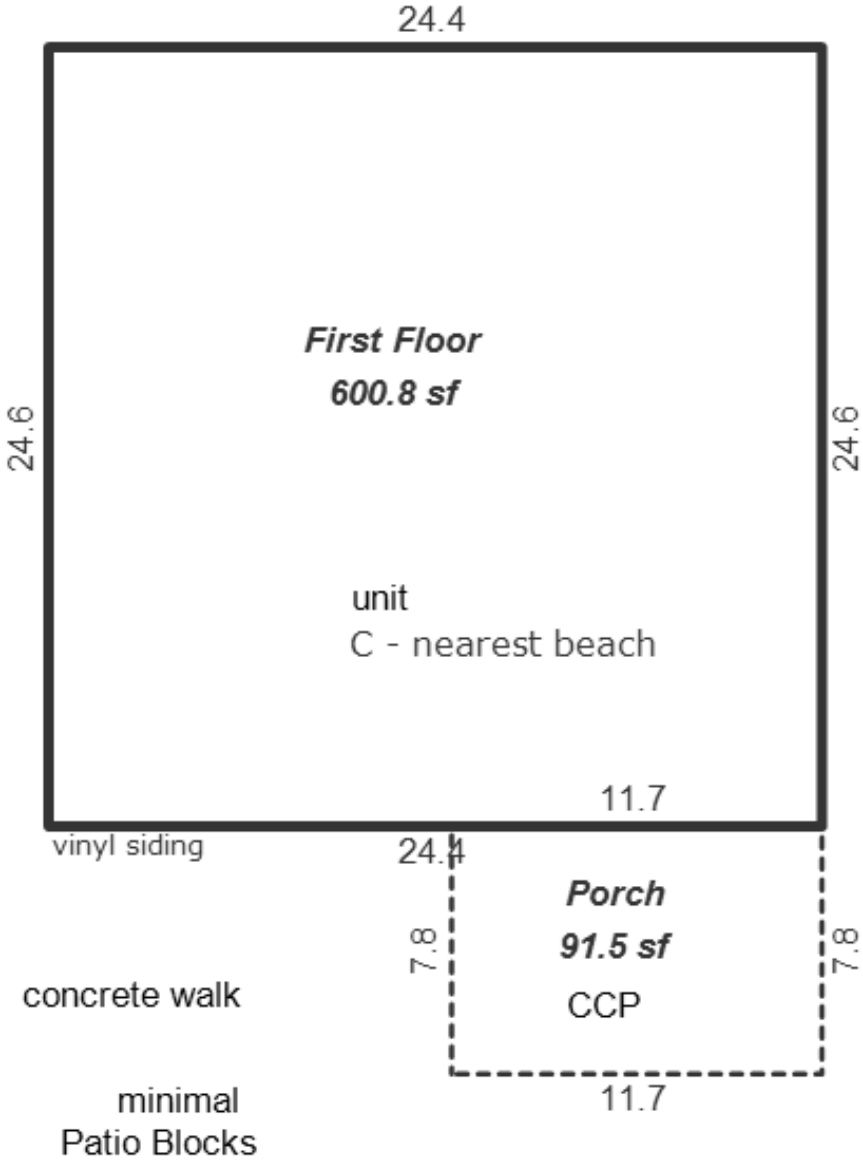
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,700	49,500	78,200			25,144C
2023	21,100	53,600	74,700			23,947C
2022	18,600	52,900	71,500			22,807C
2021	18,600	42,900	61,500			22,079C

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no

Garage



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL (SM) & MARSHALL	O'BRIEN MICHAEL P & DONNA	160,000	01/19/2007	WD	19-MULTI PARCEL ARM'S LE	2007/166	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD D	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/19/2007	20070166	Complete

Owner's Name/Address	MAP #:
O'BRIEN MICHAEL & DONNA A 12329 RODGER CT MOKENA IL 60448	2024 Est TCV 160,407 TCV/TFA: 267.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT D AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12TH INTEREST</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "D" - 2ND FROM BEACH	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: Crushed Rock</td> <td>2.19</td> <td>288</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>80</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Patio Blocks</td> <td>14.27</td> <td>144</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>22.11</td> <td>195</td> <td>94</td> <td>4,052</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Crushed Rock	2.19	288	0	0	D/W/P: 3.5 Concrete	6.16	80	0	0	D/W/P: Patio Blocks	14.27	144	0	0	Wood Frame	22.11	195	94	4,052
Description	Rate	Size	% Good	Cash Value																								
D/W/P: Crushed Rock	2.19	288	0	0																								
D/W/P: 3.5 Concrete	6.16	80	0	0																								
D/W/P: Patio Blocks	14.27	144	0	0																								
Wood Frame	22.11	195	94	4,052																								

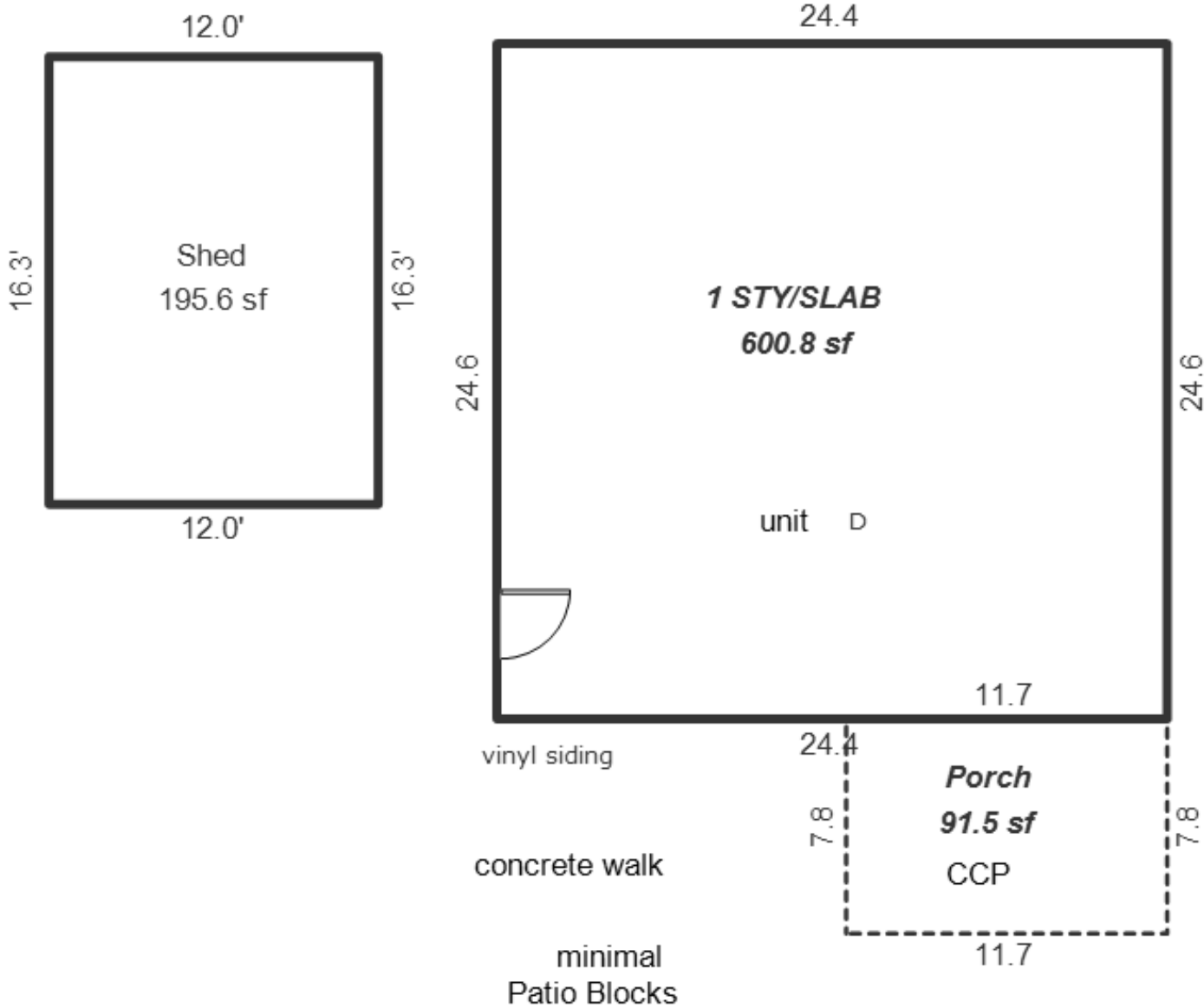
Topography of Site	X	Level	Residential Local Cost Land Improvements															
Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>4,552</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	50	500	Total Estimated Land Improvements True Cash Value =				4,552
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	1	50	500														
Total Estimated Land Improvements True Cash Value =				4,552														



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	28,700	51,500	80,200			41,830C
			2023	21,100	55,500	76,600			39,839C
			2022	18,600	54,600	73,200			37,942C
			2021	18,600	44,500	63,100			36,730C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANLIERE ROGER & CATHERIN	VANLIERE ROGER & CATHERIN	0	11/19/2010	OTH	09-FAMILY	2010-5275QC	PROPERTY TRANSFER	0.0
OBRIEN MICHAEL P & DONNA	VALIERE ROGER & CATHERINE	70,000	11/18/2010	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD E	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/18/2017	2017-0192	100%
Owner's Name/Address	P.R.E. 0%		Reroof	04/19/2007	20070168	Complete
VALIERE ROGER & CATHERINE TRUSTEES 10436 PERRY ST ZEELAND MI 49464	MAP #:					
	2024 Est TCV 170,485 TCV/TFA: 295.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS			
				Description	Frontage	Depth	Value
SEC 12 T22N R8W UNIT E AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS A-G	211.05	638.75	57,406
				211 Actual Front Feet, 3.10 Total Acres			57,406

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
UNIT "E" 1ST FROM BEACH	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	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
Level					
Rolling	X				
Low					
High					
Landscaped					
Swamp					
Wooded					
Pond					
Waterfront	X				
Ravine					
Wetland					
Flood Plain					

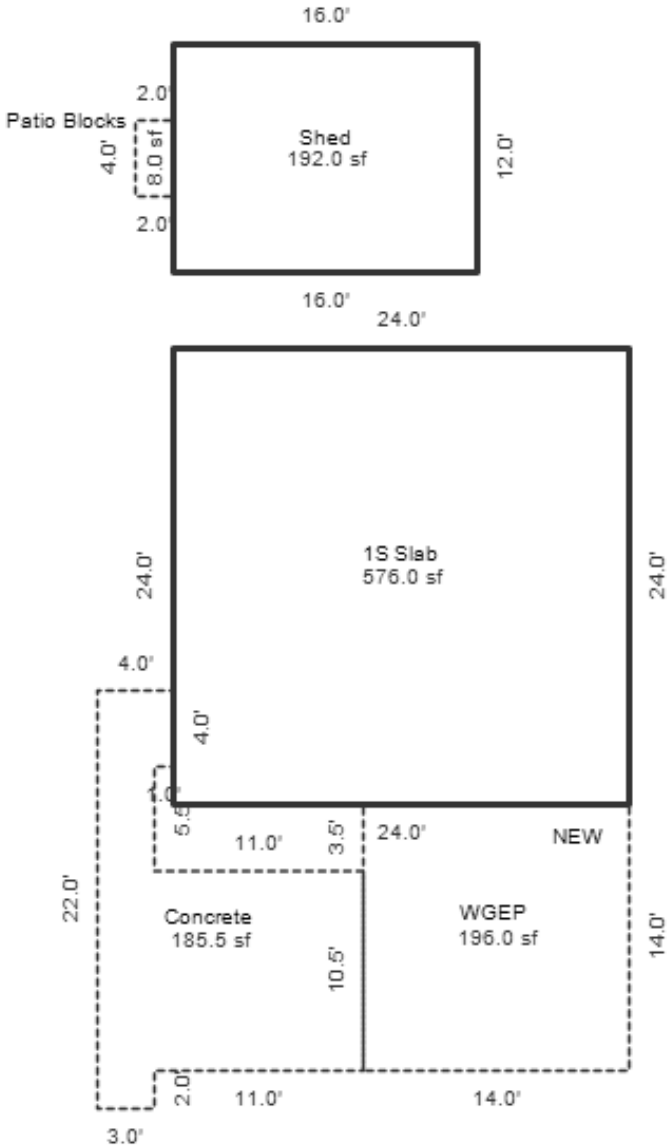
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,700	56,500	85,200			43,756C
2023	21,100	61,000	82,100			41,673C
2022	18,600	60,000	78,600			39,689C
2021	18,600	48,800	67,400			38,422C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1954	Remodeled 0	Trim & Decoration			Central Air Wood Furnace													
Condition: Average		Ex	X	Ord			Min											
Room List		Size of Closets			(12) Electric													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Lg	X	Ord			Small											
(1) Exterior		Doors		Solid	X	H.C.												
		(5) Floors			0 Amps Service													
		Kitchen: Other: Other:			No./Qual. of Fixtures													
		Ex.	X	Ord.			Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets													
		Many					Few											
		(7) Excavation			(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
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 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Storms & Screens	(9) Basement Finish			Lump Sum Items:													
		(3) Roof			Notes:													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 108,612													
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.
DUIMSTRA RICHARD & DEBORA	DUIMSTRA RICHARD A & DEBO	0	05/17/2023	WD	15-LADY BIRD	2023-01451	DEED	0.0
MARSHALL LEONARD E & PENN	DUIMSTRA RICHARD & DEBORA	0	10/12/2005	WD	21-NOT USED/OTHER	05-0/4031	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD F	School: LAKE CITY AREA SCHOOL DIST		Addition	07/07/2015	2015-0275	100%

Owner's Name/Address	MAP #:
DUIMSTRA RICHARD A & DEBORAH L 6172 CHARLESTON LN ALLENDALE MI 49401	2024 Est TCV 173,567 TCV/TFA: 290.25

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
			<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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12 INTEREST</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																									
SEC 12 T22N R8W AN UNDIVIDED 1/12 INTEREST IN LOT 14 SOUTH SHORE PLAT INCLUDING THE EXCLUSIVE RITH OF OCCUPANCY OF UNIT ASSOCIATION UNIT F AS SHOWN IN GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 274 TO 289, MISSAUKEE COUNTY RECORDS. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####	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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</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	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																								
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Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 1000	1,000.00	1	50	500																								
Total Estimated Land Improvements True Cash Value =				500																								

Comments/Influences

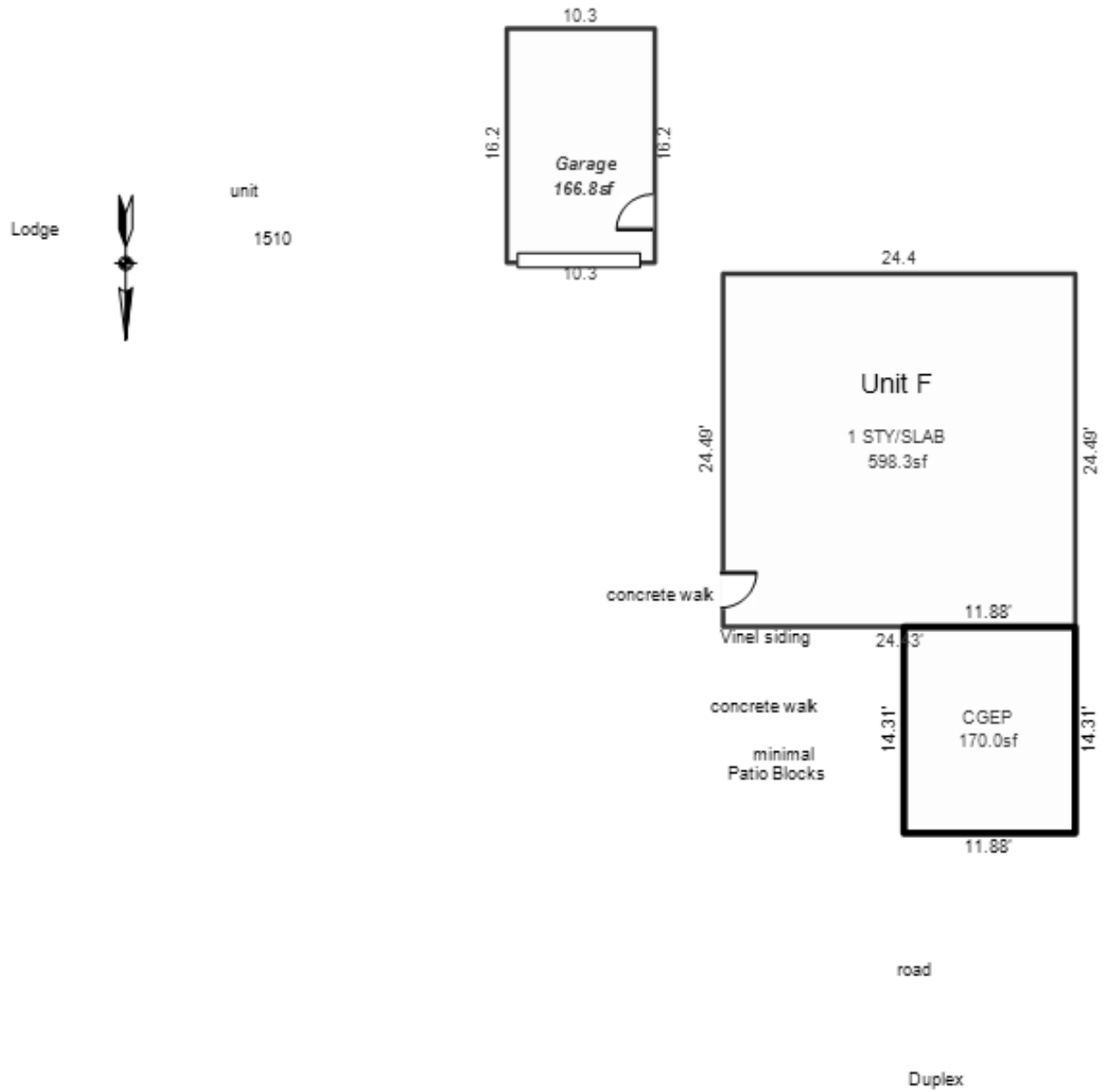


UNIT "F" 4TH FROM BEACH	Topography of Site																								
	<table border="1"> <thead> <tr> <th>X</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>Rolling</td> </tr> <tr> <td></td> <td>Low</td> </tr> <tr> <td></td> <td>High</td> </tr> <tr> <td></td> <td>Landscaped</td> </tr> <tr> <td></td> <td>Swamp</td> </tr> <tr> <td></td> <td>Wooded</td> </tr> <tr> <td></td> <td>Pond</td> </tr> <tr> <td>X</td> <td>Waterfront</td> </tr> <tr> <td></td> <td>Ravine</td> </tr> <tr> <td></td> <td>Wetland</td> </tr> <tr> <td></td> <td>Flood Plain</td> </tr> </tbody> </table>	X	Level	X	Rolling		Low		High		Landscaped		Swamp		Wooded		Pond	X	Waterfront		Ravine		Wetland		Flood Plain
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	Wetland																								
	Flood Plain																								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,700	58,100	86,800			44,784C
2023	21,100	62,900	84,000			42,652C
2022	18,600	62,100	80,700			40,621C
2021	18,600	50,400	69,000			39,324C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL LEONARD (S/M) &	PUGH JOHN H	70,000	09/06/2007	WD	21-NOT USED/OTHER	2007/3265	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD G	School: LAKE CITY AREA SCHOOL DIST		Garage	08/26/2010	20100484	100%

Owner's Name/Address	MAP #:
PUGH JOHN 566 SONNY LN CINCINNATI OH 45244	2024 Est TCV 169,781 TCV/TFA: 289.24

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT G AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12TH</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
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Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "G" 5TH FROM BEACH	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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</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	50	500	Total Estimated Land Improvements True Cash Value =				500
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LAND IMPROVE 1000	1,000.00	1	50	500																								
Total Estimated Land Improvements True Cash Value =				500																								

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
UNIT "G" 5TH FROM BEACH	X	Rolling Low High Landscaped Swamp Wooded Pond	2024	28,700	56,200	84,900			43,169C



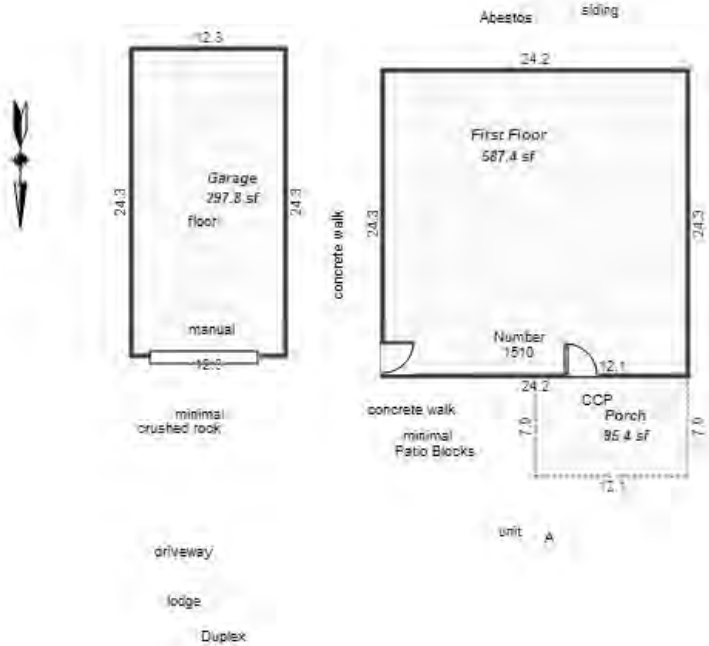
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	21,100	60,900	82,000			41,114C
TPC	11/02/2015	INSPECTED	2022	18,600	60,000	78,600			39,157C
TPC	10/31/2011	INSPECTED	2021	18,600	48,700	67,300			37,907C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CCP (1 Story)	Year Built: 2011 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: 297 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																											
	Building Style: 1S		Drywall Paneled				Plaster Wood T&G																									
	Yr Built 1954	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																						
	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 2 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																						
	(2) Windows				Ex.	X	Ord.	Min																								
X	Many Avg. Few	X	Large Avg. Small							No. of Elec. Outlets																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Many	X	Ave.	Few																								
	(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 587 S.F. Height to Joists: 0.0							(13) Plumbing																						
X	Gable Hip Flat	X	Gambrel Mansard Shed							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		(8) Basement							1	3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
	Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																					
			(9) Basement Finish							1	Water Well 1000 Gal Septic 2000 Gal Septic																					
			(10) Floor Support								Lump Sum Items:																					
			Joists: Unsupported Len: Cntr.Sup:								(14) Water/Sewer																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 587 SF Floor Area = 587 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>587</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>70,271</td> <td>45,676</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches CCP (1 Story) 95 2,458 1,598 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 297 12,762 8,295 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: 95,621 62,153															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	587			Total:				70,271	45,676
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	587																													
Total:				70,271	45,676																											
Notes: UNIT G ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCY: 111,875																																

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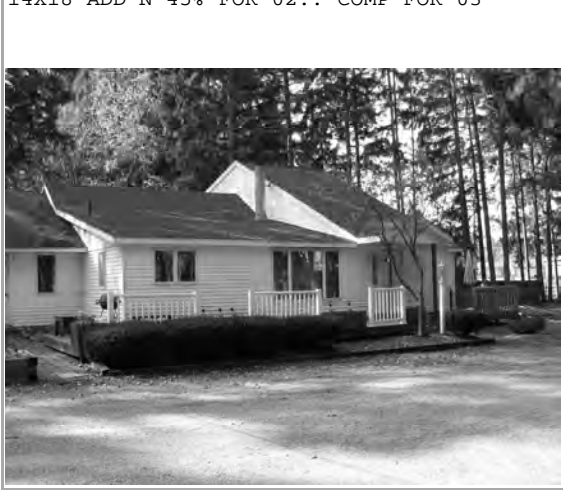
Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL LEONARD & MARSHA	MARSHALL LEONARD E	0	11/02/2023	QC	21-NOT USED/OTHER	2023-02978	DEED	0.0
MARSHALL PENNIE K	MARSHALL LEONARD E	0	05/15/2008	OTH	06-COURT JUDGEMENT	2009-02102	DEED	0.0
ULANSKI RICHARD & LUCILLE	MARSHALL LEONARD E & MARS	109,000	11/14/1994	WD	03-ARM'S LENGTH		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD H	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/14/2020					
Owner's Name/Address	MAP #:					
MARSHALL LEONARD E 1510 S MOREY RD UNIT H LAKE CITY MI 49651	2024 Est TCV 347,155 TCV/TFA: 147.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W UNIT H AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X	Dirt Road		UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210
		Gravel Road		211 Actual Front Feet, 3.10 Total Acres		Total Est. Land Value =						42,210
Comments/Influences	X	Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
UNIT "H" 20X17 B'WAY IS OFFICE ASSESSED AS 1S 14X18 ADD'N 45% FOR 02.. COMP FOR 03	X	Electric		D/W/P: 3.5 Concrete	6.16	100	0	0				
		Gas		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value	
	X	Curb		LAND IMPROVE 1000	1,000.00	1	50	500				
	X	Street Lights		Total Estimated Land Improvements True Cash Value =								500
	X	Standard Utilities										
	X	Underground Utils.										

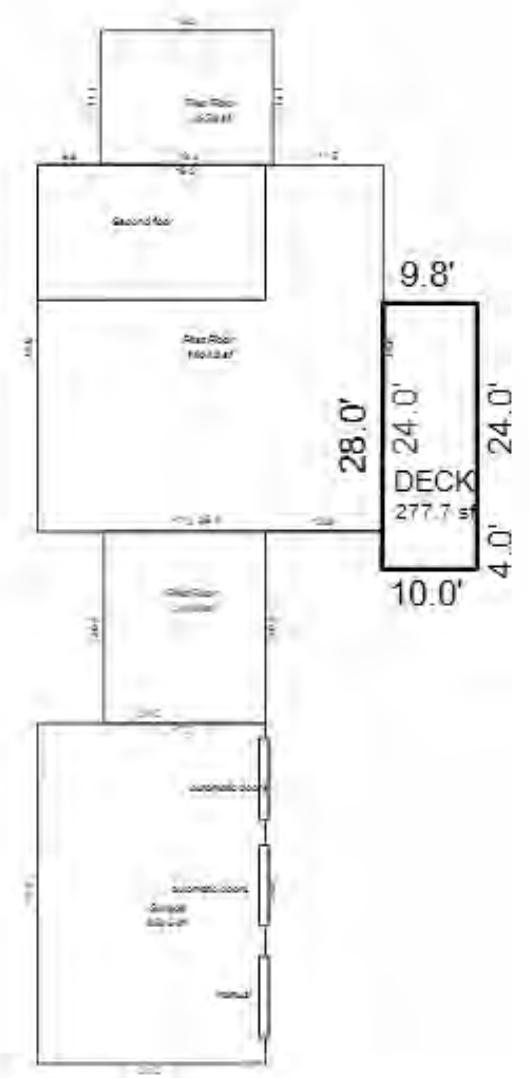


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	21,100	152,500	173,600			59,117C
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	15,200	144,700	159,900			56,302C
Ravine							
Wetland							
Flood Plain							
Who	When	What	2022	13,500	142,800	156,300	53,621C
TPC 12/27/2017	INSPECTED		2021	13,500	115,800	129,300	51,909C
TPC 11/02/2015	INSPECTED						
TPC 10/31/2011	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 512 20 277	Type WPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 859 % 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: 2,354 Total Base New : 281,892 Total Depr Cost: 169,136 Estimated T.C.V: 304,445			E.C.F. X 1.800		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 = 2003 SF Floor Area = 2354 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1959	
Yr Built 1959	Remodeled 1987	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Total:		232,332	139,400
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments			Total:		1,230	738
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Plumbing			Total:		1,230	738
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:		7,567	4,540
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
(2) Windows		(8) Basement		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 599 S.F. Slab: 1404 S.F. Height to Joists: 0.0			Average Fixture(s)			Plumbing			Total:		1,230	738
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			Average Fixture(s)			Plumbing			Total:		1,230	738
(3) Roof		(10) Floor Support		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
X	Asphalt Shingle	(14) Water/Sewer		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
Chimney:		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Total:		1,230	738
<p>*** Information herein deemed reliable but not guaranteed***</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></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.
MARSHALL LEONARD & MARSHA	MARSHALL PENNIE K	0	11/02/2023	QC	21-NOT USED/OTHER	2023-02979	DEED	0.0
MARSHALL LEONARD E (SM)	MARSHALL PENNIE (SW)	0	05/30/2008	QC	21-NOT USED/OTHER		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD I	School: LAKE CITY AREA SCHOOL DIST		REPAIR	03/29/2023	2023-0135	100%

Owner's Name/Address	MAP #:
MARSHALL PENNIE K 1510 S MOREY RD UNIT I LAKE CITY MI 49651	2024 Est TCV 106,626 TCV/TFA: 277.67

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT I AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS H,I,J</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>2500</td> <td>8</td> <td>1/12TH INTEREST</td> <td>42,210</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 42,210</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 42,210
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 42,210																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "I"	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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</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	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																								
Residential Local Cost Land Improvements																												
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 1000	1,000.00	1	50	500																								
Total Estimated Land Improvements True Cash Value =				500																								

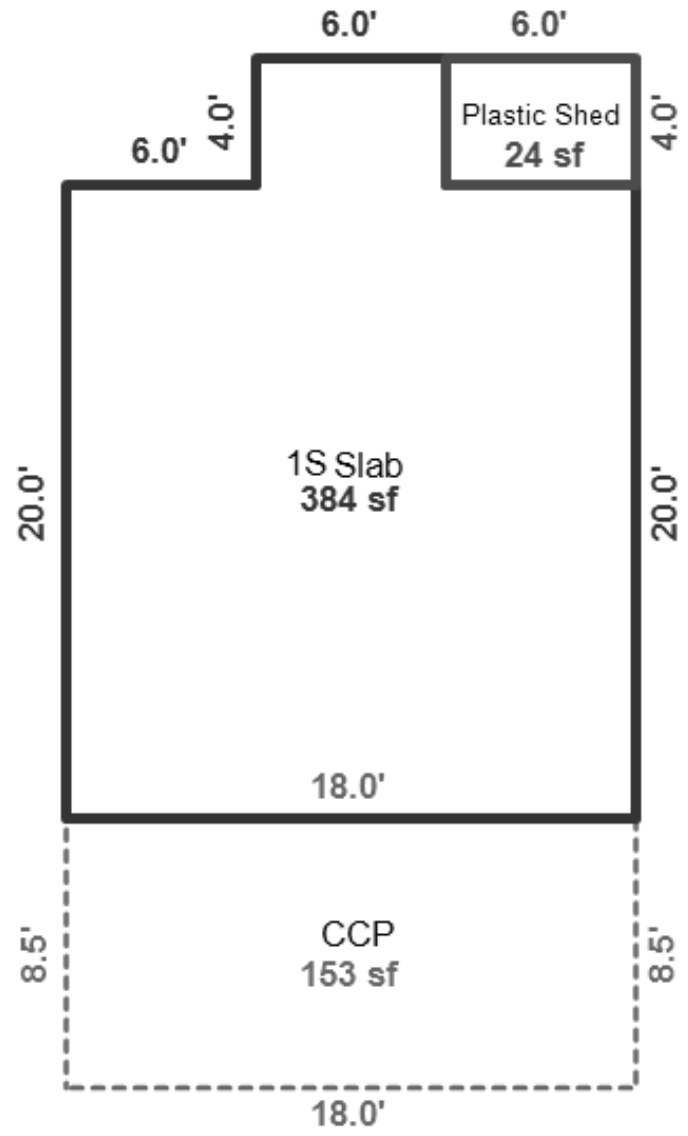
Topography of Site	X	Level
Street Lights Standard Utilities Underground Utils.	X	Rolling Low High Landscaped Swamp Wooded Pond



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/05/2023	INSPECTED	2024	21,100	32,200	53,300			16,267C
TPC	12/27/2017	INSPECTED	2023	15,200	32,200	47,400			15,493C
TPC	10/31/2011	INSPECTED	2022	13,500	31,700	45,200			14,756C
			2021	13,500	25,800	39,300			14,285C

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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.
DUIMSTRA RICHARD A & DEBO	HARVEY ERIC TRUST	34,000	10/03/2007	WD	03-ARM'S LENGTH	2007/3526	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD J	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/06/2009	20090384	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 105,014 TCV/TFA: 298.34
HARVEY ERIC TRUST 5970 W MAVIS RD LUDINGTON MI 49431		

X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

Tax Description	Public Improvements	* Factors *	LOT 14
SEC 12 T22N R8W UNIT J AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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 UNITS H,I,J 211.05 638.75 1.0000 1.0000 211 Actual Front Feet, 3.10 Total Acres	Rate %Adj. Reason Value 2500 8 1/12TH INTEREST 42,210 Total Est. Land Value = 42,210

Comments/Influences	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value
UNIT "J", MLS20806507, \$34,000	Description LAND IMPROVE 1000	1,000.00	1 50	500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	21,100	31,400	52,500			18,339C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	21,100	31,400	52,500			18,339C
			2023	15,200	30,400	45,600			17,466C
			2022	13,500	30,000	43,500			16,635C
			2021	13,500	24,400	37,900			16,104C

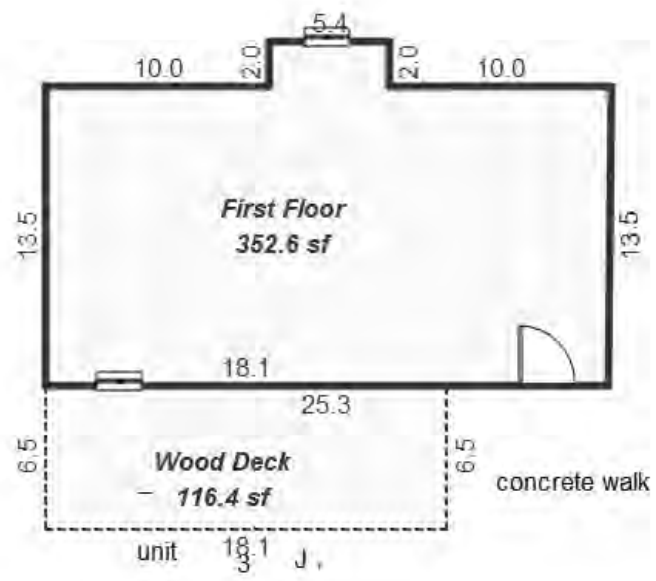
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 116	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Yr Built 1954		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		(12) Electric																											
		Kitchen: Other: Other:		0 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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 352 S.F. Height to Joists: 0.0			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																								
(3) Roof		(9) Basement Finish		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	Chimney:		Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 352 SF Floor Area = 352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 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>352</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>44,332</td> <td>26,599</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Deck Treated Wood 116 2,805 1,683 Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384 Built-Ins Appliance Allow. 1 1,934 1,160 Porches CPP 16 422 253 Local Cost Items SANITARY SEWER 1 0 0 Totals: 57,689 34,613														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	352			Total:				44,332	26,599
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Slab	352																												
Total:				44,332	26,599																										
Notes: ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 62,304																															

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

split 2 Rail fence



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.
ANDREWS LEO & MARIEL	MARSHALL HEATHER LYNN &	95,000	06/20/2023	WD	03-ARM'S LENGTH	2023-01815	PROPERTY TRANSFER	100.0
SMITH MATTHEW	ANDREWS LEO & MARIEL	84,000	03/06/2020	WD	03-ARM'S LENGTH	2020-00664	PROPERTY TRANSFER	100.0
COLE KEVIN & ROSALIND	SMITH MATTHEW	0	02/26/2020	WD	16-LC PAYOFF	2020-00663	PROPERTY TRANSFER	0.0
COLE KEVIN & ROSALIND	SMITH MATTHEW	79,900	04/19/2019	WD	16-LC PAYOFF	2019-01303	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD K	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MARSHALL HEATHER LYNN & VOLLINK ZACH 1510 S MOREY RD LAKE CITY MI 49651	2024 Est TCV 95,662 TCV/TFA: 263.53					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS			
Public Improvements			Description	Frontage	Depth	Value
			UNITS K&L	211.05	638.75	21,949
			211 Actual Front Feet, 3.10 Total Acres			21,949

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
2014-03076 AN UNDIVIDED 1/12TH INTEREST IN LOT 14 IN THE PLAT OF SOUTH SHORE PLAT. INCLUDING THE EXCLUSIVE RIGHT TO OCUPANCY OF UNIT ASSOCIATION UNIT K, AS SHOWN IN THE GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 289, MISSAUKEE COUNTY RECORDS. FORMERLY ABBREVIATED AS SEC 12 T22N R8W UNIT K AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
		Electric			
		Gas			
		Curb			



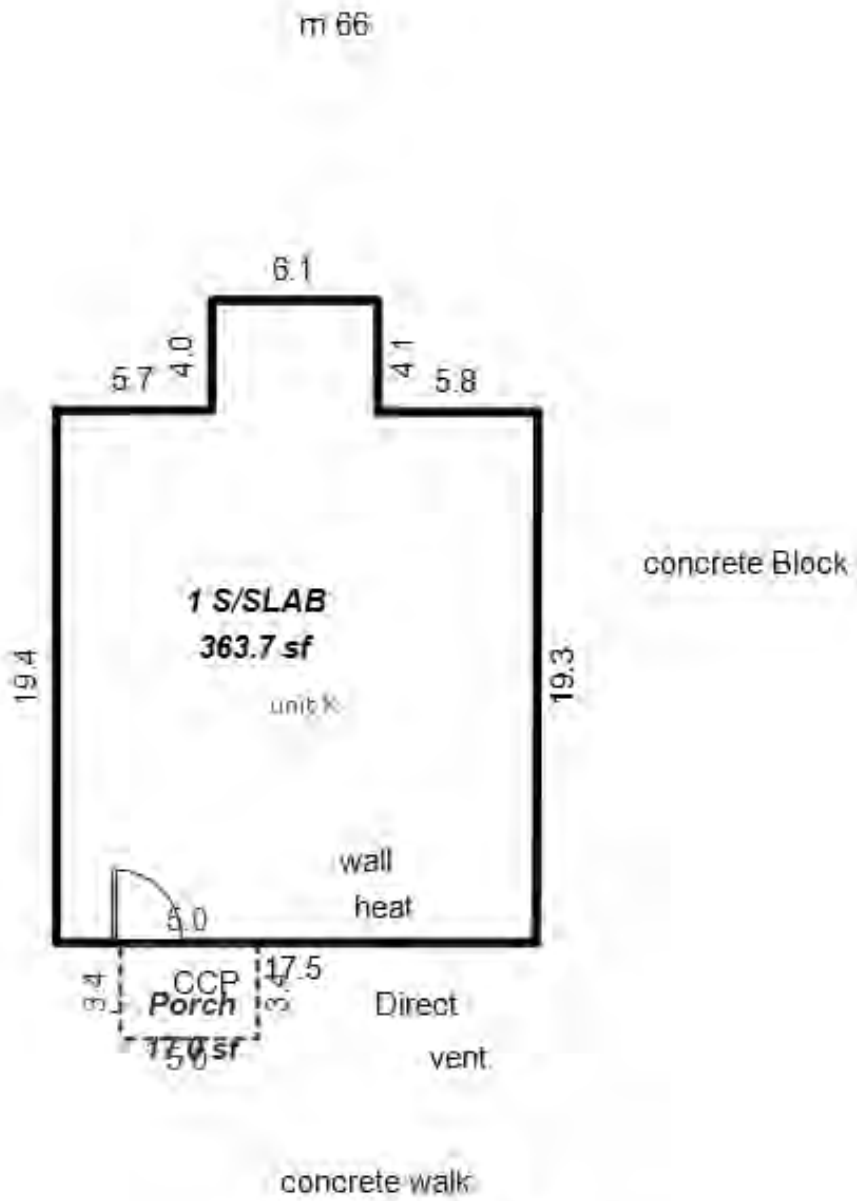
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	11,000	36,800	47,800			47,800S
X Rolling	2023	13,500	33,300	46,800			41,758C
Low	2022	11,800	32,800	44,600			39,770C
High	2021	11,800	26,700	38,500			38,500S
Landscaped							
Swamp							
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 24	Type CPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1954		Remodeled 2015		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
		No./Qual. of Fixtures		Ex.	X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets												
	Insulation			Many	X	Ave.	Few									
(2) Windows		(7) Excavation		(13) Plumbing												
	Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 363 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	Few	X Small		1	3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	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)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Notes: 2015 NEW SIDING ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Totals: 62,577 40,674												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
STAHL IVAN L & RUTH L TRU	BALCOM DAVID	114,900	05/21/2021	WD	03-ARM'S LENGTH	2021-02004	PROPERTY TRANSFER	100.0									
STAHL IVAN & RUTH	STAHL IVAN L & RUTH L TRU	1	11/13/2017	QC	09-FAMILY	2017-03678	PROPERTY TRANSFER	0.0									
BYLE JEFFREY & MARY TRUST	STAHL IVAN & RUTH	56,000	03/07/2016	WD	03-ARM'S LENGTH	2016-00711	PROPERTY TRANSFER	100.0									
CRONLEY MICHAEL R & RYAN	BYLE JEFFREY & MARY TRUST	39,900	09/11/2014	WD	03-ARM'S LENGTH	2014-03108	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1510 S MOREY RD L		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		05/12/2016		2016-0157	100%								
Owner's Name/Address		P.R.E. 0%		Reroof		04/19/2007		20070169	Complete								
BALCOM DAVID 5650 16TH AVE HUDSONVILLE MI 49426		MAP #:		2024 Est TCV 110,779 TCV/TFA: 258.83													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS											
SEC 12 T22N R8W UNIT L AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		X		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value UNITS K&L 211.05 638.75 1.0000 1.0000 1300 8 1/12TH INTEREST 21,949 211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 21,949											
Comments/Influences		X		Water		Land Improvement Cost Estimates											
UNIT "L"		X		Sewer		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 85 0 0											
		X		Electric		Residential Local Cost Land Improvements											
		X		Gas		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 50 500											
		X		Curb		Total Estimated Land Improvements True Cash Value = 500											
				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		11,000		44,400		55,400		55,400S	
				TPC 06/18/2020		INSPECTED		2023		13,500		44,300		57,800		57,800S	
				TPC 12/27/2017		INSPECTED		2022		11,800		44,100		55,900		55,900S	
				TPC 04/24/2017		INSPECTED		2021		11,800		36,100		47,900		28,626C	

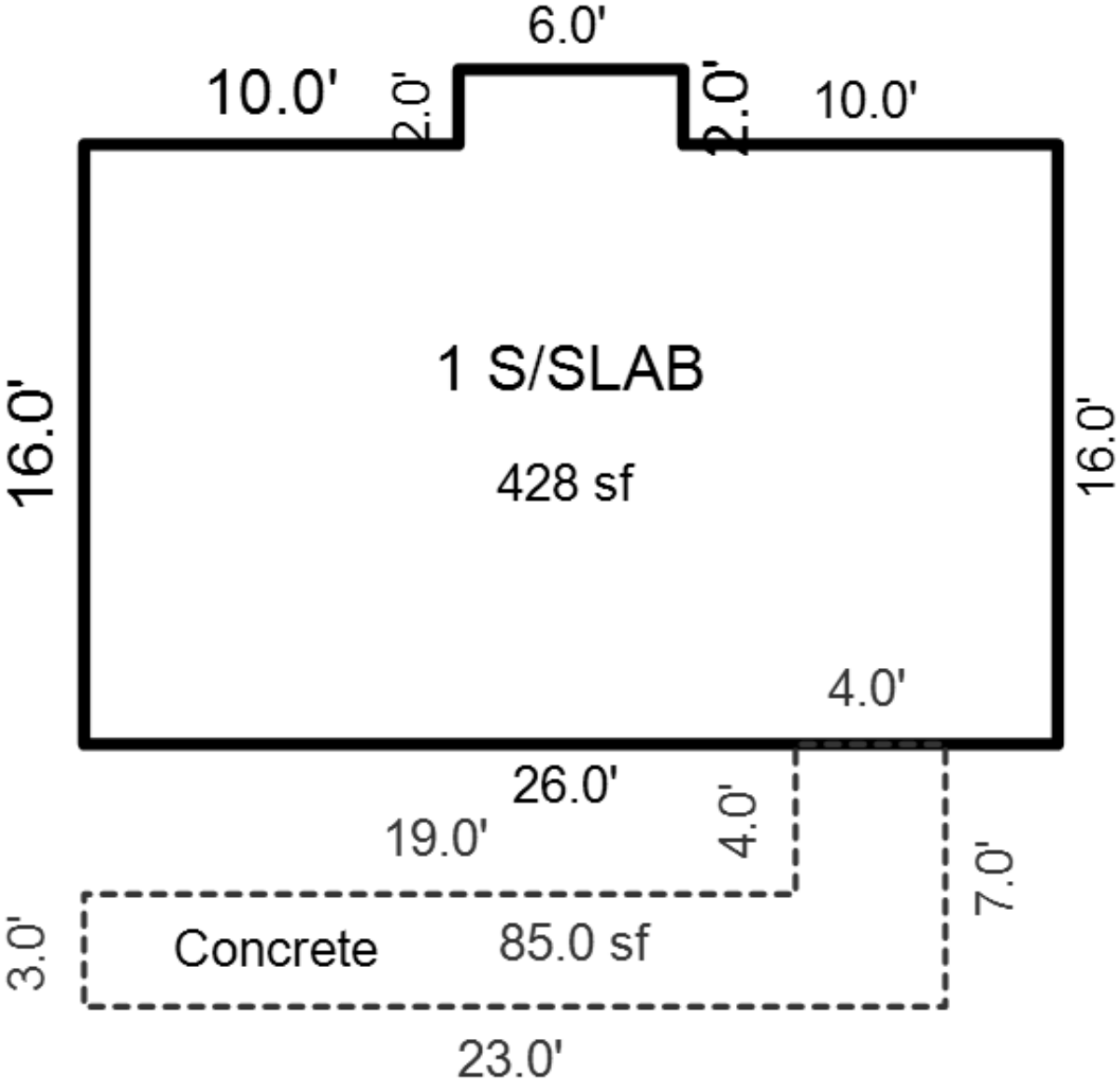


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1954	Remodeled 2016	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:		0 Amps Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
X	Block Insulation			Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets											
	Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 428 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		(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			1	Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		Notes:											
Chimney:			Joists: Unsupported Len: Cntr.Sup:	ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV:											
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C 5 Blt 1954					
(11) Heating System: Wall/Floor Furnace															
Ground Area = 428 SF Floor Area = 428 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Block Slab 428										Total:		63,545		41,306	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		1,433		931	
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	
Porches															
CPP										16		447		291	
Local Cost Items															
SANITARY SEWER										1		0		0 *	
Totals:												75,493		49,072	

*** 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.
SCANLON MICHAEL D & MOLIT	MOLITOR C & SCANLON M FAM	1	12/20/2011	QC	21-NOT USED/OTHER	2011-03806	PROPERTY TRANSFER	0.0
		165,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2827	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7499 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MOLITOR C & SCANLON M FAMILY TRUST 4301 W SANBORN ROAD LAKE CITY MI 49651	MAP #:	2024 Est TCV 364,811 TCV/TFA: 346.78				

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. LOT 1 TOM'S BAY.	X		* Factors *							
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 67' @ 3400/ 59.23 166.00 1.0313 1.0692 3400 100 222,074							
			64 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 222,074							



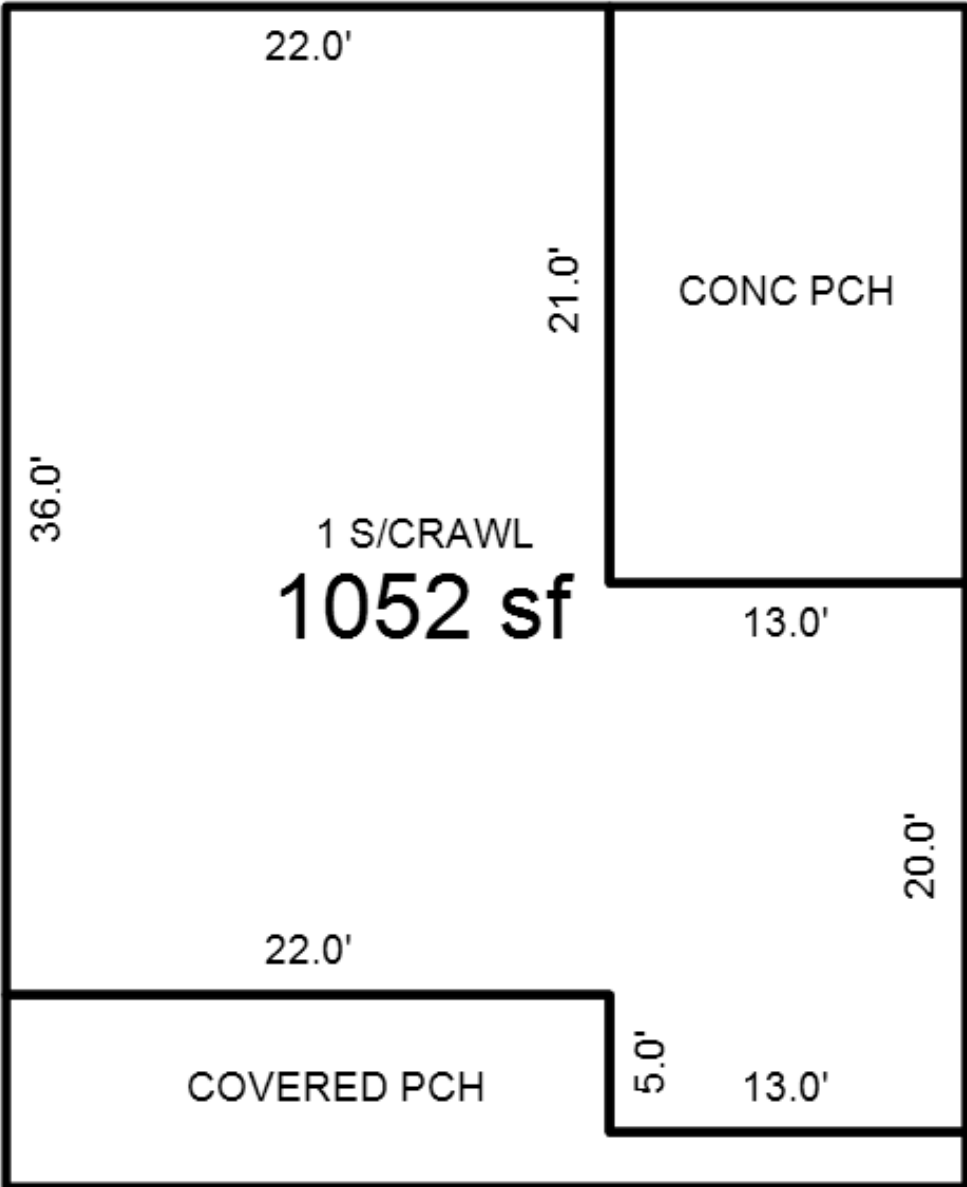
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	111,000	71,400	182,400			124,754C
X High	2023	70,300	76,800	147,100			118,814C
X Waterfront	2022	59,600	69,200	128,800			113,157C
X Ravine	2021	56,500	62,300	118,800			109,543C
X Wetland							
X Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 03/03/2012 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 273 180	Type CPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. 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: 1,052 Total Base New : 150,425 Total Depr Cost: 97,765 Estimated T.C.V: 142,737		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 1964					
Yr Built 1964	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1052 SF		Floor Area = 1052 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Size of Closets		0 Amps Service			Building Areas		Stories		Exterior		Foundation		Size				
Room List		Doors	Solid	H.C.	(12) Electric			Plumbing Areas		1 Story		Siding		Crawl Space		Total: 1,052			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Many		Ave.		X		Few		Solar Water Heat		No Plumbing		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1052 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		
(2) Windows	Many Avg. Few	Large Avg. Small	(8) Basement		No. of Elec. Outlets			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE)		1.460 => TCV:		142,737			
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					SANITARY SEWER		Totals:		150,425		97,765		0 *		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEILMAN TED A & AMY S	HEILMAN TED A & AMY S	0	03/01/2018	WD	09-FAMILY	2018-00744	PROPERTY TRANSFER	0.0
ORR ROBERT P & KIMBERLY A	HEILMAN TED & AMY	264,000	01/26/2018	WD	03-ARM'S LENGTH	2018-00286	PROPERTY TRANSFER	100.0
RITTENGER DOUGLAS N TRUST	ORR ROBERT P & KIMBERLY A	212,000	05/09/2014	WD	03-ARM'S LENGTH	2014-01726	PROPERTY TRANSFER	100.0
RITTENGER DOUGLAS N	RITTENGER DOUGLAS N SB TR	1	01/29/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7489 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	09/06/2013	2013-0427	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HEILMAN TED A & AMY S 7567 LEONARD ST NE ADA MI 49301	2024 Est TCV 440,509 TCV/TFA: 328.49

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A 67' @ 3400/ 59.70 166.35 1.0293 1.0698 3400 100 223,503
			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 223,503

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. LOT 2 TOM'S BAY.				Description Rate Size % Good Cash Value
Comments/Influences	X	Dirt Road		D/W/P: 4in Ren. Conc. 8.18 520 0 0
		Gravel Road		Wood Frame 31.78 83 94 2,480
	X	Paved Road		Residential Local Cost Land Improvements
		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 = 3,430
	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	111,800	108,500	220,300			153,565C
Rolling	2023	71,100	101,300	172,400			146,253C
Low	2022	60,300	91,300	151,600			139,289C
High	2021	57,100	82,400	139,500			134,840C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

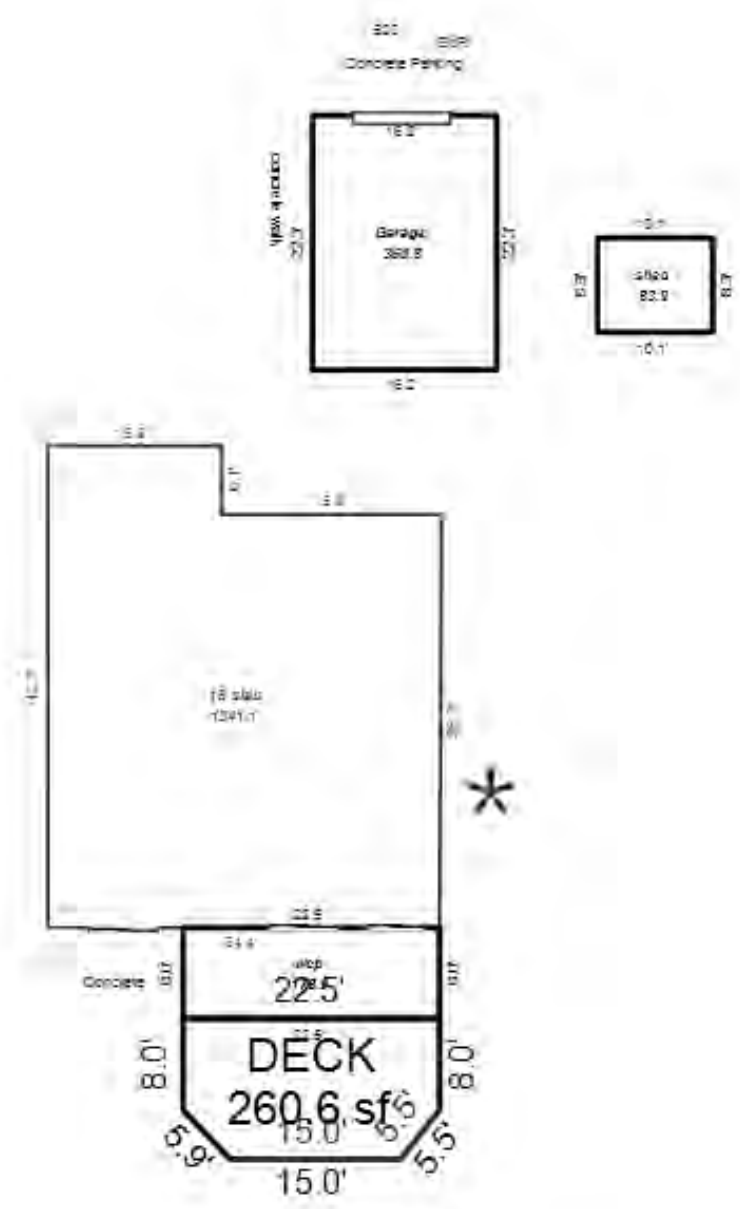


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 184 260	Type WCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 360 % 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 1972		Remodeled 2013		Ex	X	Ord	Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List		Lg	X	Ord	Small											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric												
		Kitchen: Other: Other:		0 Amps Service												
No./Qual. of Fixtures		No. of Elec. Outlets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S								
		Ex.	X	Ord.	Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many			X	Ave.	Few	(11) Heating System: Forced Heat & Cool			Cls C Blt 1972			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many			Ground Area = 1341 SF Floor Area = 1341 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1341 S.F. Height to Joists: 0.0		Average Fixture(s)			1			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
		(8) Basement		2			2			1 Story Siding Slab 1,341			Total: 172,763 112,297			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath 2 Fixture Bath Softener, Auto 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)			Plumbing			Average Fixture(s) 1 1,476 959			
		(9) Basement Finish		1			1			Porches			3 Fixture Bath 1 4,646 3,020			
		(10) Floor Support		1			1			WCP (1 Story)			Deck			
		Joists: Unsupported Len: Cntr.Sup:		1			1			Treated Wood			Garages			
				1			1			Class: C Exterior: Siding Foundation: 18 Inch (Finished)			Base Cost 360 19,642 12,767			
				1			1			Door Opener 1 547 356			Water/Sewer			
				1			1			Public Sewer 1 1,494 971			Water Well, 50 Feet 1 2,686 1,746			
				1			1			Built-Ins			Appliance Allow. 1 2,766 1,798			
				1			1			Fireplaces			Exterior 1 Story 1 6,513 4,233			
				1			1			Local Cost Items			SANITARY SEWER 1 0 0 *			
				1			1			Totals: 225,053 146,285			<<<<< 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.
KOLARIK ELLEN B TRUST		1	09/02/2011	OTH	33-TO BE DETERMINED	2011-02763	PROPERTY TRANSFER	0.0
KOLARIK CHRIS L & ELLEN B	KOLARIK ELLEN B TRUST	0	07/15/2005	WD	21-NOT USED/OTHER	05-0/2844	DEED	0.0
		250,000	12/01/2001	WD	33-TO BE DETERMINED	01-0:4822	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7479 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	10/23/2018	2018-0584	100%
	P.R.E. 100% 07/22/2019					

Owner's Name/Address	MAP #:
KOLARIK ELLEN B TRUST 7479 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 851,176 TCV/TFA: 259.58

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/	59.55	169.03	1.0299	1.0741	3400	100	223,964	
			64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	223,964

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
. LOT 3 TOM'S BAY.			Description	Rate	Size	% Good	Cash Value			
Comments/Influences	X	Dirt Road	D/W/P: 4in Concrete	6.97	1285	50	4,478			
	X	Gravel Road	Total Estimated Land Improvements True Cash Value =							4,478
	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	112,000	313,600	425,600			326,664C
	Rolling								
	Low								
X	High		2023	71,500	305,500	377,000			311,109C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2022	60,300	275,200	335,500			296,295C
	Ravine								
	Wetland								
	Flood Plain		2021	57,100	250,600	307,700			286,830C

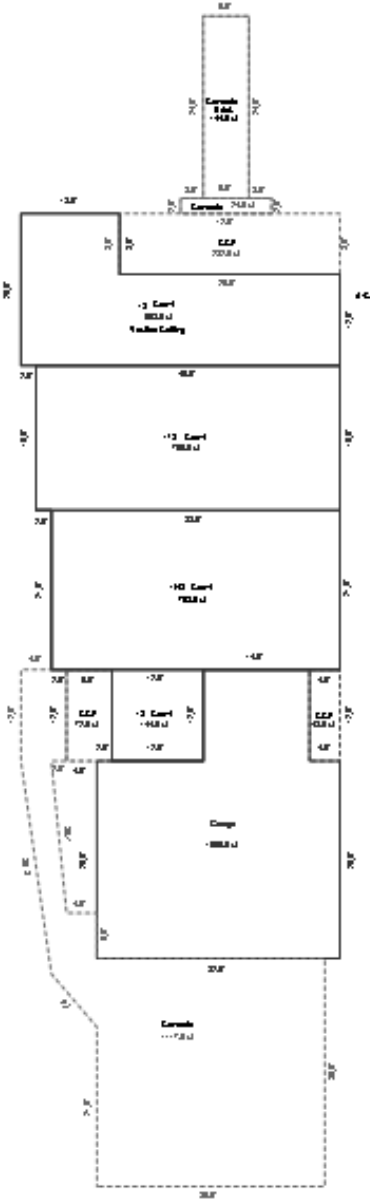


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 72 48 232	Type CCP (1 Story) CCP (1 Story) CCP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1000 % 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: 5 Floor Area: 3,279 Total Base New : 448,946 Total Depr Cost: 426,530 Estimated T.C.V: 622,734			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2019	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 1S			Cls C 5 Blt 2019								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 2310 SF Floor Area = 3279 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
	Insulation			Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s)			1 Story Siding Crawl Space 608								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2310 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			1.75 Story Siding Crawl Space 760			1.5 Story Siding Crawl Space 798			1 Story Siding Crawl Space 144			Total: 383,839 364,680		
	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			Exterior			Stone Veneer 30 1,139 1,082					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,476 1,402					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath 2 9,291 8,826			Porches			CCP (1 Story) 72 2,098 1,993 CCP (1 Story) 48 1,455 1,382 CCP (1 Story) 232 5,972 5,673					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 1000 36,980 35,131					
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Water Well, 50 Feet 1 1,494 1,419			Door Opener 2 1,093 1,038			Water/Sewer					
							Public Sewer 1 2,686 2,552			Built-Ins			<<<<< 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.				
STONEMAN JACALYN K TRUST	MAXWELL KEVIN P	529,000	06/29/2023	WD	03-ARM'S LENGTH	2023-01761	PROPERTY TRANSFER	100.0				
STONEMAN JACALYN K	STONEMAN JACALYN K TRUST	1	09/23/2019	QC	09-FAMILY	2019-03007	PROPERTY TRANSFER	0.0				
FEIGHNER RUSSELL TRUST	STONEMAN JACALYN K	1	08/06/2019	QC	09-FAMILY	2019-02519	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
7469 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST			SIDING	03/30/2021	2021-0149	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
MAXWELL KEVIN P 10725 NADINE AVE HUNTINGTON WOODS MI 48070		2024 Est TCV 465,178 TCV/TFA: 316.45										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 4 TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 67' @ 3400/ 57.50 179.00 1.0390 1.0896 3400 100 221,315								
		Paved Road		61 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 221,315								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 4in Concrete 6.97 794 0 0								
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description Rate Size % Good Cash Value								
		Gas		LAND IMPROVE 2500 2,500.00 1 100 2,500								
		Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		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	110,700	121,900	232,600			232,600S	
		TPC 06/16/2023 INSPECTED			2023	69,500	109,700	179,200			109,046C	
		JWV 09/07/2021 INSPECTED			2022	57,700	98,800	156,500			103,854C	
		TPC 05/06/2018 INSPECTED			2021	54,600	86,200	140,800			100,537C	

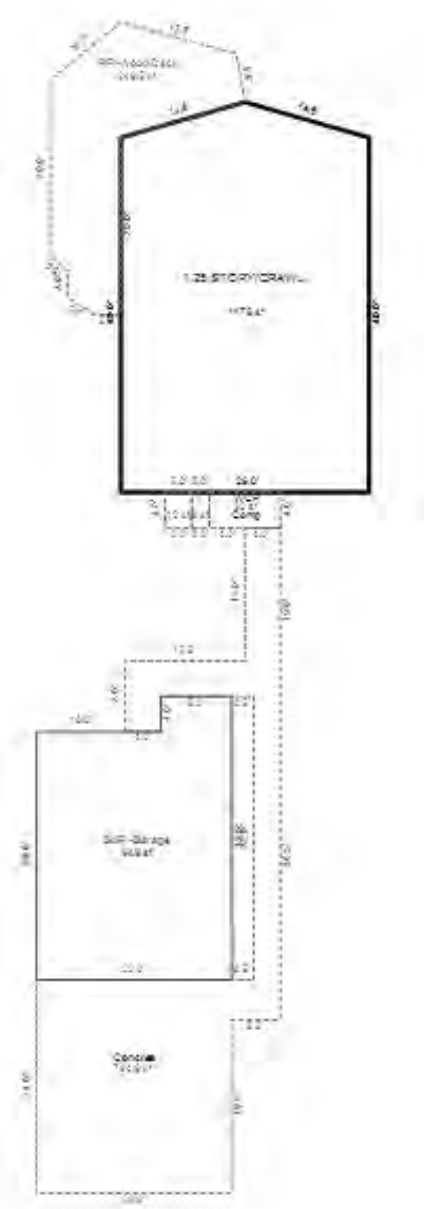


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 32 348	Type WCP (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: 2 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,470 Total Base New : 236,157 Total Depr Cost: 165,317 Estimated T.C.V: 241,363		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																															
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls C 5 Blt 1976		Stories Exterior Foundation Size Cost New Depr. Cost																														
Yr Built 1976	Remodeled 2022	Ex	X	Ord		Min	No. of Elec. Outlets Many X Ave. Few			Building Areas		1.25 Story Siding Crawl Space 1,176		Total: 187,584 131,316		Other Additions/Adjustments																													
Condition: Average		Size of Closets		Lg Ord X Small			(13) Plumbing			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		Plumbing		Average Fixture(s) 1 1,476 1,033		Porches		WCP (1 Story) 32 2,343 1,640		Deck		Treated Wood 348 5,954 4,168		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 648 24,248 16,974 Door Opener 2 1,093 765		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 1 Story 1 6,513 4,559		Local Cost Items		1 0 0 *	
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	X	H.C.	(12) Electric			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		Plumbing		Average Fixture(s) 1 1,476 1,033		Porches		WCP (1 Story) 32 2,343 1,640		Deck		Treated Wood 348 5,954 4,168		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 648 24,248 16,974 Door Opener 2 1,093 765		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 1 Story 1 6,513 4,559		Local Cost Items		1 0 0 *	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			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		Plumbing		Average Fixture(s) 1 1,476 1,033		Porches		WCP (1 Story) 32 2,343 1,640		Deck		Treated Wood 348 5,954 4,168		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 648 24,248 16,974 Door Opener 2 1,093 765		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 1 Story 1 6,513 4,559		Local Cost Items		1 0 0 *	
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TC		241,363													
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TC		241,363																									
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.
MOSSNER ROY W & BARBARA	LITTLETON ULAY W & KELLY	325,000	09/21/2020	WD	03-ARM'S LENGTH	2020-02901	PROPERTY TRANSFER	100.0
MOSSNER ROY W & BARBARA	MOSSNER ROY W & BARBARA	0	11/08/2016	QC	09-FAMILY	2016-03736	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7459 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	11/16/2022	2022-0834	100%
Owner's Name/Address	P.R.E. 0%		Addition	08/18/2006	20060269	100%
LITTLETON ULAY W & KELLY L 1 EAST DESERT SKY UNIT 6 ORO VALLEY AZ 85737	MAP #:					
	2024 Est TCV 490,283 TCV/TFA: 304.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. LOT 5 TOM'S BAY.	X			A 67' @ 3400/	62.60	174.00	1.0171 1.0819	3400 100	234,215
Comments/Influences				69 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =	234,215

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
BUILT SEAWALL..EXTENDED FF	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	15 50	49	
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	993 50	4,061	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				4,110
	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
	X												



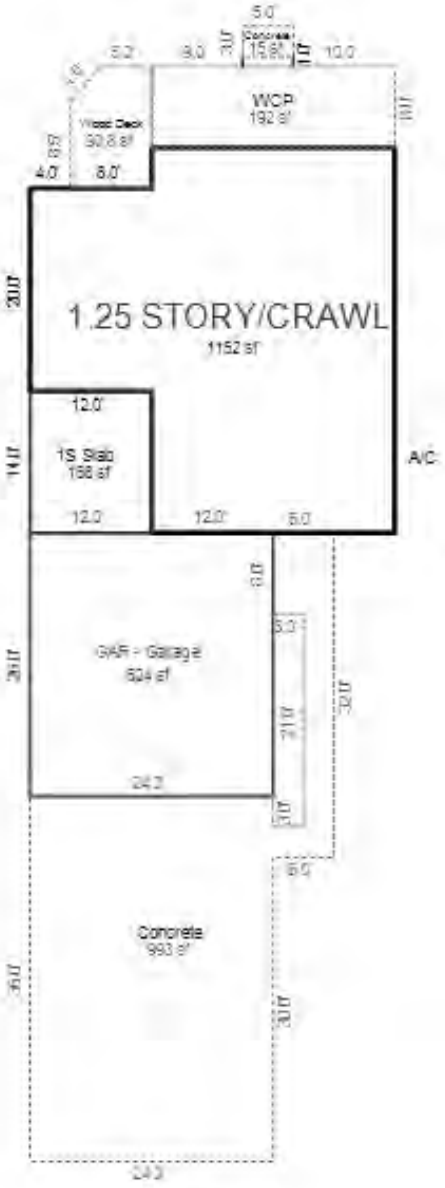
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	117,100	128,000	245,100			182,392C
2023	75,200	110,100	185,300			161,612C
2022	62,900	99,200	162,100			153,917C
2021	59,600	89,400	149,000			149,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 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) 90 Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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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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:			Water/Sewer Public Sewer Water Well, 50 Feet																																																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1970</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1320 SF Floor Area = 1608 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,152</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>168</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>209,729</td> <td>136,310</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>959</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>4,646</td> <td>3,020</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>192</td> <td>7,818</td> <td>5,082</td> </tr> <tr> <td>Deck Treated Wood</td> <td>90</td> <td>2,423</td> <td>1,575</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>624</td> <td>26,220</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,343</td> <td>-873</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,093</td> <td>710</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>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 colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,798</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,513</td> <td>4,233</td> </tr> <tr> <td colspan="4">Local Cost Items</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,152				1 Story	Siding	Slab	168				Total:					209,729	136,310	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,476	959	Plumbing 3 Fixture Bath	1	4,646	3,020	Porches WCP (1 Story)	192	7,818	5,082	Deck Treated Wood	90	2,423	1,575	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost		624	26,220	Common Wall: 1/2 Wall	1	-1,343	-873	Door Opener	2	1,093	710	Water/Sewer				Public Sewer	1	1,494	971	Water Well, 50 Feet	1	2,686	1,746	Built-Ins				Appliance Allow.	1	2,766	1,798	Fireplaces				Exterior 1 Story	1	6,513	4,233	Local Cost Items			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIEMAN JAMES & LYNN	TIEMAN JAMES R & LYNN L T	0	07/07/2022	QC	09-FAMILY	2022-02270	PROPERTY TRANSFER	0.0
		117,000	09/01/1996	WD	03-ARM'S LENGTH	307:67	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7449 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		New House	09/09/2004	20040349	Complete

Owner's Name/Address	MAP #:
TIEMAN JAMES R & LYNN L TRUST 292 STON GLEN COURT SALINE MI 48176	2024 Est TCV 650,694 TCV/TFA: 279.15

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

Tax Description			A 67' @ 3400/	60.10	143.00	1.0275	1.0301	3400	100		216,290
. LOT 6 TOM'S BAY.	X		65 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =						216,290

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates							
		Dirt Road		Description							
		Gravel Road		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value

	X			Residential Local Cost Land Improvements				Rate	Size	% Good	Cash Value
	X			Description				Rate	Size	% Good	Cash Value

	X			LAND IMPROVE 2500				2,500.00	1	100	2,500
	X			Total Estimated Land Improvements True Cash Value =						3,638	

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



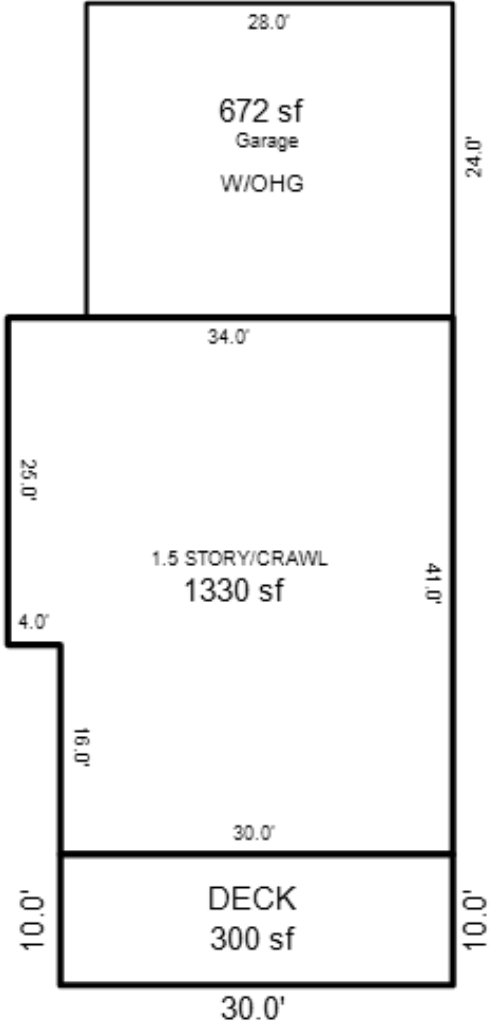
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	108,100	217,200	325,300			216,061C
	TPC 04/30/2022	INSPECTED	2023	68,000	220,200	288,200			205,773C
	TPC 12/27/2017	INSPECTED	2022	60,300	206,200	266,500			195,975C
	TPC 03/03/2012	INSPECTED	2021	57,100	186,000	243,100			189,715C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(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: BC Effec. Age: 20 Floor Area: 2,331 Total Base New : 368,807 Total Depr Cost: 295,045 Estimated T.C.V: 430,766									
Building Style: 1.5S		Trim & Decoration		Size of Closets						E.C.F. X 1.460		Bsmnt Garage:							
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 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric												
(1) Exterior							0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min												
X		X	Drywall				No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many			X	Ave.		Few									
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1330 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			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1330 SF Floor Area = 2331 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing												
(3) Roof		(9) Basement Finish					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer													
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Garages Class: BC 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. Local Cost Items SANITARY SEWER												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 430,766												
												Totals:		368,807		295,045		*	

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



28.0'

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		125,000	03/01/1998	WD	33-TO BE DETERMINED	317:799	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7439 W WHITE BIRCH CT		School: LAKE CITY AREA SCHOOL DIST		Addition		08/22/2003	20030311	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 680,671 TCV/TFA: 222.73						
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors * BORDERS CUL DE SAC								
. LOT 7 & W 15 FT OF LOT 8 TOM'S BAY.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 3400/	72.19	104.14	0.9363	0.9516	3400	100	LOT 7	218,689
		Paved Road		C 67' @ 2800/FF	15.00	45.32	0.9363	0.7729	2800	25	W 15 F OF LOT8	7,598
		Storm Sewer		93 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		226,287	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description					Rate	Size	% Good	Cash Value
		X Sewer		D/W/P: 3.5 Concrete					6.58	640	71	2,990
		X Electric		Total Estimated Land Improvements					True Cash Value =		2,990	
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	113,100	227,200	340,300			225,045C		
		Low		2023	68,500	243,200	311,700			214,329C		
		X High		2022	66,700	219,100	285,800			204,123C		
		Landscaped		2021	63,200	197,400	260,600			197,603C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	03/02/2012	INSPECTED								



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 448 16	Type CCP (1 Story) CCP			Year Built: 1973 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: 336 % Good: 71 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 2S		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: 25 Floor Area: 3,056 Total Base New : 414,160 Total Depr Cost: 309,174 Estimated T.C.V: 451,394			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1973	Remodeled 2003	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1600 SF Floor Area = 3056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1973					
Condition: Average		Size of Closets		X			(12) Electric 0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			2 Story Siding Crawl Space 1,456			1 Story Siding Crawl Space 144			Total: 368,470 275,605					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 2 Fixture Bath 1 3,108 2,331			Porches CCP (1 Story) 448 10,963 8,222 CPP 16 447 335			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 336 17,412 12,363 *					
(1) Exterior		(6) Ceilings		X			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014			Built-Ins Appliance Allow. 1 2,766 2,074			Fireplaces Interior 1 Story 1 5,338 4,003			Local Cost Items SANITARY SEWER 1 0 0 *		
X		Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 451,394										
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Totals: 414,160 309,174										
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X		Asphalt Shingle																			
Chimney: Brick																					

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVID DANIEL D & DIANE H	DAVID FAMILY TRUST	1	11/29/2018	WD	09-FAMILY	2018-04071	PROPERTY TRANSFER	0.0
		87,000	08/01/1996	WD	33-TO BE DETERMINED	307:541	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7409 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/25/2022	2022-0309	100%

Owner's Name/Address	MAP #:
DAVID FAMILY TRUST 2529 VARSITY LANE HOLT MI 48842	2024 Est TCV 199,073 TCV/TFA: 162.64

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 9 TOM'S BAY.	X Improved X Vacant	* Factors * 60X124 Description Frontage Depth Front Depth Rate %Adj. Reason Value G 67' @ 800/ 60.67 124.00 1.0251 0.9940 800 100 49,457 60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 49,457

Comments/Influences	Land Improvement Cost Estimates
BK LOT ECF	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 329 50 1,082 D/W/P: 4in Ren. Conc. 8.18 942 50 3,853 Wood Frame 24.24 240 50 2,909 Total Estimated Land Improvements True Cash Value = 7,844

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



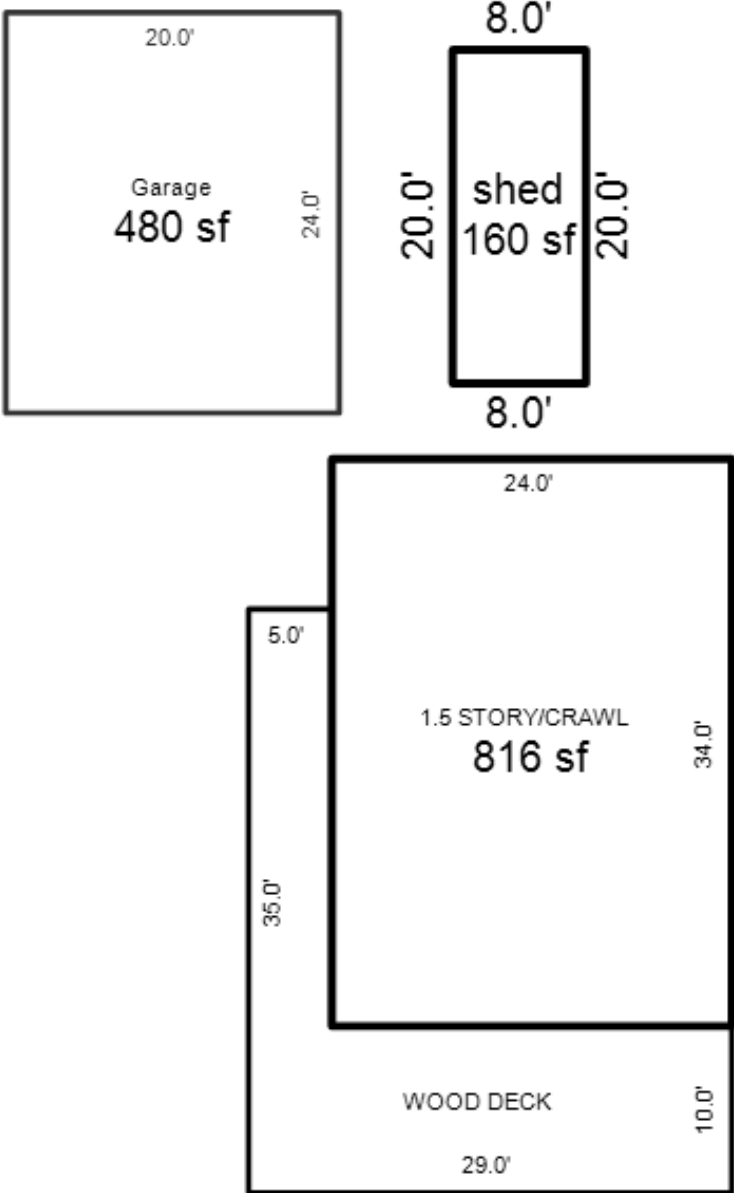
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	24,700	74,800	99,500			56,161C
TPC 03/03/2012 INSPECTED			2023	24,700	65,300	90,000			53,487C
			2022	5,000	59,800	64,800			50,940C
			2021	4,000	55,200	59,200			49,313C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 415	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,224 Total Base New : 198,300 Total Depr Cost: 128,884 Estimated T.C.V: 141,772		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1975				
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 816 SF Floor Area = 1224 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Few	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 2 2nd Floor 2 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			1.5 Story Siding Crawl Space		Total: 152,427		99,067		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Plumbing						
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 2 Fixture Bath		1 1,476 959 1 3,108 2,020				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Deck		415 6,682 4,343				
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Garages		480 19,637 12,764				
X	Double Glass Patio Doors Storms & Screens									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof										Base Cost		1 1,494 971				
X	Gable Hip Flat	Gambrel Mansard Shed								Water/Sewer		1 2,686 1,746				
X	Asphalt Shingle									Public Sewer		1 2,766 1,798				
Chimney: Brick										Water Well, 50 Feet		1 1,494 971				
										Built-Ins		1 2,766 1,798				
										Appliance Allow.		1 2,766 1,798				
										Fireplaces		1 8,024 5,216				
										Exterior 2 Story		1 8,024 5,216				
										Local Cost Items						
										SANITARY SEWER		1 0 0		*		
										Totals:		198,300 128,884				
										Notes:						
										ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		141,772				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEMON SUSAN	SIMMONDS JULIE	110,000	08/29/2014	WD	03-ARM'S LENGTH	2014-03026	PROPERTY TRANSFER	100.0
HANKINS & BEASON & STANG	LEMON SUSAN	1	07/17/2014	QC	21-NOT USED/OTHER	2014-03025	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7419 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		New House	11/06/2014	2014-0512	100%

Owner's Name/Address	MAP #:
SIMMONDS JULIE PO BOX 335 LAKE CITY MI 49651	2024 Est TCV 669,616 TCV/TFA: 332.48

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 10 TOM'S BAY.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 67' @ 3400/	60.00	194.57	1.0280	1.1125	3400	100		233,307	
Gravel Road	60 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value =	233,307

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	116,700	218,100	334,800			217,692C

Water	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Ren. Conc.	8.18	1092	0	0
X Electric	D/W/P: 3.5 Concrete	6.58	229	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375
X Curb	Total Estimated Land Improvements True Cash Value =				2,375

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	70,500	214,900	285,400			207,326C



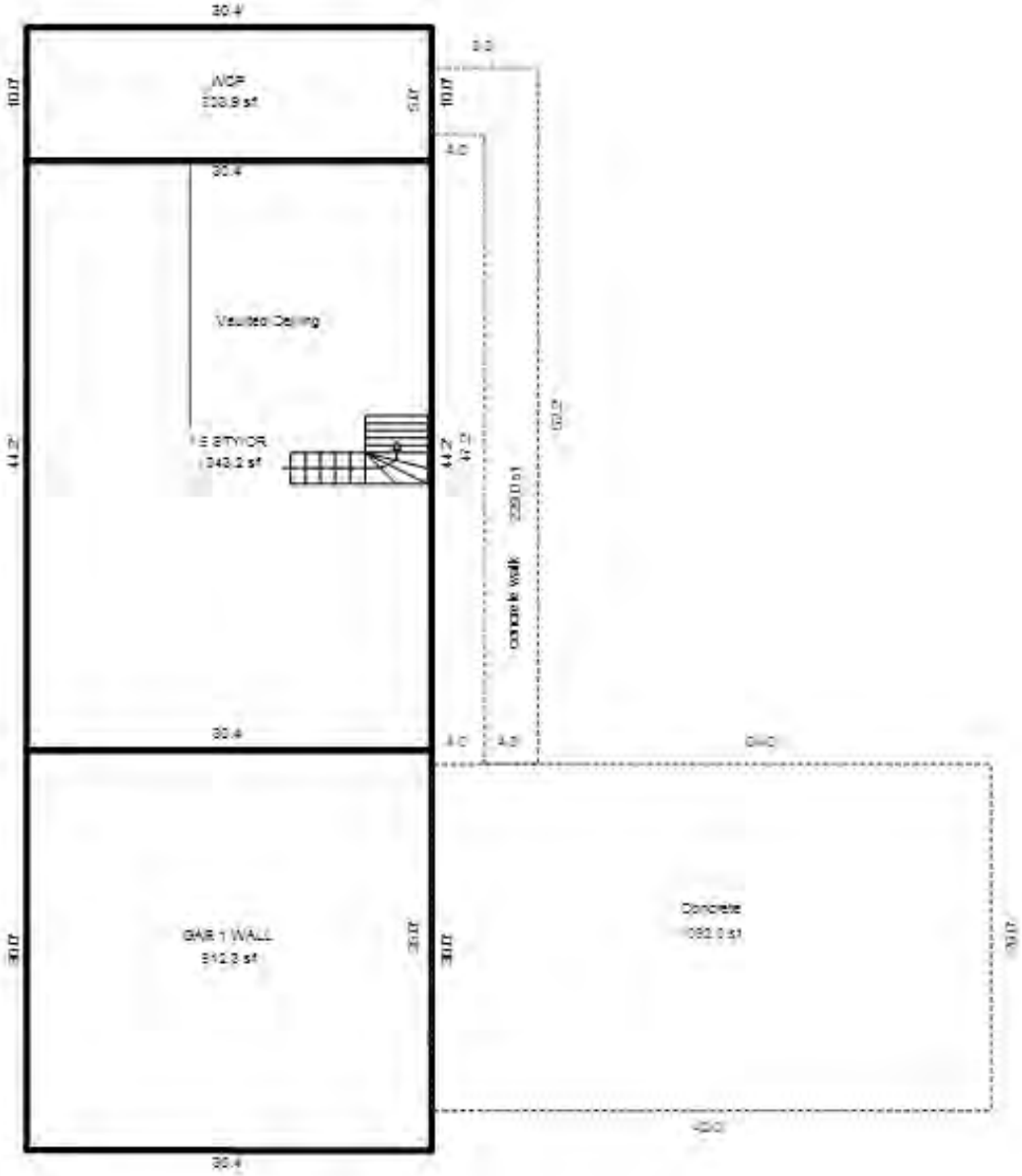
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X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
TPC	12/27/2017	INSPECTED	2022	57,000	193,700	250,700			197,454C
JWV	11/08/2016	INSPECTED	2021	54,000	174,700	228,700			191,147C

*** Information herein deemed reliable 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 303	Type WCP (1 Story)	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 456 No Conc. Floor: 0	303	WCP (1 Story)	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 7 Floor Area: 2,014 Total Base New : 319,559 Total Depr Cost: 297,215 Estimated T.C.V: 433,934
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2017								
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1343 SF Floor Area = 2014 SF.								
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas								
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost											
Building Style: 1.5S		Ex Ord Min		No. of Elec. Outlets			1.5 Story Siding Crawl Space 1,343			Total: 244,370 227,290								
Yr Built 2017		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments											
Remodeled 0		Doors Solid H.C.		1 Average Fixture(s)			Plumbing											
Condition: Average		(5) Floors		2 3 Fixture Bath			Average Fixture(s)											
Room List		Kitchen: Other: Other:		1 2 Fixture Bath			3 Fixture Bath											
Basement		(6) Ceilings		Softener, Auto			Solar Water Heat											
1st Floor		No. of Elec. Outlets		Softener, Manual			No Plumbing											
2nd Floor		Many Ave. Few		Extra Toilet			Extra Sink											
4 Bedrooms		(7) Excavation		Separate Shower			Ceramic Tile Floor											
(1) Exterior		Basement: 0 S.F. Crawl: 1343 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Wains			Ceramic Tub Alcove											
Wood/Shingle		(8) Basement		Vent Fan			Water/Sewer											
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		(14) Water/Sewer			Public Water											
Brick		Treated Wood Concrete Floor		1 Public Sewer			Water Well, 100 Feet											
Insulation		(9) Basement Finish		1 Water Well			Built-Ins											
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Appliance Allow.											
Many Avg. Few		Many Ave. Few		Lump Sum Items:			Notes:											
Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 433,934											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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



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

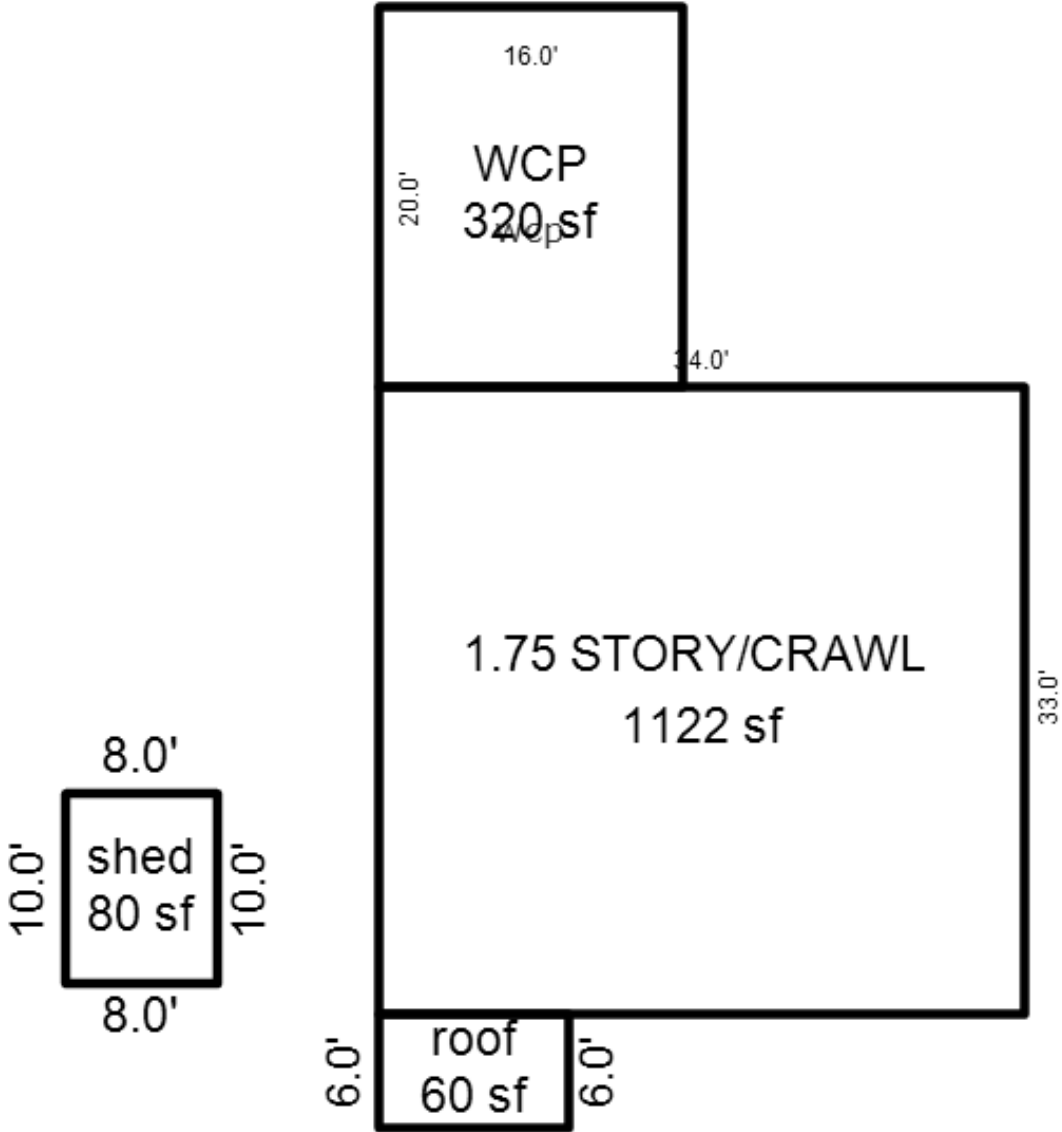
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRAZIER STACY T & TRACI D	SCHAFFER RICHARD & SHAWN	600,000	03/31/2023	WD	03-ARM'S LENGTH	2023-00789	PROPERTY TRANSFER	100.0				
HALL GREGORY L & JOY L	BRAZIER STACY T & TRACI D	280,000	08/06/2013	WD	03-ARM'S LENGTH	2013-02666 WD	DEED	100.0				
ALBERTS RONALD & CINDY TR	HALL GREGORY L & JOY L	210,000	11/24/2004	WD	03-ARM'S LENGTH	04-0/4806	DEED	100.0				
		165,000	07/01/2000	WD	33-TO BE DETERMINED	338:508	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7399 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		12/18/2023		2023-0273	0%			
Owner's Name/Address		P.R.E. 0%		Deck/Porch		04/14/2009		20090106	Complete			
SCHAFFER RICHARD & SHAWN 5720 MCCUE RD HOLT MI 48842		MAP #:		Addition		06/09/2005		20050168	Complete			
		2024 Est TCV 469,874 TCV/TFA: 239.24		Demolition/Removal		06/03/2005		20050153	Complete			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 11 TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 3000/FF 58.67 231.00 1.0338 1.1613 3000 100 211,293								
		Paved Road		58 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 211,293								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	30.88	100	50	1,544				
		X Sewer		D/W/P: 4in Ren. Conc.	8.18	2000	0	0				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 2500	2,500.00	1	94	2,350				
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,894								
		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		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	105,600	129,300	234,900		234,900S		
		JWV 12/19/2023	INSPECTED		2023	54,800	136,800	191,600		135,839C		
		TPC 10/11/2022	INSPECTED		2022	44,300	125,900	170,200		129,371C		
		TPC 04/30/2021	INSPECTED		2021	41,300	113,600	154,900		125,239C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 180	Type CPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
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: 1.75S		X	Drywall	X	Paneled		Plaster Wood T&G									
Yr Built 1974		Remodeled 2004		Ex	X	Ord	Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List		Doors			Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 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												
X		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									
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1122 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	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Chimney: Brick		(9) Basement Finish		(14) Water/Sewer												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1122 SF Floor Area = 1964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C 5 Blt 1974						
Stories Exterior Foundation Size Cost New Depr. Cost																
1.75 Story Siding Crawl Space 1,122 Total: 239,230 155,502																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,476 959																
3 Fixture Bath 1 4,646 3,020																
Porches																
WCP (1 Story) 180 7,490 4,868																
CPP 20 559 363																
Water/Sewer																
Public Sewer 1 1,494 971																
Water Well, 50 Feet 1 2,686 1,746																
Built-Ins																
Appliance Allow. 1 2,766 1,798																
Fireplaces																
Exterior 2 Story 1 8,024 5,216																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 268,371 174,443																
Notes:																
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 254,687																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHURTER THOMAS B	SHURTER JEFFREY ETAL	0	06/04/2022	OTH	07-DEATH CERTIFICATE	2022-02158	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7389 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	08/27/2021	2021-0591	100%	
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2024 Est TCV 388,747 TCV/TFA: 506.18
SHURTER JEFFREY ETAL 2203 BELLE MEADE DRIVE DAVISON MI 48423	

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
LOTS 12 & 13 EXC N'LY 40 FT OF LOT 13. TOM'S BAY.	X Dirt Road	B 67' @ 3000/FF	80.67	156.00	0.9547	1.0528	3000	100		243,215
	X Gravel Road	91 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	243,215

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
								D/W/P: 4in Concrete		6.97	70	50	244
								Total Estimated Land Improvements True Cash Value =					244



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	121,600	72,800	194,400			103,940C
Rolling	2023	66,200	69,500	135,700			98,991C
Low	2022	60,200	57,300	117,500			94,278C
High	2021	56,200	49,300	105,500			90,686C
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	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 154	Type WCP (1 Story) 402 Treated Wood	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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 768 Total Base New : 153,104 Total Depr Cost: 99,512 Estimated T.C.V: 145,288			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1966					
Yr Built 1966	Remodeled 0	Ex	Ord	Min	X			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas					
Condition: Average		Size of Closets			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 102,810 66,820					
Room List		Doors	Solid	H.C.	(12) Electric			1 Story Siding Crawl Space 768								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020								
(1) Exterior		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			Porches WCP (1 Story) 154 6,701 4,356								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			(13) Plumbing			Deck Treated Wood 402 6,541 4,252								
(2) Windows		(8) Basement			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,637 12,764 Door Opener 1 547 356								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746								
	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 Appliance Allow. 1 2,766 1,798								
(3) Roof		(10) Floor Support			Lump Sum Items:			Fireplaces Interior 1 Story 1 5,338 3,470								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Local Cost Items SANITARY SEWER 1 0 0 *								
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:						Totals: 153,104 99,512								
Chimney: Block								<<<< 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.
CRAWFORD DANIEL A & PATRI	CHERNIK LARRY	225,000	06/08/2004	WD	20-MULTI PARCEL SALE REF	04-0/2792	DEED	100.0

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%					
CHERNIK LARRY 5671 S 13 MILE RD FALMOUTH MI 49632	MAP #:					
		2024 Est TCV 168,727				

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	
			B 67' @ 3000/FF	53.47	124.09	1.0580	0.9942	3000 100	168,727
			50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	168,727

Tax Description
N'LY 40 FT OF LOT 13. TOM'S BAY.
Comments/Influences
2008 REMOVE SIZE ADJ FOR 05..CALC IS BY FF

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	84,400	0	84,400			30,160C
2023	34,200	0	34,200			28,724C
2022	33,900	0	33,900			27,357C
2021	31,600	0	31,600			26,484C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD DANIEL A & PATRI	CHERNIK LARRY	225,000	06/08/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/2792	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7369 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	05/05/2011	2011-0163	100%

Owner's Name/Address	MAP #:	2024 Est TCV 431,848 TCV/TFA: 285.42
CHERNIK LARRY 5671 S 13 MILE RD FALMOUTH MI 49632		

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	
. LOT 14 TOM'S BAY.	Dirt Road	B 67' @ 3000/FF	60.00	117.00	1.0280	0.9797	3000	100		181,280	
Comments/Influences	Gravel Road	60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	181,280

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	Dock: Light posts	42.92	280	0	0
X	Electric	D/W/P: 3.5 Concrete	6.58	304	94	1,880
X	Gas	Wood Frame	26.33	160	94	3,960
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
	Street Lights	LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =						8,190

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	90,600	125,300	215,900			124,899C



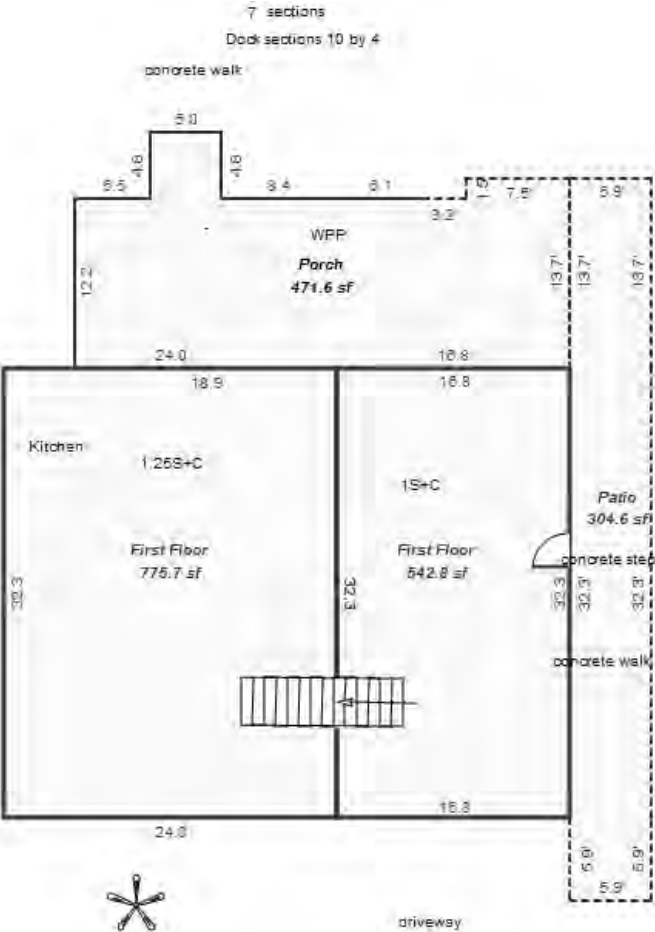
Who	When	What	2024	2023	2022	2021

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 471	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	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 1,513 Total Base New : 221,359 Total Depr Cost: 166,012 Estimated T.C.V: 242,378		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1975	Remodeled 2011	Ex	X	Ord		Min	No Heating/Cooling			Floor Area: 1,513					
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Base New : 221,359						
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Total Depr Cost: 166,012					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1975					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ground Area = 1319 SF Floor Area = 1513 SF.								
X		(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X		X		Ex.	X	Ord.		Min	Building Areas						
X		X		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost						
X		X		(13) Plumbing			1.25 Story Siding Crawl Space 776								
X		X		1 Average Fixture(s)			1 Story Siding Crawl Space 543			Total: 201,926		151,439			
X		X		1 3 Fixture Bath			Other Additions/Adjustments								
X		X		1 2 Fixture Bath			Plumbing								
X		X		Softener, Auto			Average Fixture(s)			1 1,476		1,107			
X		X		Softener, Manual			2 Fixture Bath			1 3,108		2,331			
X		X		Solar Water Heat			Porches			471 7,903		5,927			
X		X		No Plumbing			Water/Sewer								
X		X		Extra Toilet			Public Sewer			1 1,494		1,120			
X		X		Extra Sink			Water Well, 50 Feet			1 2,686		2,014			
X		X		Separate Shower			Built-Ins								
X		X		Ceramic Tile Floor			Appliance Allow.			1 2,766		2,074			
X		X		Ceramic Tile Wains			Local Cost Items								
X		X		Ceramic Tub Alcove			SANITARY SEWER			1 0		0		*	
X		X		Vent Fan			Totals:			221,359		166,012			
X		X		(14) Water/Sewer			Notes:								
X		X		Public Water			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV:					242,378			
X		X		Public Sewer											
X		X		Water Well											
X		X		1000 Gal Septic											
X		X		2000 Gal Septic											
X		X		Lump Sum Items:											
X		X		(10) Floor Support											
X		X		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.
BRAMAN FREDERICK III ETAL	COLLETT ROBERT & CYNTHIA	510,000	08/20/2021	WD	03-ARM'S LENGTH	2021-02938	PROPERTY TRANSFER	100.0
BRAMAN PAUL THOMAS ESTATE	BRAMAN LA LITA (SPOUSE OF	0	08/07/2006	QC	21-NOT USED/OTHER	2007/369	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7359 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COLLETT ROBERT & CYNTHIA 6969 TORREY ST ARVADA CO 80007	MAP #:					
	2024 Est TCV 466,101 TCV/TFA: 192.13					

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 TOM'S BAY.	X		Dirt Road	67'	3000	FF	60.00	117.00	1.0280	0.9797	3000	100	181,280
Comments/Influences	X		Paved Road	60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 181,280									

Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
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	90,600	142,500	233,100			184,558C
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	06/30/2021	INSPECTED	2023	45,400	135,900	181,300			175,770C
TPC	12/27/2017	INSPECTED	2022	45,000	122,400	167,400			167,400S
			2021	42,000	93,900	135,900			80,137C

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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				
7349 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FU HAI PI & JEONG WHA 6100 CHICORY COURT MIDLAND MI 48640		MAP #:		2024 Est TCV 355,901 TCV/TFA: 329.54								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 16 TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 3000/FF	60.00	116.58	1.0280	0.9788	3000	100		181,117
		Paved Road		60 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		181,117		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.58	160	71	748				
		X Sewer		Total Estimated Land Improvements True Cash Value = 748								
		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	90,600	87,400	178,000			80,757C	
		TPC 12/27/2017 INSPECTED			2023	45,400	83,400	128,800			76,912C	
		TPC 12/21/2010 INSPECTED			2022	45,000	75,100	120,100			73,250C	
					2021	42,000	67,700	109,700			70,910C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48 272 80	Type CGEP (1 Story) CCP (1 Story) Treated Wood 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 170,292 Total Depr Cost: 119,203 Estimated T.C.V: 174,036			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (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			Cls C Blt 1970			
Yr Built 1970	Remodeled 0	Ex	X Ord	Min	Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Lg	X Ord	Small	Doors			Plumbing			1.5 Story Siding Crawl Space			Total: 129,621 90,734		
Room List		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(7) Excavation			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			Plumbing			Average Fixture(s)			
(1) Exterior		(8) Basement		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Porches			1 1,476 1,033			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Solar Water Heat CGEP (1 Story) CCP (1 Story)			64 5,607 3,925 48 1,455 1,018			
(2) Windows		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well			Deck			Treated Wood			
X	Many Avg. X Few	Large Avg. X Small		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Balcony			Wood Balcony			
X	Wood Sash Metal Sash Vinyl Sash			Lump Sum Items:			Built-Ins			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors						SANITARY SEWER			Base Cost			384 16,858 11,801			
X	Storms & Screens						Water/Sewer			Water/Sewer			Public Sewer			
(3) Roof							Water Well, 50 Feet			Local Cost Items			1 2,766 1,936			
X	Gable Hip Flat	Gambrel Mansard Shed					Notes:			Totals:			170,292 119,203			
X	Asphalt Shingle						ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TC						174,036			
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.
DANN PETER M & DEBBIE L	DANN PETER M & DEBBIE L	0	03/02/2021	WD	15-LADY BIRD	2021-00791	PROPERTY TRANSFER	0.0
LARSON KERRY	DANN PETER M & DEBBIE L	490,000	10/01/2020	WD	03-ARM'S LENGTH	2020-02919	PROPERTY TRANSFER	100.0
LARSON HEATHER	LARSON KERRY	1	05/30/2014	QC	06-COURT JUDGEMENT	2014-02005 QD	DEED	0.0
		135,000	06/01/1999	WD	33-TO BE DETERMINED	03-0:6186	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7339 W WHITE BIRCH AVE			Addition	04/20/2010	20100144	100%
	P.R.E. 0%		Deck/Porch	09/12/2006	20060297	Complete
Owner's Name/Address	MAP #:					
	2024 Est TCV 514,648 TCV/TFA: 214.44					

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 17 TOM'S BAY.			B 67' @ 3000/FF	60.00	116.24	1.0280	0.9781	3000	100	180,983
Comments/Influences			60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 180,983							

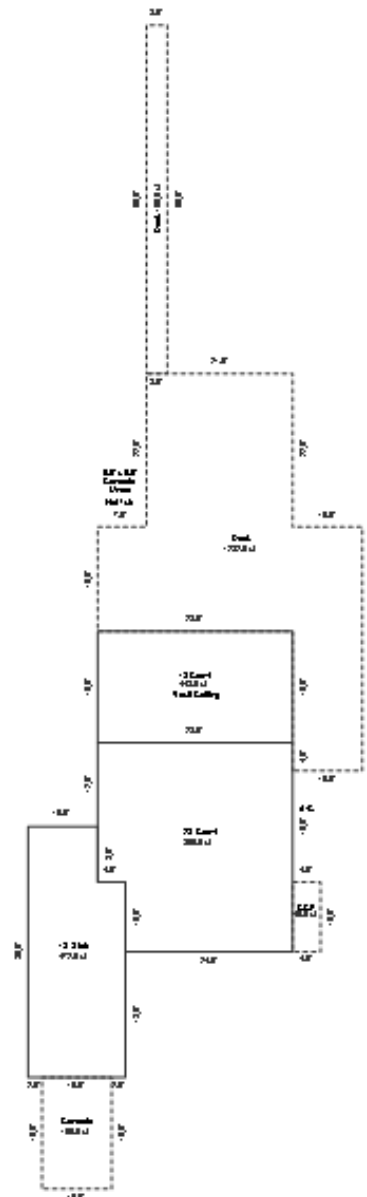
ADD AC FOR 07 AS 1400 ADJ.	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				Dock: Light posts	42.92	192 0	0
				D/W/P: 4in Concrete	6.97	160 0	0
				Residential Local Cost Land Improvements			
				Description <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th>	Rate	Size % Good	Cash Value
				LAND IMPROVE 1000	1,000.00	1 95	950
				BOAT LIFT	500.00	1 0	0
				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
													Who	When	What	2024	90,500	166,800	257,300			195,203C

			2023	45,300	159,200	204,500			185,908C
			2022	45,000	143,500	188,500			177,056C
			2021	42,000	129,400	171,400			171,400S

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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		
7329 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/10/2007								
Owner's Name/Address		MAP #:		2024 Est TCV 381,132 TCV/TFA: 294.08								
SCOTT DOUGLAS J P O BOX 716 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 18 TOM'S BAY.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 67' @ 3000/FF		60.00	116.00	1.0280	0.9776	3000	100	180,891
		Paved Road		60 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		180,891		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.		8.18	700	50	2,863			
		X	Sewer	Total Estimated Land Improvements True Cash Value =				2,863				
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	90,400	100,200	190,600		82,801C		
		TPC 04/30/2021 INSPECTED		2023	45,300	94,600	139,900			78,859C		
		TPC 12/27/2017 INSPECTED		2022	45,000	85,300	130,300			75,104C		
		TPC 10/26/2012 INSPECTED		2021	42,000	76,900	118,900			72,705C		

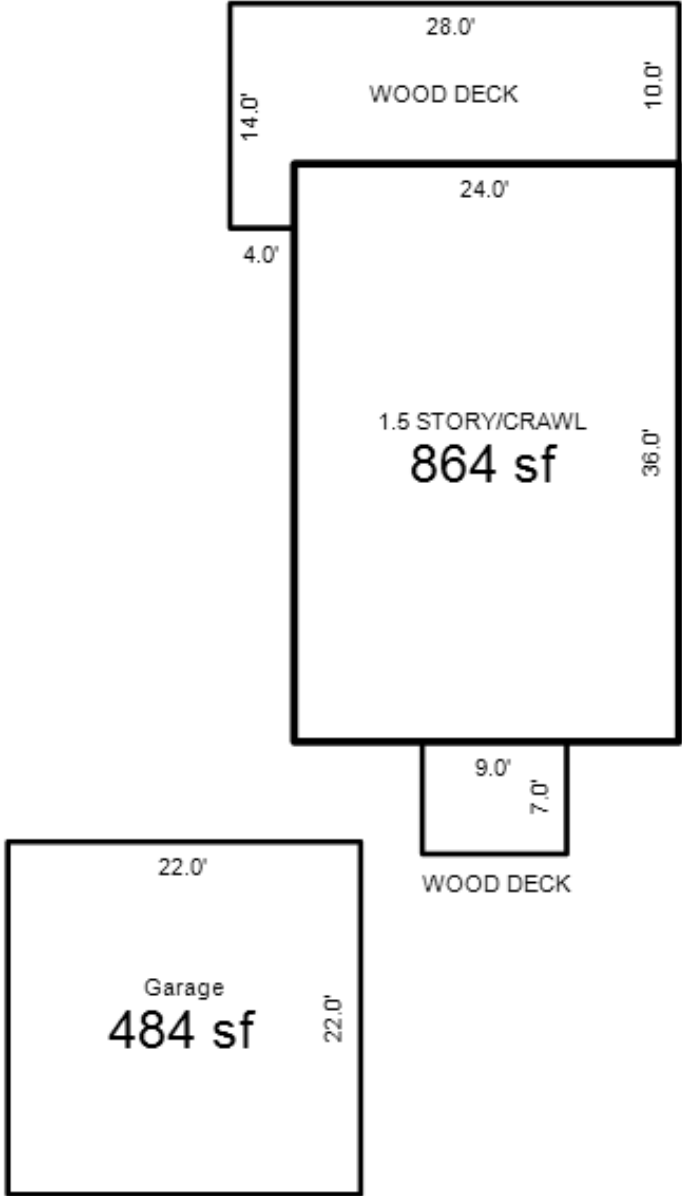


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil 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 296 63	Type Treated Wood 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: 484 % 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: 1,296 Total Base New : 190,409 Total Depr Cost: 135,190 Estimated T.C.V: 197,378		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1986				
Yr Built 1986	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min				Building Areas Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		No. of Elec. Outlets				Plumbing		Average Fixture(s)							
Room List		Doors	Solid	X	H.C.	Average Fixture(s)				Total:							
	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) Deck Treated Wood Treated Wood							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				(13) Plumbing		Garages							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 1		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
(2) Windows		(8) Basement		Basement Finish				(14) Water/Sewer		Base Cost							
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1		Door Opener							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:				Lump Sum Items:		Public Sewer							
(3) Roof		(11) Heating/Cooling		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:				SANITARY SEWER						
X	Asphalt Shingle	(12) Electric		Lump Sum Items:				Lump Sum Items:		Public Sewer							
Chimney: Metal		(13) Plumbing		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		(14) Water/Sewer		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		(15) Fireplaces		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		(16) Porches/Decks		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		(17) Garage		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		Totals:		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		Notes:		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		ECF (4082 LAKE MISSAUKEE NORTH SHORE)		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		1.460 => TCV:		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							
		197,378		Lump Sum Items:				Lump Sum Items:		Water Well, 50 Feet							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
IMBESI DENNIS & HOEKWATER	TOTH ERIK & LINDSEY	510,000	08/03/2023	WD	03-ARM'S LENGTH	2023-02130	PROPERTY TRANSFER	100.0						
IMBESI DENNIS & HOEKWATER	IMBESI DENNIS & HOEKWATER	0	08/03/2023	QC	09-FAMILY	2023-02128	DEED	0.0						
HOEKWATER ELAINE & IMBESI	IMBESI DENNIS & HOEKWATER	0	09/29/2021	QC	09-FAMILY	2021-03249	PROPERTY TRANSFER	0.0						
ST ONGE WILLIAM E & KRIST	HOEKWATER ELAINE & IMBESI	365,000	09/01/2021	WD	03-ARM'S LENGTH	2021-02964	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
7319 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%		MAP #:										
TOTH ERIK & LINDSEY 3540 12 MILE RD NE ROCKFORD MI 49341		2024 Est TCV 352,296 TCV/TFA: 372.80												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 19 TOM'S BAY.		X		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
		X Paved Road		Storm Sewer		B 67' @ 3000/FF 55.04 123.00 1.0504 0.9920 3000 100 172,066								
		X Sidewalk		Water		52 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 172,066								
		X Sewer		D/W/P: 3.5 Concrete		Land Improvement Cost Estimates								
		X Electric		Wood Frame		Description Rate Size % Good Cash Value								
		X Gas		Total Estimated Land Improvements True Cash Value =		D/W/P: 3.5 Concrete 6.58 616 71 2,878								
		Curb				Wood Frame 28.00 120 72 2,419								
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		X High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017 INSPECTED						2024	86,000	90,100	176,100			176,100S
								2023	41,700	82,800	124,500			121,065C
								2022	40,700	74,600	115,300			115,300S
								2021	38,000	67,300	105,300	0M	105,300C	84,801C

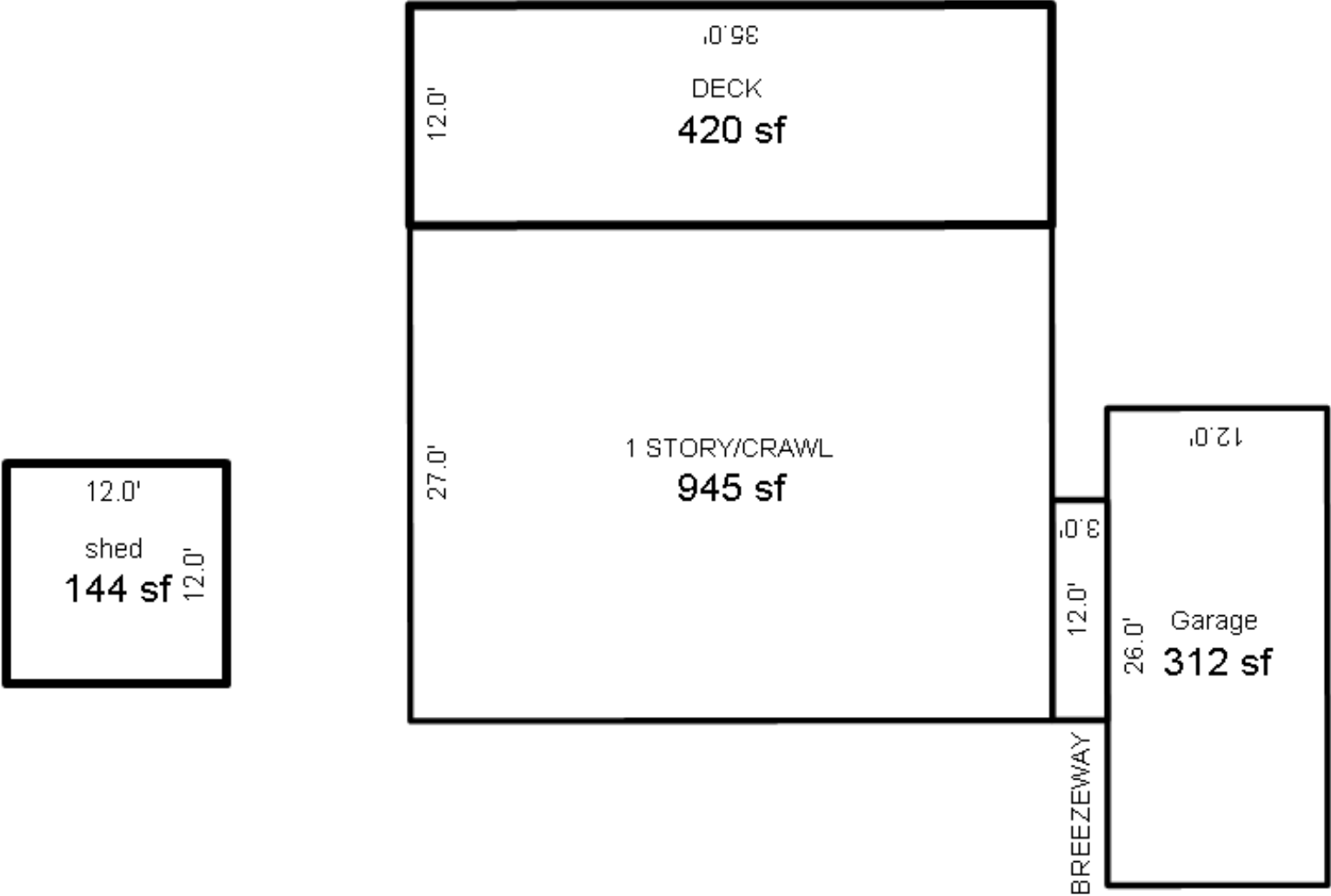


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood 36 Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 312 % 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: 29 Floor Area: 945 Total Base New : 168,772 Total Depr Cost: 119,817 Estimated T.C.V: 174,933			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	Plaster											
Yr Built 1972		Remodeled 2022		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
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													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 945 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: Brick		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										
				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 = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas										Cls C 5 Blt 1972					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 945										Total:		133,276 94,615			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		1,476 1,048			
Deck															
Treated Wood										420		6,737 4,783			
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Finished)															
Base Cost										312		17,859 12,680			
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			
Breezeways															
Frame Wall										36		2,478 1,759			
Local Cost Items															
SANITARY SEWER										1		0 0			
Notes:															
ECF (4082 LAKE MISSAUKEE NORTH SHORE)										1.460 =>		TCV: 174,933			

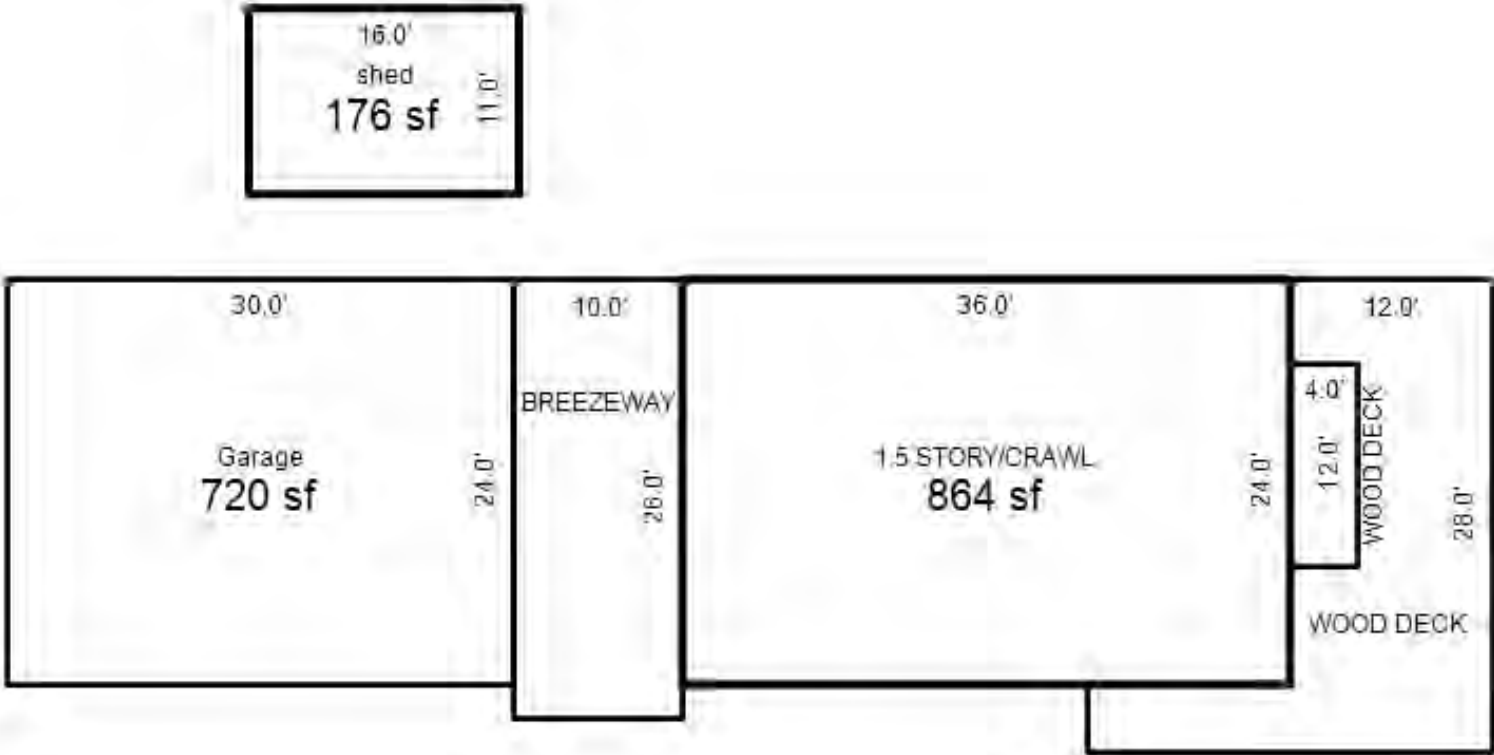
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 48 Treated Wood 384 Treated Wood 260 Brzwy, FW		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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1	Class: C +5 Effec. Age: 25 Floor Area: 1,296 Total Base New : 237,814 Total Depr Cost: 178,362 Estimated T.C.V: 260,409	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration		Bsmt Garage:	
Building Style: 1.5S		X Drywall	Plaster		Central Air Wood Furnace						(12) Electric			X	Cls C 5 Blt 1978
Yr Built 1978	Remodeled 1986	Ex	X Ord		Min	0 Amps Service					No./Qual. of Fixtures		No. of Elec. Outlets	
Condition: Average		Size of Closets		Lg	X Ord	Small	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		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: 159,603 119,706		Other Additions/Adjustments		
	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		Deck Treated Wood Treated Wood		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 29,023 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014		Built-Ins Appliance Allow. 1 2,766 2,074 Fireplaces Exterior 2 Story 1 8,024 6,018 Breezeways Frame Wall 260 17,893 13,420		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer		Local Cost Items SANITARY SEWER 1 0 0		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Many Avg. Few Large Avg. Small	(7) Excavation		Basement: 0 S.F. Crawl: 864 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		Lump Sum Items:				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish								
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)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						
(2) Windows	Many Avg. Few Large Avg. Small	(10) Floor Support												
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support												
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		(10) Floor Support												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DULLOCK ROBERT J & CONSTA	DZIK DAVID C & LINDA	210,000	07/25/2019	WD	03-ARM'S LENGTH	2019-02307	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7299 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DZIK DAVID C & LINDA 6123 LEDWIN DR TROY MI 48098	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 364,381 TCV/TFA: 272.74					

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 TOM'S BAY.	X		Dirt Road	60.07	150.00	1.0277	1.0425	3000	100	193,074	
Comments/Influences	X		Gravel Road	60 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	193,074

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	Wood Frame	30.57	90 50	1,375
				Total Estimated Land Improvements True Cash Value = 1,375			

Comments/Influences	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				2024	96,500	85,700	182,200			119,870C
					2023	48,900	81,700	130,600			114,162C
					2022	45,000	73,600	118,600			108,726C
					2021	42,000	66,400	108,400			105,253C

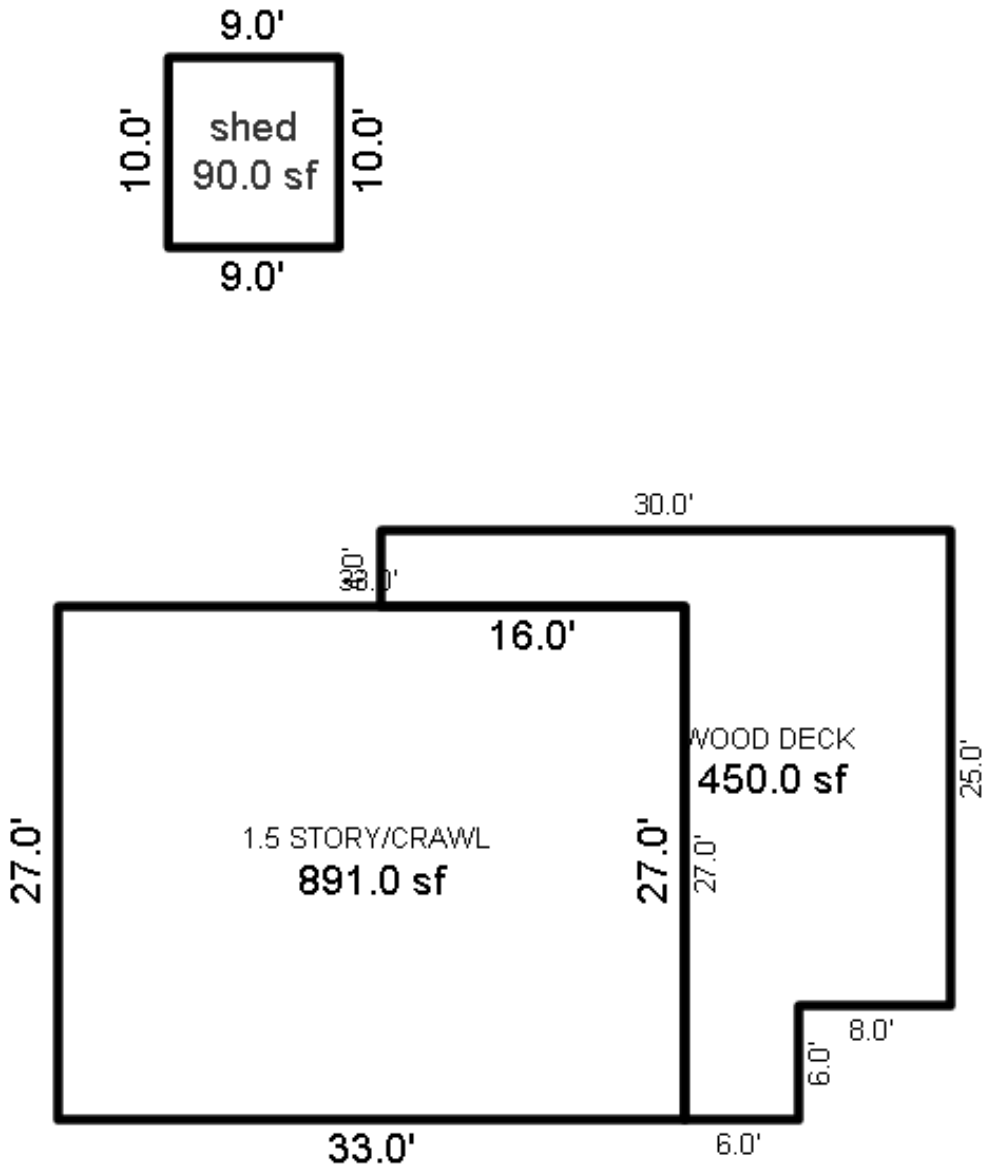


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 450	Type Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1972		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:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures											
	Insulation				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg.	X	Large Avg.		Many	X	Ave.	Few								
	Few Small	Basement: 0 S.F. Crawl: 891 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)											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	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:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C		Blt 1972				
(11) Heating System: Forced Heat & Cool																
Ground Area = 891 SF Floor Area = 1336 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 891										Total:		162,294		105,492		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,476		959		
Deck																
Treated Wood										450		7,043		4,578		
Balcony																
Wood Balcony										32		1,304		848		
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		
Notes:										Totals:		179,063		116,392		
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV:														169,932		

*** 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.
HOOGLAND FRANK & DEBRA TR	CAHILL CHARLES E & DUZEY	375,000	04/02/2018	WD	03-ARM'S LENGTH	2018-01003	PROPERTY TRANSFER	100.0
		187,500	07/01/1998	WD	33-TO BE DETERMINED	03-0:3367	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7289 W WHITE BIRCH AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/05/2018					
Owner's Name/Address	MAP #:					
CAHILL CHARLES E & DUZEY LAURA S 7289 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 605,094 TCV/TFA: 209.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. LOT 22 TOM'S BAY.	X		B 67' @ 3000/FF	60.07	157.00	195,288
Comments/Influences			60 Actual Front Feet, 0.22 Total Acres			195,288

Tax Description	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dock: Light posts	42.92	216 0	0
	X	D/W/P: 3.5 Concrete	6.58	138 0	0

Topography of Site	X Level	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =			2,375



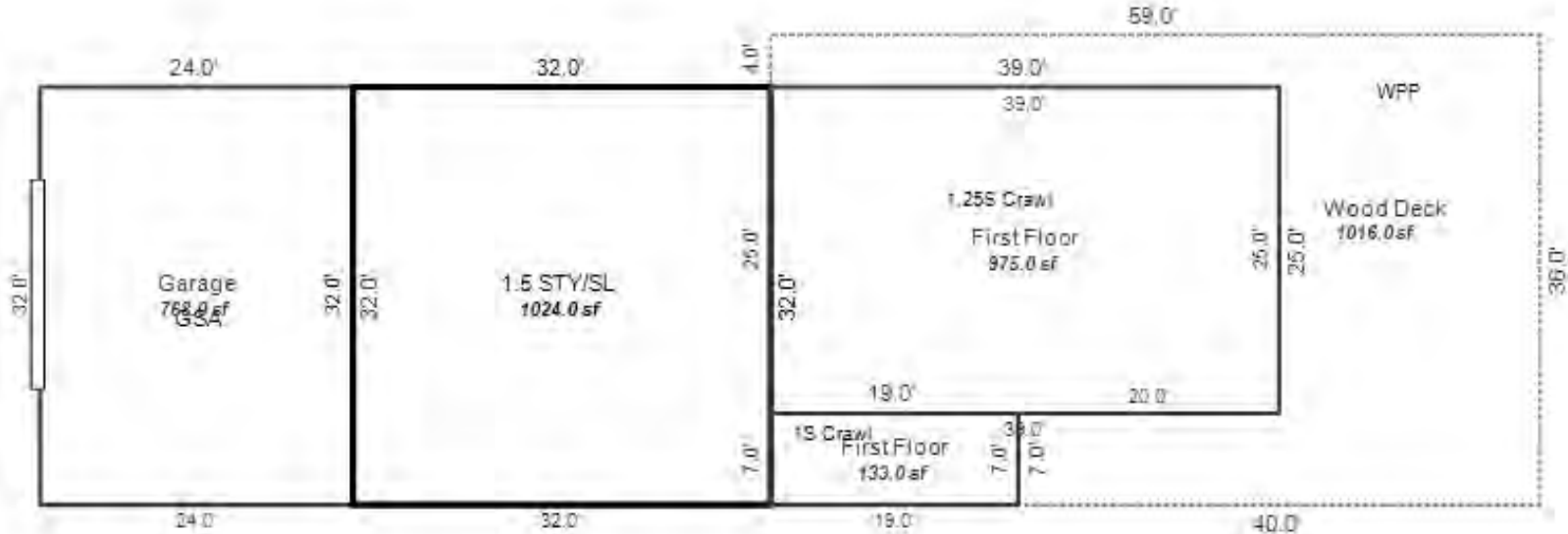
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	97,600	204,900	302,500			216,757C
2023	49,600	195,600	245,200			206,436C
2022	45,000	176,300	221,300			196,606C
2021	42,000	159,000	201,000			190,326C

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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	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 1 Direct-Vented Ga	Area 1016	Type 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 384 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: 35 Floor Area: 2,888 Total Base New : 429,359 Total Depr Cost: 279,062 Estimated T.C.V: 407,431		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 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 2132 SF Floor Area = 2888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 10 Blt 1971					
Yr Built 1971 199	Remodeled 2001	X	Ex		Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric		1.25 Story Siding Crawl Space 975		1.024					
Room List		X	Lg	Ord	Small	0 Amps Service		1 Story Siding Crawl Space 133		Total: 355,580		231,106				
Basement 1st Floor 2nd Floor 4 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		1.5 Story Siding Slab 1,024		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath		959 6,039			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost 768 36,710		Storage Over Garage 384 5,276		Common Wall: 1 Wall 1 -2,686 -1,746		Door Opener 1 547 356		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1108 S.F. Slab: 1024 S.F. Height to Joists: 0.0			Lump Sum Items:		Water/Sewer		Public Sewer 1 1,494 971		Water Well, 50 Feet 1 2,686 1,746			
X	Many Avg. X Few	X	Large Avg. Small	(8) Basement			Built-Ins		Appliance Allow.		1 2,766 1,798					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Fireplaces		Direct-Vented Gas		1 3,021 1,964					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck		Treated Wood		1016 13,198 8,579					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Water/Sewer		Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANN ROBERT K & KATHARINE	GANN ROBERT K TRUST & GAN	0	07/27/2015	QC	09-FAMILY	2015-02699	DEED	0.0
		95,000	08/01/1995	WD	33-TO BE DETERMINED	320:1179	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7279 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/24/2002					
Owner's Name/Address	MAP #:					
GANN ROBERT K TRUST & GANN KATHARINE L TRUST PO BOX 526 LAKE CITY MI 49651	2024 Est TCV 368,286 TCV/TFA: 295.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. LOT 23 TOM'S BAY.	X		B 67' @ 3000/FF	60.07	161.00	196,520
Comments/Influences			60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 196,520			

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	120 50	395
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	825 50	3,374
	X	Paved Road	Wood Frame	23.74	288 50	3,418
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			7,187
	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	98,300	85,800	184,100			85,097C
X Rolling	2023	49,900	81,900	131,800			81,045C
X Low	2022	45,000	71,400	116,400			77,186C
X High	2021	42,000	64,400	106,400			74,721C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

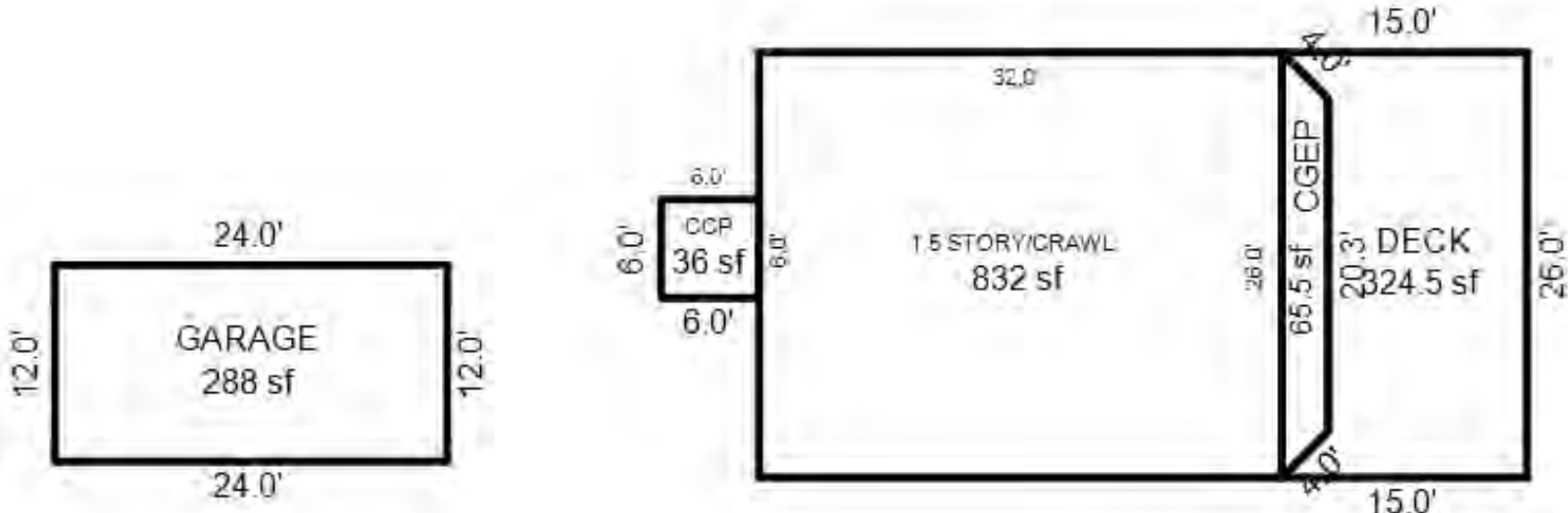


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*** Information herein deemed reliable but not guaranteed***

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	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 36 65 324	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 35 Floor Area: 1,248 Total Base New : 173,425 Total Depr Cost: 112,725 Estimated T.C.V: 164,579				Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall	Plaster Wood T&G									
Yr Built 1972		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	X	Drywall	No. of Elec. Outlets									
	Insulation			Many	Ave.	X	Few						
(2) Windows		(7) Excavation		(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer									
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:									
(3) Roof		(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:									
X	Asphalt Shingle												
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 832 SF Floor Area = 1248 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 832 Total: 152,492 99,119 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Porches CCP (1 Story) 36 1,157 752 CGEP (1 Story) 65 5,668 3,684 Deck Treated Wood 324 5,686 3,696 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 173,425 112,725													
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCY: 164,579													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEFAN & MARIA ET	ANDRASH STEPHAN & PATRICI	0	11/26/2007	QC	21-NOT USED/OTHER	2007/4052	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7269 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	05/10/2018	2018-0155	100%

Owner's Name/Address	MAP #:
ANDRASH STEPHAN & PATRICIA 7269 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 526,035 TCV/TFA: 298.88

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
. LOT 24 TOM'S BAY.	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 67' @ 3000/FF</td> <td>60.07</td> <td>166.00</td> <td>1.0277</td> <td>1.0692</td> <td>3000</td> <td>100</td> <td></td> <td>198,028</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 198,028</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 67' @ 3000/FF	60.07	166.00	1.0277	1.0692	3000	100		198,028	60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 198,028
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B 67' @ 3000/FF	60.07	166.00	1.0277	1.0692	3000	100		198,028																						
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 198,028																						

Comments/Influences	Public Improvements	Land Improvement Cost Estimates																				
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>828</td> <td>50</td> <td>2,550</td> </tr> <tr> <td>D/W/P: Patio Blocks</td> <td>14.27</td> <td>100</td> <td>50</td> <td>713</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,263</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.16	828	50	2,550	D/W/P: Patio Blocks	14.27	100	50	713	Total Estimated Land Improvements True Cash Value =				3,263
Description	Rate	Size	% Good	Cash Value																		
D/W/P: 3.5 Concrete	6.16	828	50	2,550																		
D/W/P: Patio Blocks	14.27	100	50	713																		
Total Estimated Land Improvements True Cash Value =				3,263																		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	99,000	164,000	263,000			172,818C
X Rolling	2023	50,400	157,600	208,000			164,589C
X Low	2022	45,000	142,100	187,100			156,752C
X High	2021	42,000	128,200	170,200			151,745C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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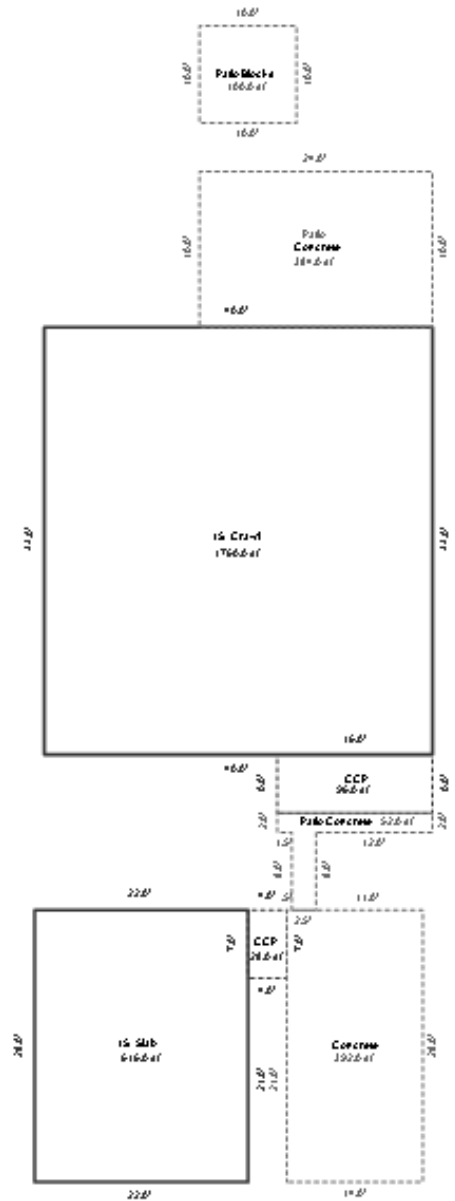
*** Information herein deemed reliable but not guaranteed***

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache 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			1			Class: CD Effec. Age: 45 Floor Area: 0 Total Base New : 29,432 Total Depr Cost: 16,188 Estimated T.C.V: 23,634		E.C.F. X 1.460		Bsmnt Garage:	
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace							Roof:	
Yr Built 1972		Remodeled 0		Size of Closets			(12) Electric								
Condition: Average		Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD	Blt 1972	
Room List		Doors	Solid	X H.C.	Ex. Ord. X Min			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior		Kitchen:	Other:	Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas								
	Insulation	X Drywall		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		1			Other Additions/Adjustments								
	Many Avg. X 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			Garages								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 572 26,798 14,739 Door Opener 1 485 267 Fireplaces Wood Stove 1 2,149 1,182 Totals: 29,432 16,188								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: FORMER GARAGE CONVERTED TO HOUSE ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 23,634								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	96	CCP (1 Story)	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: CD Effec. Age: 1 Floor Area: 1,760 Total Base New : 208,323 Total Depr Cost: 206,240 Estimated T.C.V: 301,110
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1760 SF Floor Area = 1760 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls CD Blt 2019								
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Building Areas								
A-Frame		Trim & Decoration		Kitchen: Other: Other:			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few			1 Story Siding Crawl Space 1,760								
Building Style: 1S		Size of Closets		(12) Electric			(13) Plumbing			Total: 191,851 189,932								
Yr Built 2019		Lg Ord Small		0 Amps Service			Average Fixture(s)			Plumbing								
Remodeled 0		Doors Solid H.C.		No. of Fixtures			3 Fixture Bath			Average Fixture(s)								
Condition: Average		(5) Floors		Ex. Ord. Min			2 Fixture Bath			3 Fixture Bath								
Room List		Basement		No. of Elec. Outlets			Softener, Auto			Porches								
Basement		1st Floor		Many Ave. Few			Softener, Manual			CCP (1 Story)								
1st Floor		2nd Floor		(14) Water/Sewer			Solar Water Heat			Water/Sewer								
2nd Floor		3 Bedrooms		Public Water			No Plumbing			Public Sewer								
3 Bedrooms		(6) Ceilings		Public Sewer			Extra Toilet			Water Well, 100 Feet								
(1) Exterior		Wood/Shingle		Water Well			Extra Sink			Built-Ins								
Wood/Shingle		Aluminum/Vinyl		1000 Gal Septic			Separate Shower			Appliance Allow.								
Aluminum/Vinyl		Brick		2000 Gal Septic			Ceramic Tile Floor			Local Cost Items								
Brick		Insulation		Lump Sum Items:			Ceramic Tile Wains			GENERATOR								
Insulation		(7) Excavation		Lump Sum Items:			Ceramic Tub Alcove			Totals: 208,323 206,240								
(2) Windows		Basement: 0 S.F. Crawl: 1760 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Vent Fan			Notes:								
Many Avg. Few		Large Avg. Small		Lump Sum Items:			Vent Fan			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 301,110								
Wood Sash		(8) Basement		Lump Sum Items:			Vent Fan											
Metal Sash		Conc. Block		Lump Sum Items:			Vent Fan											
Vinyl Sash		Poured Conc.		Lump Sum Items:			Vent Fan											
Double Hung		Stone		Lump Sum Items:			Vent Fan											
Horiz. Slide		Treated Wood		Lump Sum Items:			Vent Fan											
Casement		Concrete Floor		Lump Sum Items:			Vent Fan											
Double Glass		(9) Basement Finish		Lump Sum Items:			Vent Fan											
Patio Doors		Recreation SF		Lump Sum Items:			Vent Fan											
Storms & Screens		Living SF		Lump Sum Items:			Vent Fan											
(3) Roof		Walkout Doors (B)		Lump Sum Items:			Vent Fan											
Gable		No Floor SF		Lump Sum Items:			Vent Fan											
Hip		Walkout Doors (A)		Lump Sum Items:			Vent Fan											
Gambrel		(10) Floor Support		Lump Sum Items:			Vent Fan											
Mansard		Joists:		Lump Sum Items:			Vent Fan											
Flat		Unsupported Len:		Lump Sum Items:			Vent Fan											
Shed		Cntr.Sup:		Lump Sum Items:			Vent Fan											
Asphalt Shingle		Chimney:		Lump Sum Items:			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.
METZGER ANA & BYRSKI KATH	METZGER JAMES & ANNA	0	08/27/2020	QC	09-FAMILY	2020-02696	PROPERTY TRANSFER	25.0
MANDRUCH RAISA	METZGER ANNA & BYRSKI KAT	0	07/30/2019	AFF	07-DEATH CERTIFICATE	OBITURAY	PROPERTY TRANSFER	0.0
MANDRUCH MIKE	MANDRUCH RAISA	0	06/02/2016	QC	09-FAMILY	2020-02486	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7259 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/24/2018	2018-0437	100%

Owner's Name/Address	MAP #:
METZGER JAMES & ANNA 19537 FAULMAN RD CLINTON TOWNSHIP MI 48035	2024 Est TCV 396,361 TCV/TFA: 314.57

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

Tax Description	Dirt Road	B 67' @ 3000/FF 60.07 171.00 1.0277 1.0772 3000 100	199,503
. LOT 25 TOM'S BAY.	Gravel Road	60 Actual Front Feet, 0.24 Total Acres	Total Est. Land Value = 199,503

Comments/Influences	X	Land Improvement Cost Estimates
		Description Rate Size % Good Cash Value

	X	D/W/P: 3.5 Concrete	6.58	288	0	0
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X	Residential Local Cost Land Improvements
X	Description Rate Size % Good Cash Value

X	Gas	LAND IMPROVE 1000	1,000.00	1	100	1,000
	Curb	Total Estimated Land Improvements True Cash Value =				1,000

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	99,800	98,400	198,200			104,899C
2023	50,900	93,900	144,800			99,904C
2022	45,000	84,700	129,700			95,147C
2021	42,000	76,400	118,400			92,108C

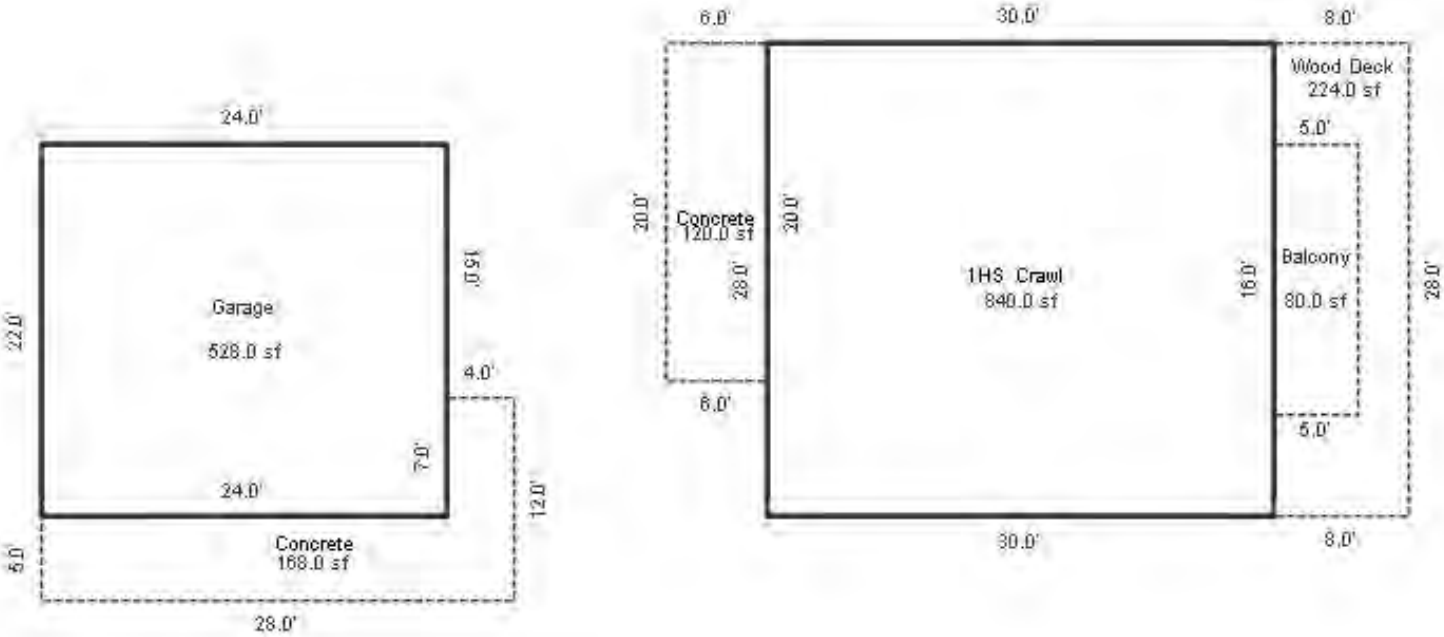


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		Size of Closets												
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		X	Ord	Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior							0 Amps Service									
							No./Qual. of Fixtures									
							Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets												
		X	Drywall				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement														
X	Horiz. Slide Casement 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	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 Metal	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C Blt 1978						
Stories Exterior Foundation Size Cost New Depr. Cost										1.5 Story Siding Crawl Space 840		Total: 149,008 104,306				
Other Additions/Adjustments																
Plumbing										Average Fixture(s) 1		1,476		1,033		
Deck										2 Fixture Bath 1		3,108		2,176		
Balcony										Treated Wood 224		4,467		3,127		
Garages										Wood Balcony 80		3,259		2,281		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost 576		22,285		15,599		
Water/Sewer										Door Opener 2		1,093		765		
Public Sewer										1		1,494		1,046		
Water Well, 50 Feet										1		2,686		1,880		
Built-Ins										Appliance Allow. 1		2,766		1,936		
Local Cost Items										SANITARY SEWER 1		0		0		
Notes:										Totals: 191,642		134,149				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCY:												195,858				

*** 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.
WYKES JOSEPH A & BARBARA	WYKES FAMILY TRUST	0	01/27/2021	QC	09-FAMILY	2021-00371	PROPERTY TRANSFER	0.0
WOOD TRUST	WYKES JOSEPH A & BARBARA	260,000	08/04/2006	WD	03-ARM'S LENGTH	06-0/2862	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7249 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/07/2018	2018-0465	100%

Owner's Name/Address	MAP #:
WYKES FAMILY TRUST 5494 HIGHLAWN WAY BRIGHTON MI 48174	2024 Est TCV 419,635 TCV/TFA: 285.47

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B 67' @ 3000/FF</td> <td>60.06</td> <td>171.00</td> <td>1.0277</td> <td>1.0772</td> <td>3000</td> <td>100</td> <td></td> <td>199,461</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.24 Total Acres</td> <td>Total Est. Land Value = 199,461</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 67' @ 3000/FF	60.06	171.00	1.0277	1.0772	3000	100		199,461	60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 199,461
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
B 67' @ 3000/FF	60.06	171.00	1.0277	1.0772	3000	100		199,461																					
60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 199,461																					

Tax Description	Public Improvements	Land Improvement Cost Estimates															
. LOT 26 TOM'S BAY.	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>550</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Brick on Sand</td> <td>18.02</td> <td>331</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.97	550	0	0	D/W/P: Brick on Sand	18.02	331	0	0
Description	Rate		Size	% Good	Cash Value												
D/W/P: 4in Concrete	6.97	550	0	0													
D/W/P: Brick on Sand	18.02	331	0	0													
Comments/Influences	X Paved Road	Residential Local Cost Land Improvements															

20805749 \$270,000	X Sewer	X Electric	X Gas	X Curb	Description	Rate	Size	% Good	Cash Value
					D/W/P: 4in Concrete	6.97	550	0	0
					D/W/P: Brick on Sand	18.02	331	0	0
					LAND IMPROVE 2500	2,500.00	1	100	2,500
					Total Estimated Land Improvements True Cash Value = 2,500				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	99,700	110,100	209,800			111,221C
X Rolling	2023	50,900	105,100	156,000			105,925C
X Low	2022	45,000	94,800	139,800			100,881C
X High	2021	42,000	85,600	127,600			97,659C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

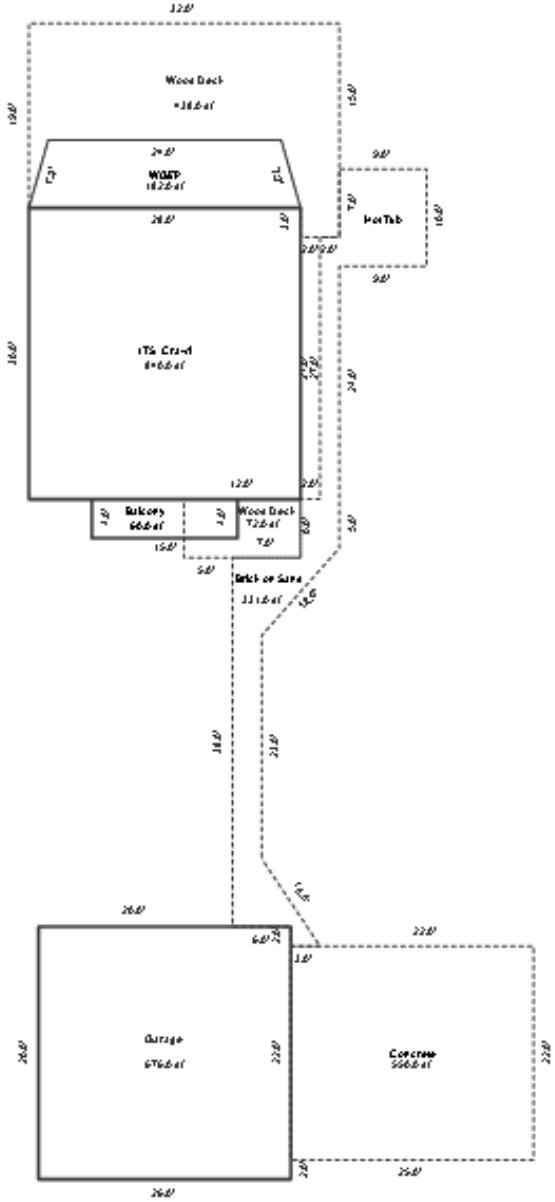


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*** Information herein deemed reliable but not guaranteed***

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		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Hot Tub 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	Wood Stove Direct-Vented Ga	182 438 72 60	WGEP (1 Story) Treated Wood Treated Wood Wood Balcony	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																																																																																																																												
Building Style: 1.75S		X Drywall X Paneled												Plaster Wood T&G		Trim & Decoration		Size of Closets		Ex X Ord Min																																																																																																																					
Yr Built 1973	Remodeled 0	Lg X Ord Small												Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min																																																																																																																			
Condition: Average		Doors Solid X H.C.												(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing																																																																																																																			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 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) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer																																																																																																																											
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(2) Windows		X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																											
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1973</p> <p>(11) Heating System: Electric Baseboard Ground Area = 840 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</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>1.75 Story</td> <td>Siding</td> <td></td> <td>Crawl Space</td> <td>840</td> <td>169,393</td> <td>101,635</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td>Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>886</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>1,865</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td>WGEP (1 Story)</td> <td>182</td> <td>14,240</td> <td>8,544</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td>Treated Wood</td> <td>438</td> <td>6,925</td> <td>4,155</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Treated Wood</td> <td>72</td> <td>2,140</td> <td>1,284</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> <td>Wood Balcony</td> <td>60</td> <td>2,444</td> <td>1,466</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td colspan="3">Class: C Exterior: Siding Foundation: 18 Inch (Finished)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Base Cost</td> <td>676</td> <td>30,778</td> <td>18,467</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Door Opener</td> <td>2</td> <td>1,093</td> <td>656</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>896</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>1,612</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,660</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Hot Tub</td> <td>1</td> <td>7,392</td> <td>4,435</td> </tr> </tbody> </table> <p>Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding		Crawl Space	840	169,393	101,635	Other Additions/Adjustments							Plumbing				Average Fixture(s)	1	1,476	886					2 Fixture Bath	1	3,108	1,865	Porches				WGEP (1 Story)	182	14,240	8,544	Deck				Treated Wood	438	6,925	4,155					Treated Wood	72	2,140	1,284	Balcony				Wood Balcony	60	2,444	1,466	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Finished)							Base Cost	676	30,778	18,467					Door Opener	2	1,093	656	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					Hot Tub	1	7,392	4,435
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES GARY R ESTATE	ZAK FELECIA TRUST	400,000	10/24/2023	WD	03-ARM'S LENGTH	2023-02957	PROPERTY TRANSFER	100.0
HUGHES GARY R	HUGHES GARY R ESTATE	0	09/13/2022	OTH	07-DEATH CERTIFICATE	2023-00475	DEED	100.0
HUGHES THOMAS E JR & GARY	HUGHES GARY R	0	11/28/2004	OTH	21-NOT USED/OTHER	04-0/5055	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7239 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	07/19/2004	20040259	Complete

Owner's Name/Address	MAP #:
ZAK FELECIA TRUST 1017 CHRISTIAN HILLS ROCHESTER HILLS MI 48309	2024 Est TCV 392,137 TCV/TFA: 280.10

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 27 TOM'S BAY.	B 67' @ 3000/FF	60.06	165.00	1.0277	1.0676	3000	100		197,688

Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
				* Factors *

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
X Sewer	6.16	572	50	1,762
X Electric	18.92	64	45	545
X Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Total Estimated Land Improvements True Cash Value =				3,228

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	98,800	97,300	196,100			196,100S
2023	50,300	95,300	145,600			145,600S
2022	45,000	91,000	136,000			94,109C
2021	42,000	82,000	124,000			91,103C

Who	When	What
TPC	06/09/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

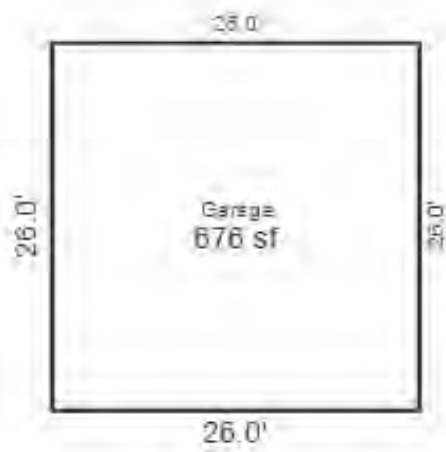
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																												
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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 128 72	Type WCP (1 Story) WPP	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 79 Storage Area: 0 No Conc. Floor: 0																																																																																																																											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,400 Total Base New : 196,711 Total Depr Cost: 130,973 Estimated T.C.V: 191,221			E.C.F. X 1.460																																																																																																																													
Building Style: 1S		Yr Built 1974		Remodeled 2004		Condition: Average			Room List			Basement 1st Floor 2nd Floor 4 Bedrooms			(1) Exterior																																																																																																																													
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Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1400 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement																																																																																																																														
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X Asphalt Shingle		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:			Notes: 2004 ADDITION ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.460 => TCV: 191,221																																																																																																																															
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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	21-NOT USED/OTHER	2008/1058	DEED	0.0
		8,000	06/01/1995	WD	33-TO BE DETERMINED	294:315	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/15/2012	2012-0174	100%

Owner's Name/Address	P.R.E.	MAP #:
HORN BRUCE L & CATHARINE G (TTEE) HORN BRUCE L & CATARINE G TRUST PO BOX 394 LAKE CITY MI 49651	0%	2024 Est TCV 70,520 TCV/TFA: 0.00

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 28 TOM'S BAY NO 2.	X		Dirt Road	101.00	134.00	27,714
Comments/Influences	X		Gravel Road	101 Actual Front Feet, 0.31 Total Acres	0.9025 1.0135	27,714

Comments/Influences	X	Description	* Factors *		Rate	%Adj.	Reason	Cash Value
			Front	Depth				
	X	Land Improvement Cost Estimates						
	X	Water	8.18	623	0		0	
	X	Sewer	28.00	120	50		1,680	
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	13,900	21,400	35,300			18,153C
	Low	2023	13,900	18,800	32,700			17,289C
	High	2022	15,000	17,100	32,100			16,466C
	Landscaped	2021	12,500	15,800	28,300			15,940C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	04/28/2018	INSPECTED	2024	13,900	21,400	35,300			18,153C
TPC	12/27/2017	INSPECTED	2023	13,900	18,800	32,700			17,289C
TPC	08/20/2017	INSPECTED	2022	15,000	17,100	32,100			16,466C
			2021	12,500	15,800	28,300			15,940C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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: 10 Floor Area: 0 Total Base New : 39,142 Total Depr Cost: 35,228 Estimated T.C.V: 38,751
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 2012		
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=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2012		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		1		-4,646 -4,181		
Condition: Average		Doors Solid H.C.		Notes:			Notes:		Garages		1		547 492		
Room List		(5) Floors		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		Door Opener		1		43,241 38,917		
Basement		Kitchen:		Lump Sum Items:			Lump Sum Items:		Base Cost		1792		39,142 35,228		
1st Floor		Other:		Lump Sum Items:			Lump Sum Items:		Class: C Exterior: Pole (Unfinished)		Totals:		39,142 35,228		
2nd Floor		Other:		Lump Sum Items:			Lump Sum Items:		Door Opener		Totals:		39,142 35,228		
Bedrooms		(6) Ceilings		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
(1) Exterior		(7) Excavation		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Wood/Shingle		Basement: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Aluminum/Vinyl		Crawl: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Brick		Slab: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Insulation		Height to Joists: 0.0		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
(2) Windows		(8) Basement		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Many		Conc. Block		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Avg.		Poured Conc.		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Few		Stone		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Large		Treated Wood		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Avg.		Concrete Floor		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Small		(9) Basement Finish		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Wood Sash		Recreation SF		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Metal Sash		Living SF		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Vinyl Sash		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Double Hung		No Floor SF		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Horiz. Slide		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Casement		(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Double Glass		Joists:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Patio Doors		Unsupported Len:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Storms & Screens		Cntr.Sup:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
(3) Roof		Asphalt Shingle		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Gable		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Hip		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Flat		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Gambrel		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Mansard		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		
Shed		Chimney:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals:		39,142 35,228		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SHURTER JEFFREY ETAL 2203 BELLE MEADE DRIVE DAVISON MI 48423		MAP #:		2024 Est TCV 56,561 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 29 TOM'S BAY NO 2.		Public Improvements		* Factors * 100X166 M/L								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		F 67' @ 300/	100.00	166.00	0.9047	1.0692	300	100		29,021
		Paved Road		100 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =		29,021	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Metal Prefab	17.05	84	45	644				
		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 =					1,594			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	14,500	13,800	28,300			13,915C		
		Rolling										
		Low										
		X High		2023	14,500	12,100	26,600			13,253C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2022	15,000	10,900	25,900			12,622C	
		TPC 04/30/2021 INSPECTED		2021	15,200	10,200	25,400			12,219C		
		TPC 12/27/2017 INSPECTED										

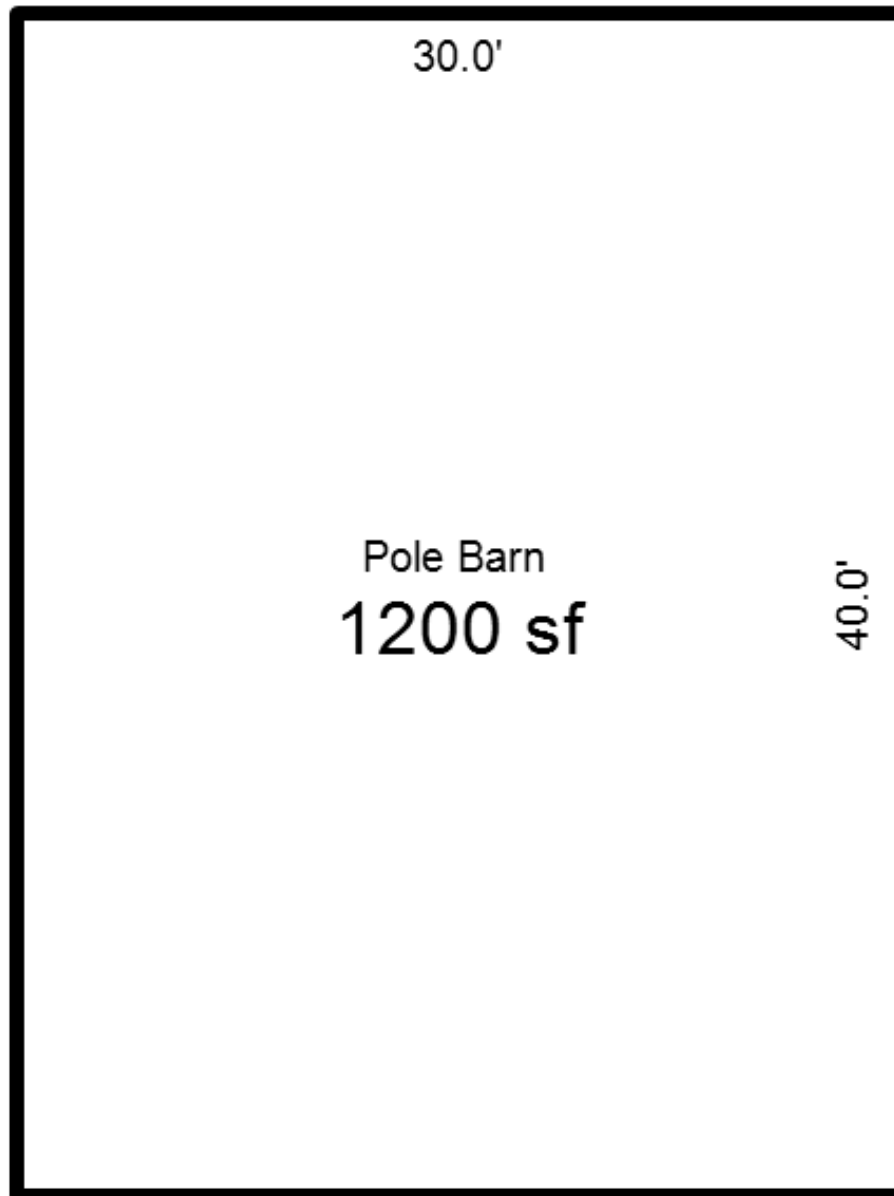


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: 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: 91 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 25,920 Total Depr Cost: 23,587 Estimated T.C.V: 25,946							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100								
	Yr Built 0	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	(6) Ceilings			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	CD	Blt	0	
	Insulation	No./Qual. of Fixtures			No. of Elec. Outlets			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF Floor Area = 0 SF.				
	(2) Windows	Ex.	Ord.	Min	Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas				
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Other Additions/Adjustments			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			Garages			Class: CD Exterior: Pole (Unfinished)				
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Base Cost			1200 25,920 23,587 *				
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:			Totals: 25,920 23,587			
	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:			25,946				
	Chimney:	(10) Floor Support			Lump Sum Items:										
		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.
ST ONGE WILLIAM E & KRIST	SCHRAM LINDA C & CHARLES	60,000	09/23/2020	QC	21-NOT USED/OTHER	2020-02765	DEED	100.0
PI'S PROPERTY MANAGEMENT	ST ONGE WILLIAM & KRISTIN	50,000	09/11/2012	QC	21-NOT USED/OTHER	2012-03000	PROPERTY TRANSFER	100.0
ST ONGE WILLIAM E & KRIST	PI'S PROPERTY MANAGEMENT	50,000	05/19/2009	WD	03-ARM'S LENGTH	2009/2383	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7370 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/13/2005	20050220	Complete

Owner's Name/Address	MAP #:
SCHRAM LINDA C & CHARLES P 697 TANBARK DR DIMONDALE MI 48821	2024 Est TCV 56,641 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 30 TOM'S BAY NO 2.			
Comments/Influences			

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

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

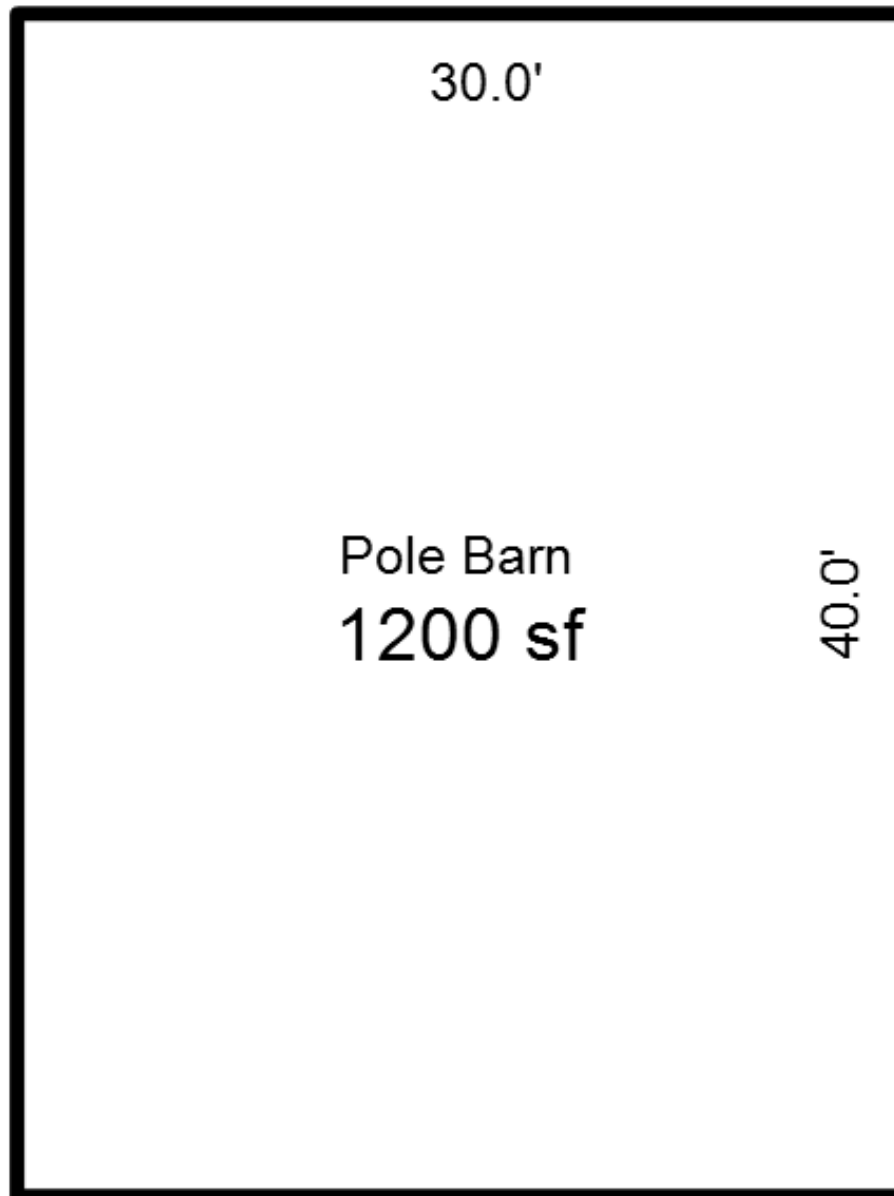
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,400	13,900	28,300			27,405C
2023	14,400	11,700	26,100			26,100S
2022	15,000	11,100	26,100			26,031C
2021	15,000	10,200	25,200			25,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2005	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Two Sided		Exterior 1 Story		Class: CD			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Exterior: Pole		Brick Ven.: 0			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Stone Ven.: 0		Common Wall: Detache		
	Wood Frame	Drywall		Plaster		Electric Baseboard			Prefab 2 Story		Foundation: 18 Inch		Finished?:		
	Building Style:	Paneled	Wood T&G		Elec. Ceil. Radiant			Heat Circulator		Auto. Doors: 0		Mech. Doors: 1		Area: 1200	
	GRG	Trim & Decoration			Radiant (in-floor)			Raised Hearth		Storage Area: 0		No Conc. Floor: 0			
	Yr Built	Remodeled	Ex	Ord	Min	Space Heater			Wood Stove		Bsmnt Garage:		Roof:		
	2005	0	Size of Closets			Wall/Floor Furnace			Direct-Vented Ga		E.C.F.				
Condition: Average		Lg	Ord	Small	Forced Heat & Cool			Class: C		Effec. Age: 6					
Room List		Doors	Solid	H.C.	Heat Pump			Floor Area: 0		Total Base New : 25,920		X 1.100			
Basement	(5) Floors			Central Air			Total Depr Cost: 24,365		Estimated T.C.V: 26,802						
1st Floor	Kitchen:			Wood Furnace			Sauna								
2nd Floor	Other:			(12) Electric			Trash Compactor								
Bedrooms	Other:			0 Amps Service			Central Vacuum								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Security System							
Wood/Shingle	(6) Ceilings			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2005				
Aluminum/Vinyl				Many Ave. Few			(11) Heating System: No Heating/Cooling								
Brick				(13) Plumbing			Ground Area = 0 SF Floor Area = 0 SF.								
Insulation	(7) Excavation			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94								
(2) Windows		Basement: 0 S.F.			1			Building Areas							
Many	Large	Crawl: 0 S.F.			3 Fixture Bath			Stories Exterior Foundation		Size		Cost New		Depr. Cost	
Avg.	Avg.	Slab: 0 S.F.			2 Fixture Bath			Other Additions/Adjustments							
Few	Small	Height to Joists: 0.0			Softener, Auto			Garages							
Wood Sash	(8) Basement			Softener, Manual			Class: CD Exterior: Pole (Unfinished)								
Metal Sash	Conc. Block			Solar Water Heat			Base Cost		1200		25,920		24,365		
Vinyl Sash	Poured Conc.			No Plumbing			Notes:								
Double Hung	Stone			Extra Toilet			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TC						26,802		
Horiz. Slide	Treated Wood			Extra Sink											
Casement	Concrete Floor			Separate Shower											
Double Glass	(9) Basement Finish			Ceramic Tile Floor											
Patio Doors				Ceramic Tile Wains											
Storms & Screens				Ceramic Tub Alcove											
(3) Roof		(10) Floor Support			(14) Water/Sewer										
Gable	Gambrel	Recreation SF			Public Water										
Hip	Mansard	Living SF			Public Sewer										
Flat	Shed	Walkout Doors (B)			Water Well										
Asphalt Shingle	No Floor SF			1000 Gal Septic											
Chimney:	Walkout Doors (A)			2000 Gal Septic											
		Joists:			Lump Sum Items:										
		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.
BRAMAN FREDERICK III ETAL	COLLETT ROBERT & CYNTHIA	510,000	08/20/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02938	PROPERTY TRANSFER	100.0
BRAMAN PAUL THOMAS ESTATE	BRAMAN LA LITA (SPOUSE OF	0	08/07/2006	QC	21-NOT USED/OTHER	2007/369	DEED	0.0

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

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

Owner's Name/Address: COLLETT ROBERT & CYNTHIA
 6969 TORREY ST
 ARVADA CO 80007
 2024 Est TCV 28,764

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors * 100*160.2 IRR						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			F 67' @ 300/	100.00	160.20	0.9047	1.0598	300 100	28,764
			100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 28,764						

Tax Description: . SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.

Comments/Influences:

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

Topography of Site:

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	14,400	0	14,400			14,400S
		TPC 04/30/2021 INSPECTED	2023	14,400	0	14,400			14,400S
		TPC 12/27/2017 INSPECTED	2022	15,000	0	15,000			15,000S
		TPC 10/10/2011 INSPECTED	2021	14,700	0	14,700			2,962C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DANN PETER M & DEBBIE L	DANN PETER M & DEBBIE L	0	03/02/2021	WD	15-LADY BIRD	2021-00791	PROPERTY TRANSFER	0.0				
LARSON KERRY	DANN PETER M & DEBBIE L	490,000	10/01/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02919	PROPERTY TRANSFER	100.0				
LARSON HEATHER	LARSON KERRY	0	09/08/2015	QC	06-COURT JUDGEMENT	2015-03098	DEED	0.0				
BRAMAN DAVID M & COLLEEN	LARSON KERRY & HEATHER	35,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02920	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/17/2013		2013-0526	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 77,673 TCV/TFA: 0.00						
DANN PETER M & DEBBIE L 2540 ATWATER HILLS DR NE GRAND RAPIDS MI 49525		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors * 100X157.28 IRR								
. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		F 67' @ 300/	100.00	157.28	0.9047	1.0549	300	100		28,632
		Paved Road		100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 28,632								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.18	351	50	1,435				
		X	Sewer	Total Estimated Land Improvements True Cash Value = 1,435								
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	14,300	24,500	38,800		36,215C		
		TPC 04/30/2021 INSPECTED		2023	14,300	20,700	35,000			34,491C		
		TPC 12/27/2017 INSPECTED		2022	15,000	18,800	33,800			32,849C		
				2021	14,400	17,400	31,800			31,800S		

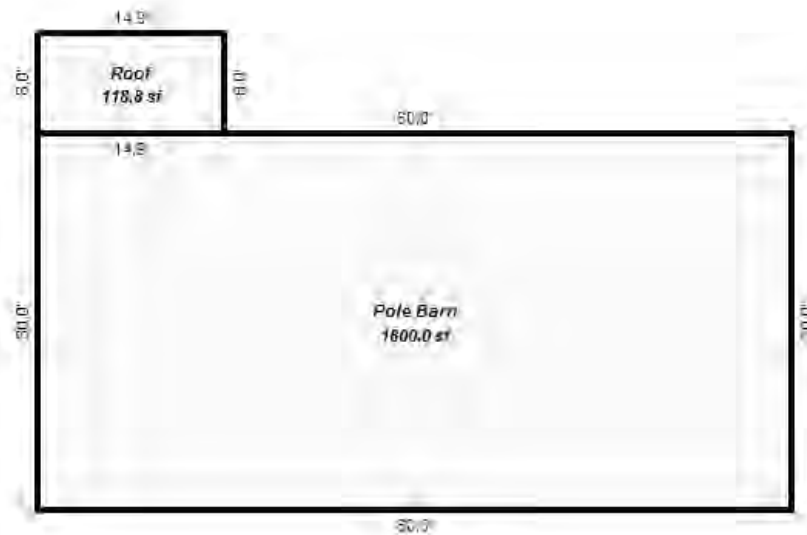


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 118	Type Roof Cover Onl	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric		Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 45,556 Total Depr Cost: 43,278 Estimated T.C.V: 47,606		Cls C	Blt 2013
Wood Frame		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			No. of Elec. Outlets		Building Areas		Size	Cost New	Depr. Cost			
Building Style: GRG		Trim & Decoration			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Stories				Foundation	Exterior	Foundation
Yr Built 2013	Remodeled 0	Ex	Ord	Min	X No Heating/Cooling			Average Fixture(s)		Deck		w/Roof (Roof portion)	118				2,122	2,016
Condition: Average		Size of Closets			Central Air Wood Furnace			1		Garages				Class: C Exterior: Pole (Unfinished)	Base Cost	1800			43,434	41,262
Room List		Doors	Solid	H.C.	(5) Floors			No. of Elec. Outlets		Other Additions/Adjustments		Totals:	45,556				43,278
Basement	1st Floor	(6) Ceilings			(7) Excavation			Many		Ave.				Few	1	Ave. Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
2nd Floor	Bedrooms	(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.		Ord.		Min	1				Ave. Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water		Public Sewer				Water Well		1000 Gal Septic 2000 Gal Septic
Wood/Shingle	Aluminum/Vinyl	(10) Floor Support			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Brick	Insulation	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
(2) Windows		Many Avg. Few			Large Avg. Small			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Wood Sash	Metal Sash	Recreation SF			Living SF			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Vinyl Sash	Double Hung	Walkout Doors (B)			No Floor SF			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Horiz. Slide	Casement	Walkout Doors (A)			Lump Sum Items:			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Double Glass	Patio Doors	Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Storms & Screens	Chimney:	Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
(3) Roof		Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Gable	Gambrel	Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Hip	Mansard	Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Flat	Shed	Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Asphalt Shingle		Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
Chimney:		Lump Sum Items:			Public Water			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		

*** 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				
7328 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		03/21/2007	20070110	Complete				
Owner's Name/Address		P.R.E. 100% 07/10/2007										
SCOTT DOUGLAS P O BOX 716 Lake City MI 49651		MAP #:		2024 Est TCV 101,301 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.		Public Improvements		* Factors * 100X154.37								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESCINDED PRE 07-REAPPLIED 08. WATCH		Gravel Road		F 67' @ 300/	100.00	154.37	0.9047	1.0500	300	100		28,499
		Paved Road		100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		28,499	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size % Good		Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate		Size % Good		Cash Value			
		Electric		LAND IMPROVE 1000	1,000.00		1 95		950			
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	14,200	36,500	50,700			26,111C	
		TPC 04/30/2021 INSPECTED			2023	14,200	31,800	46,000			24,868C	
		TPC 12/27/2017 INSPECTED			2022	15,000	28,600	43,600			23,684C	
		TPC 10/26/2012 INSPECTED			2021	14,200	27,900	42,100			22,928C	

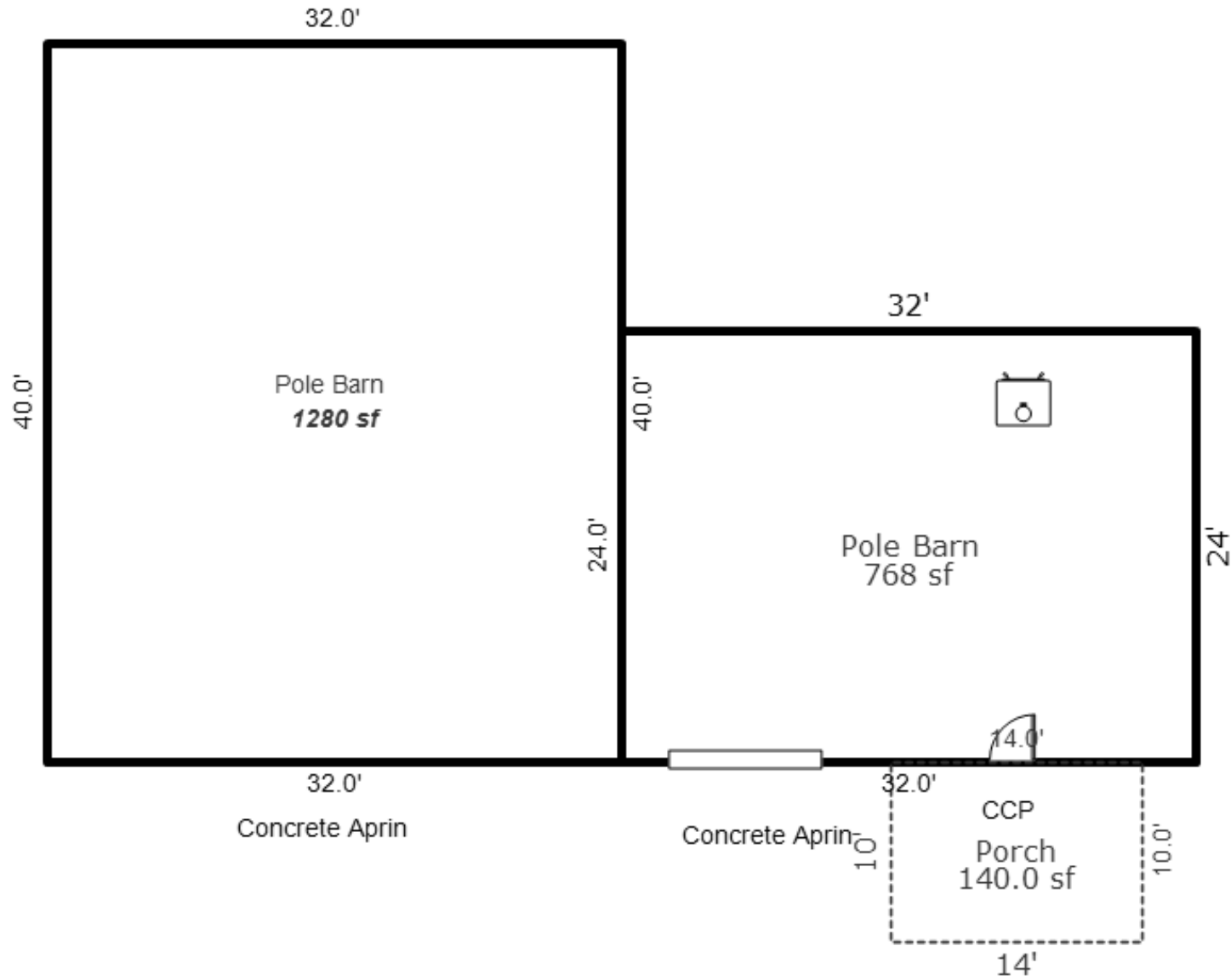


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 140	Type CCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 72,579 Total Depr Cost: 65,320 Estimated T.C.V: 71,852
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2003				
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service			(11) Heating System: Forced Air w/o Ducts		Ground Area = 0 SF		Floor Area = 0 SF.			
A-Frame	Building Style: GRG	Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Yr Built 2003	Remodeled 2007	Ex	Ord	Min	Many Ave. Few			(13) Plumbing		Porches		140		3,828 3,445		
Condition: Average	Room List	Lg	Ord	Small	Average Fixture(s)			(14) Water/Sewer		CCP (1 Story)		1		547 492		
Basement	(5) Floors	Doors Solid H.C.			1 3 Fixture Bath			Public Water		Class: C Exterior: Pole (Unfinished)		1280		30,886 27,797		
1st Floor	Kitchen:	Kitchen:			2 Fixture Bath			Public Sewer		Door Opener		1		547 492		
2nd Floor	Other:	Other:			Softener, Auto			Water Well		Base Cost		1		5,808 5,227		
Bedrooms	Other:	Other:			Softener, Manual			1000 Gal Septic		Class: C Exterior: Pole (Finished)		1		2,551 2,296		
(1) Exterior	(6) Ceilings	Size of Closets			No Plumbing			2000 Gal Septic		Water/Sewer		1		1,494 1,345		
Wood/Shingle	Excavation	Lg Ord Small			Extra Toilet			Lump Sum Items:		Public Sewer		1		5,808 5,227		
Aluminum/Vinyl		Basement: 0 S.F.			Extra Sink					Ceramic Tile Floor		1		5,808 5,227		
Brick	Crawl: 0 S.F.			Separate Shower					Ceramic Tile Wains		1		5,808 5,227			
Insulation	Slab: 0 S.F.			Ceramic Tile Floor					Ceramic Tub Alcove		1		5,808 5,227			
(2) Windows	Height to Joists: 0.0			Extra Toilet					Vent Fan		1		5,808 5,227			
Many Avg. Few	(8) Basement			Extra Sink					Fireplaces		1		5,808 5,227			
Large Avg. Small	Conc. Block			Separate Shower					Wood Stove		1		5,808 5,227			
Wood Sash	Poured Conc.			Ceramic Tile Floor					Notes:		1		5,808 5,227			
Metal Sash	Stone			Ceramic Tile Wains					ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:		1		5,808 5,227			
Vinyl Sash	Treated Wood			Ceramic Tub Alcove							1		5,808 5,227			
Double Hung	Concrete Floor			Vent Fan							1		5,808 5,227			
Horiz. Slide	(9) Basement Finish										1		5,808 5,227			
Casement											1		5,808 5,227			
Double Glass											1		5,808 5,227			
Patio Doors											1		5,808 5,227			
Storms & Screens											1		5,808 5,227			
(3) Roof											1		5,808 5,227			
Gable											1		5,808 5,227			
Hip											1		5,808 5,227			
Flat											1		5,808 5,227			
Asphalt Shingle											1		5,808 5,227			
Chimney:											1		5,808 5,227			

*** 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.
DULLOCK ROBERT J & CONSTA	DZIK DAVID & LINDA	90,000	07/27/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02020	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	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%					
DZIK DAVID & LINDA 6123 LEDWIN DR TROY MI 48098	MAP #:					
	2024 Est TCV 65,595 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
	Public Improvements		* Factors * 100X151.45 IRR			
. SEC 2 T22N R8W LOT 34 TOM'S BAY NO 2.	X		Description	Frontage	Depth	Rate %Adj. Reason Value
Comments/Influences			F 67' @ 300/	100.00	151.45	0.9047 1.0450 300 100 28,363
CORRECTED SQ FT OF GRG FOR 07.			100 Actual Front Feet, 0.35 Total Acres			Total Est. Land Value = 28,363

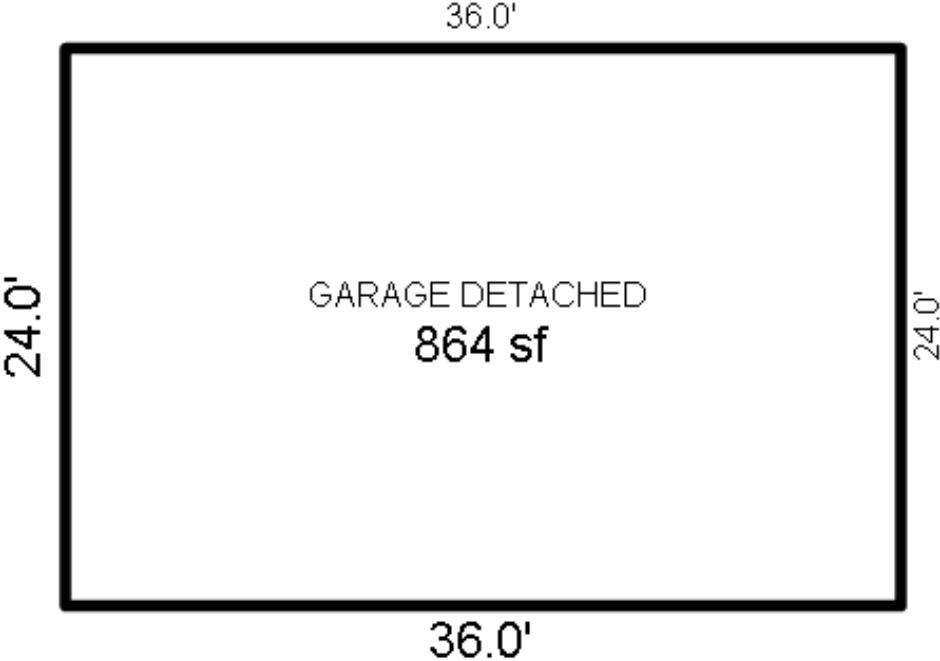
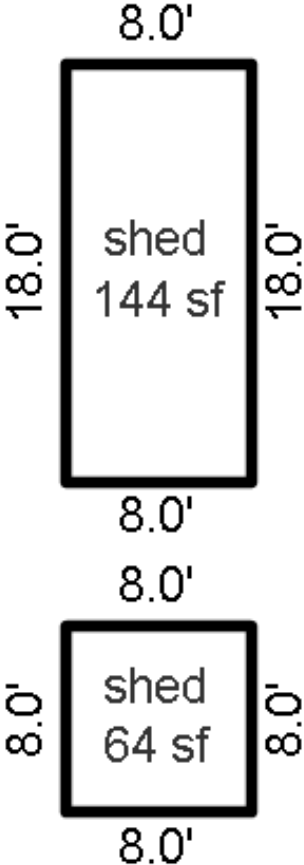
CORRECTED SQ FT OF GRG FOR 07.	X	Dirt Road	Land Improvement Cost Estimates			
		Gravel Road	Description	Rate	Size % Good	Cash Value
	X	Paved Road	D/W/P: 4in Concrete	6.97	256 0	0
	X	Storm Sewer	Wood Frame	27.00	144 50	1,944
	X	Sidewalk	Wood Frame	35.08	64 50	1,122
	X	Water	Residential Local Cost Land Improvements			
		Sewer	Description	Rate	Size % Good	Cash Value
		Electric	LAND IMPROVE 1000	1,000.00	1 95	950
		Gas	Total Estimated Land Improvements True Cash Value = 4,016			
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

CORRECTED SQ FT OF GRG FOR 07.	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	14,200	18,600	32,800			31,431C
	X	Low	2023	14,200	16,300	30,500			29,935C
		High	2022	15,000	14,800	29,800			28,510C
		Landscaped	2021	13,900	13,700	27,600			27,600S
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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			TPC 04/30/2021 INSPECTED	2023	14,200	16,300	30,500			29,935C
		TPC 12/27/2017 INSPECTED	2022	15,000	14,800	29,800				28,510C
			2021	13,900	13,700	27,600				27,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DULLOCK ROBERT J & CONSTA	DZIK DAVID & LINDA	90,000	07/27/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02020	DEED	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776 WD	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: DZIK DAVID & LINDA
 6123 LEDWIN DR
 TROY MI 48098

2024 Est TCV 31,420

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements * Factors * 100X149.05 IRR

Description Frontage Depth Front Depth Rate %Adj. Reason Value

F 67' @ 300/ 115.23 149.07 0.8732 1.0409 300 100 31,420

115 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 31,420

Tax Description: . SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.

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	15,700	0	15,700			15,601C
2023	15,700	0	15,700			14,859C
2022	15,000	0	15,000			14,152C
2021	13,700	0	13,700			13,700S

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEPHEN	ANDRASH STEPHEN &	0	02/03/2023	QC	09-FAMILY	2023-00288	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
871 N AL MOSES RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/03/2018					
ANDRASH STEPHEN & KRUEGER LYNAMM M & BRIAN M 7269 W WHITE BIRCH AVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 20,844					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors * 66.68 X 149 IRR					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			F 67' @ 300/	66.68	149.00	1.0012 1.0407	300 100	20,844
			67 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value = 20,844

Tax Description
 LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2.

Comments/Influences
 00 SPLIT 66.66' TO 036-50 FOR 01
 00 COMBO 33.35' FROM 037 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

- 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	10,400	0	10,400			2,562C
TPC 12/27/2017 INSPECTED			2023	10,400	0	10,400			2,440C
			2022	10,000	0	10,000			2,324C
			2021	9,100	0	9,100			2,250C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 15 Floor Area: 756 Total Base New : 111,878 Total Depr Cost: 95,096 Estimated T.C.V: 104,606		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 2001			
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 0 SF		Floor Area = 756 SF.			
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas				
Room List		Doors	Solid	X	H.C.	(12) Electric		Stories		Exterior		Foundation		Size	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		0		1 Story		Siding		Overhang		756	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	1	Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1		Plumbing		Average Fixture(s)		1	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		1		Average Fixture(s)		1		1,476	
	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		1		Average Fixture(s)		1		1,255	
(3) Roof		(9) Basement Finish		Public Water		(14) Water/Sewer		1		Average Fixture(s)		1		1,494	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water		(14) Water/Sewer		1		Average Fixture(s)		1		1,270	
X	Asphalt Shingle	(10) Floor Support		Public Sewer		(14) Water/Sewer		1		Average Fixture(s)		1		2,686	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Water Well		(14) Water/Sewer		1		Average Fixture(s)		1		2,883	
				1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		1		Average Fixture(s)		1		2,766	
				SANITARY SEWER				1		Average Fixture(s)		1		0	
				Totals:				111,878		Average Fixture(s)		1		95,096	
				Notes:				ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		Average Fixture(s)		1		104,606	

*** 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 WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
MANDRUCH WOLDYMR J 19537 FAULMAN RD CLINTON TOWNSHIP MI 48035		MAP #:		2024 Est TCV 20,874					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
N 66.66 FT OF LOT 37. TOM'S BAY NO 2.		Public Improvements		* Factors *		66.66 X 150 IRR			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	
SPLIT 33/35 FT TO 036-50 FOR 01		Gravel Road		F 67' @ 300/	66.66	150.00	1.0013	1.0425	
		Paved Road		67 Actual Front Feet, 0.23 Total Acres	Total Est. Land Value =			20,874	
		Storm Sewer							
		Sidewalk							
		Water							
		X Sewer							
		X Electric							
		X Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009.		Who	When	What	2024	10,400	0	10,400	2,562C
Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021 INSPECTED		2023	10,400	0	10,400	2,440C	
		TPC 12/27/2017 INSPECTED		2022	10,000	0	10,000	2,324C	
				2021	9,200	0	9,200	2,250C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	TOBT THOMAS & JANET	55,000	12/28/2011	WD	03-ARM'S LENGTH	2011-03868	PROPERTY TRANSFER	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/1842	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7159 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TOBE THOMAS & JANET 28851 GLENCASTLE DRIVE FARMINGTON MI 48336	MAP #:					
	2024 Est TCV 47,754 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
. SEC 2 T22N R8W LOT 38 TOM'S BAY NO 2.			* Factors * 87 X 150			
Comments/Influences			Description	Frontage	Depth	Value
	X		F 67' @ 300/	87.00	150.00	25,489
			87 Actual Front Feet, 0.30 Total Acres			Total Est. Land Value = 25,489

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Fencing: Wd, Split, 2 Rail		16.48	70 95	1,096
Wood Frame		29.53	96 94	2,665
Total Estimated Land Improvements True Cash Value =				3,761

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	12,700	11,200	23,900			16,840C
X High		2023	12,700	9,800	22,500			16,039C
Landscaped		2022	15,000	8,800	23,800			15,276C
Swamp		2021	12,000	8,200	20,200			14,788C

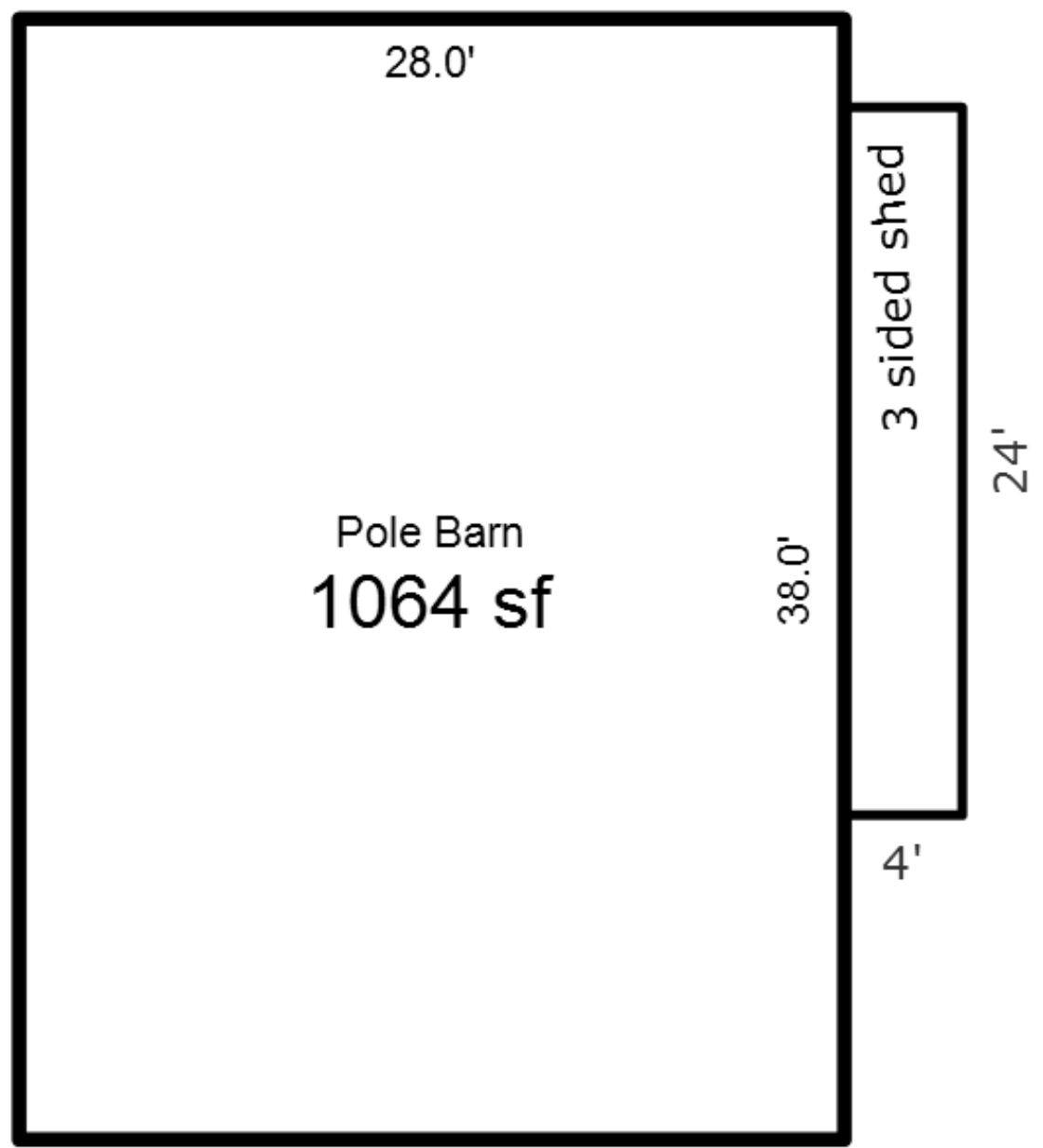


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 1989 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: 1064 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 21,028 Total Depr Cost: 16,822 Estimated T.C.V: 18,504
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 1989		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 1989		Remodeled 0		Doors Solid H.C.			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(6) Ceilings			No. of Elec. Outlets			Plumbing		Other Additions/Adjustments		1 -4,646 -3,717			
Room List		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages		Class: C Exterior: Pole (Unfinished) Base Cost		1064 25,674 20,539			
Basement		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		21,028 16,822 18,504			
1st Floor		(9) Basement Finish			(10) Floor Support			Lump Sum Items:							
2nd 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										
Bedrooms		Joists: Unsupported Len: Cntr.Sup:													
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	URBANSKI TODD D & JANE E	75,000	12/08/2017	WD	03-ARM'S LENGTH	2017-03896	PROPERTY TRANSFER	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	20-MULTI PARCEL SALE REF	06-0/1842	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7193 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/15/2012	2012-0173	100%
Owner's Name/Address	P.R.E. 0%					
URBANSKI TODD D & JANE E 201 ROLLINGBROOK NE ADA MI 49301	MAP #: 2024 Est TCV 91,721 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
		Public Improvements		Description	Frontage	Depth	Rate	Value
LA 1829 SEC 2 T22N R8W LOT 39 TOM'S BAY NO 2.	X	Dirt Road		* Factors * 100X150.34 IRR				
		Gravel Road		F 67' @ 300/	100.00	150.34	0.9047 1.0431	300 100
		Paved Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value = 28,311
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description	Rate	Size	% Good	Cash Value
		Water		D/W/P: Asphalt Paving	3.61	1600	50	2,888
	X	Sewer		D/W/P: 4in Ren. Conc.	10.26	2000	50	10,260
	X	Electric		Fencing: Wire Mesh, #9	3.98	9600	0	0
	X	Gas		Ad-Hoc Unit-In-Place Items				
		Curb		Description	Rate	Size	% Good	Cash Value
		Street Lights		/CI16/YARI/CHALF/12'/211	27.00	80	50	1,080
		Standard Utilities		/CI16/YARI/CHALF/04'/211	9.70	100	50	485
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				14,713

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	14,200	31,700	45,900			36,784C
		Rolling							
		Low							
	X	High	2023	14,200	28,000	42,200			35,033C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

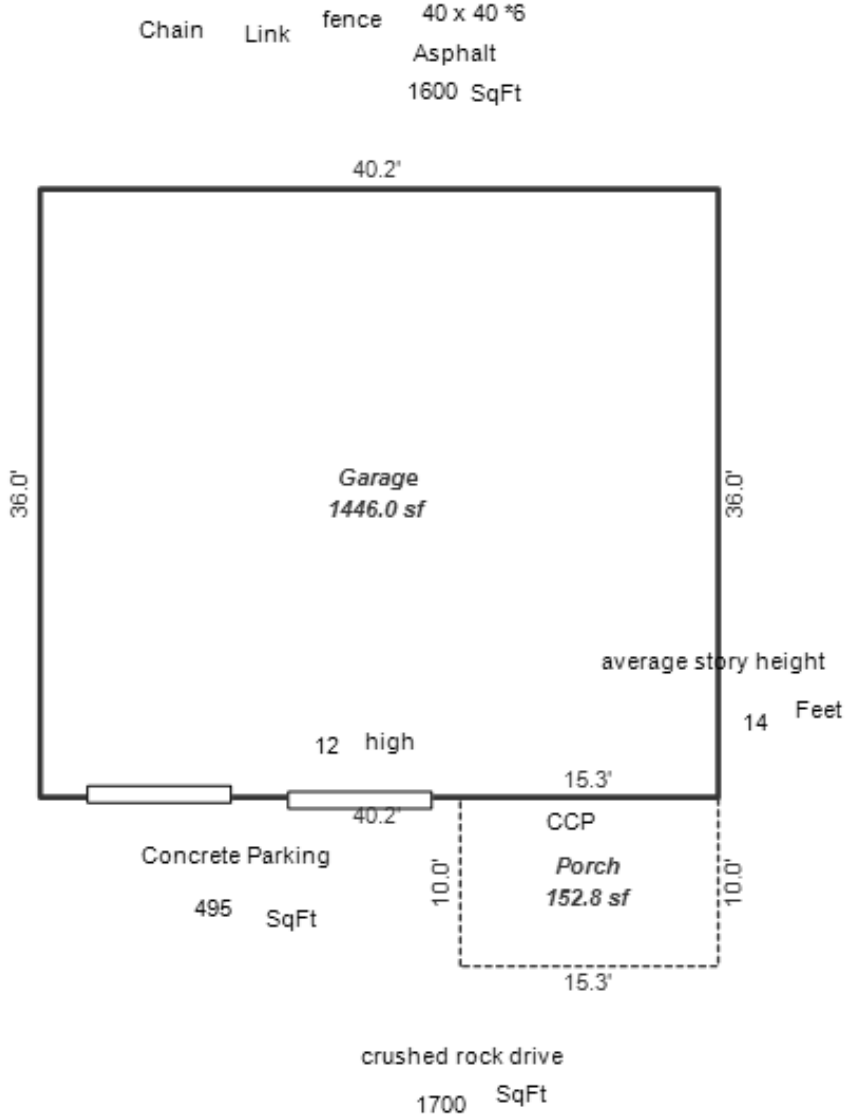


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	TPC 12/27/2017	INSPECTED		2023	14,200	28,000	42,200		35,033C
	TPC 12/18/2017	INSPECTED		2022	15,000	19,700	34,700		33,365C
	TPC 10/26/2012	INSPECTED		2021	13,800	18,500	32,300		32,300S

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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	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 152	Type CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1446 % Good: 0 Storage Area: 0 No Conc. Floor: 0	152	CCP (1 Story)	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: BC Effec. Age: 1 Floor Area: 0 Total Base New : 44,717 Total Depr Cost: 44,270 Estimated T.C.V: 48,697
	Town Home																	
	Duplex																	
	A-Frame																	
	Wood Frame	(4) Interior																
		Drywall Paneled																
		Plaster Wood T&G																
	Building Style: GRG	Trim & Decoration																
	Yr Built 2012	Ex																
	Remodeled 0	Ord																
	Condition: Average	Min																
		Size of Closets																
		Lg																
		Ord																
		Small																
	Room List	Doors																
	Basement	Solid																
	1st Floor	H.C.																
	2nd Floor																	
	Bedrooms																	
	(1) Exterior	(5) Floors																
	Wood/Shingle	Kitchen:																
	Aluminum/Vinyl	Other:																
	Brick	Other:																
	Insulation	(6) Ceilings																
	(2) Windows	(7) Excavation																
	Many	Basement: 0 S.F.																
	Avg.	Crawl: 0 S.F.																
	Few	Slab: 0 S.F.																
	Large	Height to Joists: 0.0																
	Small	(8) Basement																
	Wood Sash	Conc. Block																
	Metal Sash	Poured Conc.																
	Vinyl Sash	Stone																
	Double Hung	Treated Wood																
	Horiz. Slide	Concrete Floor																
	Casement	(9) Basement Finish																
	Double Glass	(14) Water/Sewer																
	Patio Doors	Public Water																
	Storms & Screens	Public Sewer																
	(3) Roof	Water Well																
	Gable	1000 Gal Septic																
	Hip	2000 Gal Septic																
	Flat	Lump Sum Items:																
	Asphalt Shingle																	
	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.
BENEDICT ROSEMARY P TRUST	BENEDICT DAVID & BENEDICT	0	01/11/2018	QC	09-FAMILY	2018-00508	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 38,383 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 40 TOM'S BAY NO 2.			* Factors * 100X150.68 IRR							
			F 67' @ 300/	100.00	150.68	0.9047	1.0437	300	100	28,327
			100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 28,327							

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
		Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	D/W/P: 4in Ren. Conc.	7.35	144 0 0	
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVE 1000	0.00	0 95	950
		Street Lights	Total Estimated Land Improvements True Cash Value = 950			
		Standard Utilities				
		Underground Utils.				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	14,200	5,000	19,200			3,371C
		TPC 04/30/2021 INSPECTED	2023	14,200	4,400	18,600			3,211C
		TPC 12/27/2017 INSPECTED	2022	15,000	4,000	19,000			3,059C
		TPC 10/10/2011 INSPECTED	2021	13,800	3,800	17,600			2,962C

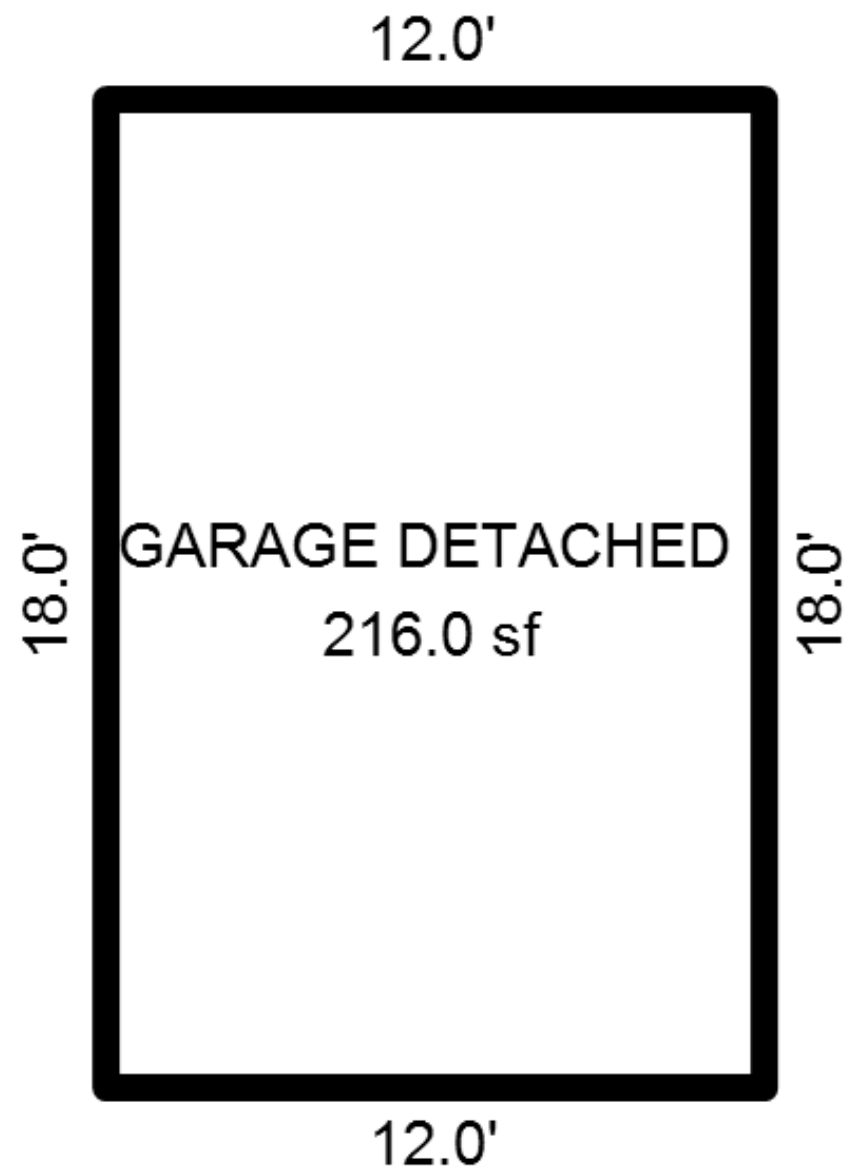
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: ? Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 216 % 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: CD Effec. Age: 25 Floor Area: 0 Total Base New : 11,038 Total Depr Cost: 8,278 Estimated T.C.V: 9,106
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built Remodeled 0 0		Doors Solid H.C.		Kitchens: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Lump Sum Items:		Notes:		Totals: 11,038 8,278				
Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 9,106							
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
2nd Floor		(10) Floor Support													
Bedrooms		Joists: Unsupported Len: Cntr.Sup:													
(1) Exterior															
Wood/Shingle Aluminum/Vinyl Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat															
Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W JAMES RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 0					
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2 PLAT OF VI-MY-KA SUB.		Gravel Road		M-55/66		\$300	50.00	100.00	1.0000	0.0000	300	100*	0
Comments/Influences		Paved Road		COMMERCIAL		\$.50/SQFT	0.12 Acres		21780		100	2,505	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.									
		Sidewalk		50 Actual Front Feet,		0.12 Total Acres		Total Est. Land Value =		2,505			
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 12/27/2017 INSPECTED		2024	EXEMPT	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 11/02/2015 INSPECTED		2023	EXEMPT	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2022	0	2022	0	0	0			0	
				2021	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.
WILL & SAM PROPERTIES LLC	HAMM REAL ESTATE LLC	85,000	05/21/2019	WD	03-ARM'S LENGTH	2019-01610	DEED	100.0
D & L INVESTMENTS LLC	WILL & SAM PROPERTIES LLC	62,000	09/19/2013	WD	03-ARM'S LENGTH	2013-03232	PROPERTY TRANSFER	100.0
		85,000	10/01/2000	WD	33-TO BE DETERMINED	03-0:2550	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1850 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HAMM REAL ESTATE LLC 3992 MAIN ST FOUNTAIN MI 49410	2024 Est TCV 196,459 TCV/TFA: 82.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 12 T22N R8W S 64 FT OF LOT 2 & N 10 FT OF LOT 3 PLAT OF VI-MY-KA SUB.	X		Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Arch	Mult	Cash Value
		PAVING	0.40	1500	95	100	570	
		Total Estimated Land Improvements True Cash Value =						570

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

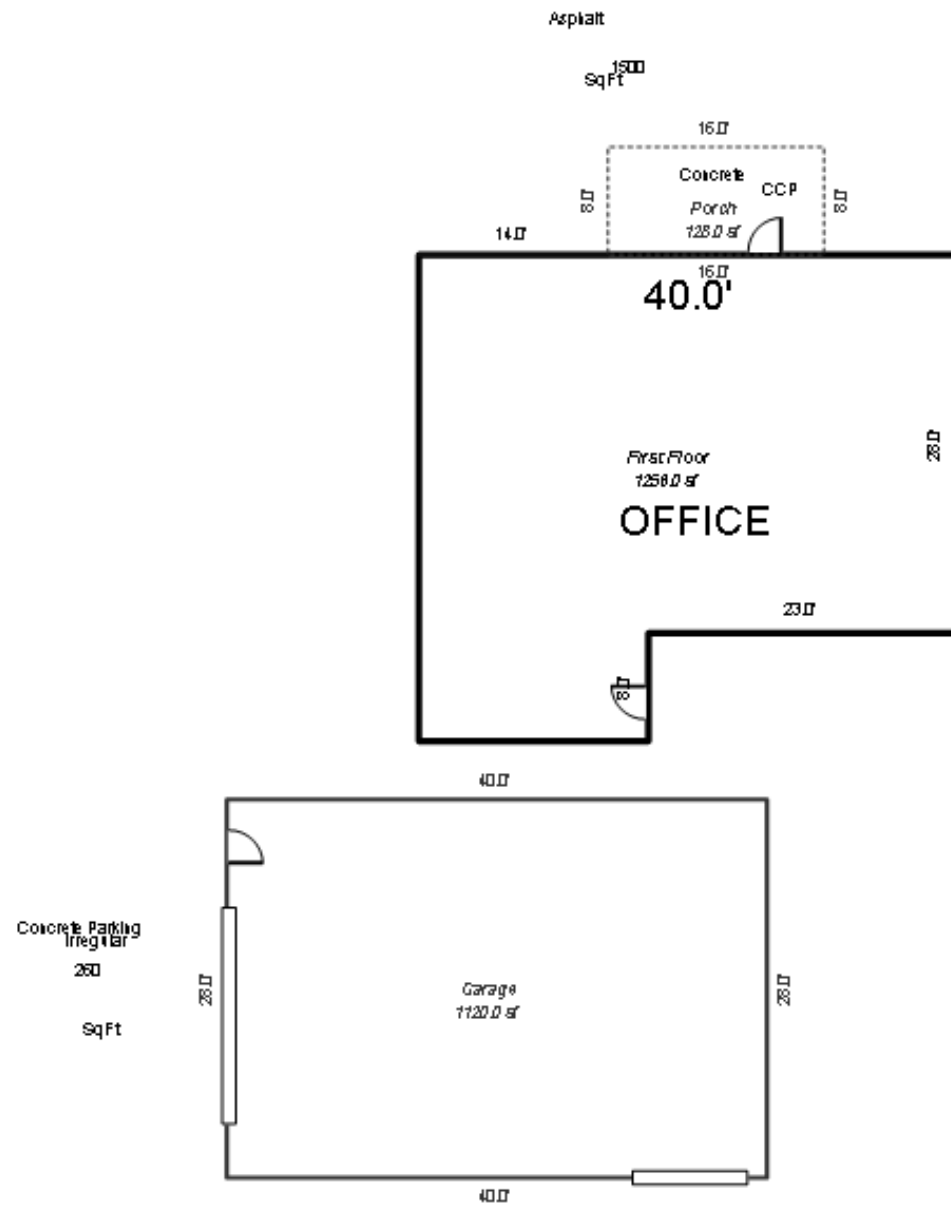
														2023	10,000	74,500	84,500			43,332C
														2022	7,800	39,400	47,200			41,269C
														2021	8,300	32,700	41,000			39,951C

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

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 1,256 Gross Bldg Area: 2,376 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 152 Overall Building Height: 8			
		High	Above Ave.	Ave.	X	Low			
Depr. Table : 2.25% Effective Age : 25 Physical %Good: 56 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1256 Ave. Perimeter: 152 Has Elevators:		Base Rate for Upper Floors = 136.44 (10) Heating system: Forced Air Furnace Cost/SqFt: 19.22 100% Adjusted Square Foot Cost for Upper Floors = 155.66			
1974 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 1,256 Base Cost New of Upper Floors = 195,508 Reproduction/Replacement Cost = 195,508 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0 Total Depreciated Cost = 109,484					
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Cost Item Description Col. Rate SqFt Adj. Adj. Cost		Total Cost New = 0 Architectural Multiplier: 0.95 Reproduction/Replacement Cost = 0 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0 Total Depreciated Cost = 0			
Comments:				* Sprinkler Info * Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
						Thickness	Bsmnt Insul.		
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:					
		Gas Oil	Coal Stoker	Hand Fired Boiler					

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



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

Desc. of Bldg/Section: CAL 56 Calculator Occupancy: Garages - Residential (Detached)		<<<<< Calculator Cost Computations >>>>>						
Class: D,Siding Floor Area: 1,120 Gross Bldg Area: 2,376 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Siding Quality: Average Stories: 1 Story Height: 8 Perimeter: 112 Overall Building Height: 8						
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 31.75 Adjusted Square Foot Cost for Upper Floors = 31.75						
1993 Year Built Remodeled 8 Overall Bldg Height		Total Floor Area: 1,120 Base Cost New of Upper Floors = 35,560 Reproduction/Replacement Cost = 35,560 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 17,424						
Comments:		ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 2 = 24,150 Replacement Cost/Floor Area= 31.75 Est. TCV/Floor Area= 21.56						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1120 Ave. Perimeter: 112 Has Elevators:	
High	Above Ave.	Ave.	X	Low				
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Mezzanine Info *						
Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Average						

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONZELL CHRISTOPHER & TAR	DONZELLI LLC	1	10/22/2019	QC	09-FAMILY	2019-03540	DEED	100.0
LAMBOURNE CECILY S	DONZELL CHRISTOPHER & TAR	160,000	01/03/2019	LC	03-ARM'S LENGTH	2019-00056	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1866 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/06/2004	20040230	Complete
Owner's Name/Address	P.R.E. 0%					
DONZELLI LLC 308 E MASON ST CADILLAC MI 49601	MAP #:					
	2024 Est TCV 316,623 TCV/TFA: 164.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 12 T22N R8W LOT 4 & LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB. 7/2020 COMBINE WITH 690-004-00 FORMERLY . SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				M-55/66	\$300	100.00	150.00	1.0000	0.0000	300 100*	0
				COMMERCIAL	\$1.8/SQFT		0.64	Acres	78408	100	49,946
				* denotes lines that do not contribute to the total acreage calculation.							
				100 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 49,946							
Comments/Influences	X			Land Improvement Cost Estimates							
	X			Description	Rate	Size	% Good	Cash Value			
	X			Wood Frame	24.94	128	94	3,000			
	X			Commercial Local Cost Land Improvements							
				Description	Rate	Size	% Good	Arch	Mult	Cash Value	
				PAVING	0.40	16000	25	100	1,600		
				Total Estimated Land Improvements True Cash Value = 4,600							



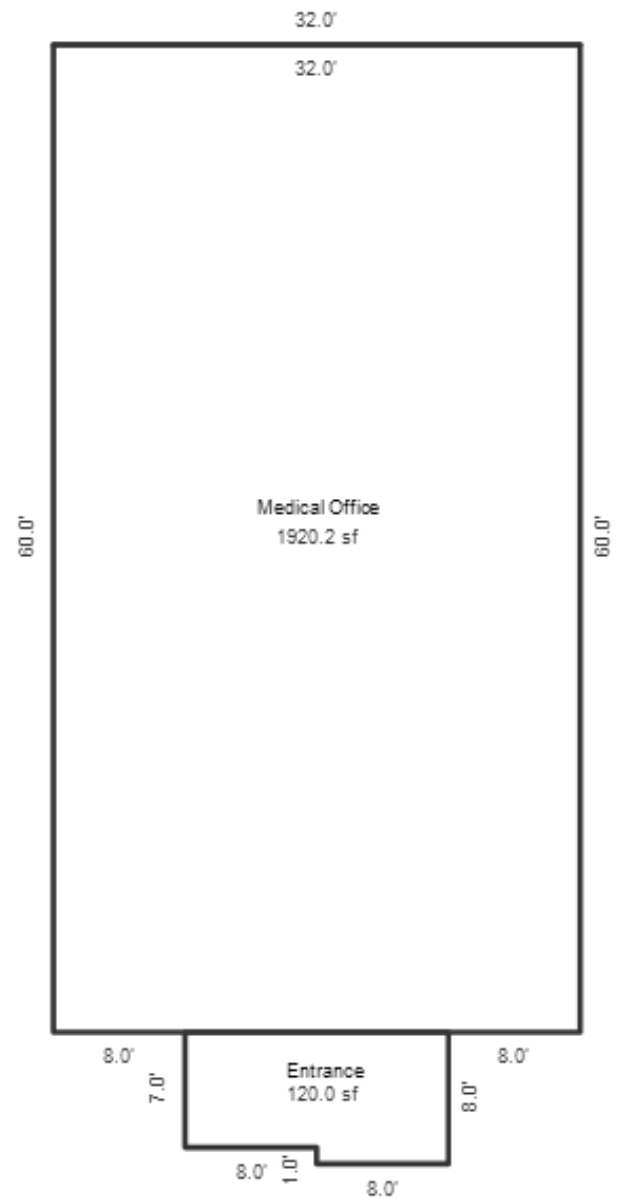
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	25,000	133,300	158,300			91,230C
	Rolling		2023	25,000	112,800	137,800			86,886C
	Low		2022	19,400	72,300	91,700			82,749C
	High		2021	20,800	60,100	80,900			80,106C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
JWV	08/06/2018	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	05/08/2017	INSPECTED							

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Desc. of Bldg/Section: CAL 126 Calculator Occupancy: Medical - Office Buildings				<<<<< Calculator Cost Computations >>>>>																																													
Class: D Floor Area: 1,920 Gross Bldg Area: 1,920 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 184 Overall Building Height: 12																																													
Construction Cost				Base Rate for Upper Floors = 180.90																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:10%; text-align: center;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">Low</td> </tr> </table>				High	Above Ave.	X	Ave.	Low	(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.64 100% Adjusted Square Foot Cost for Upper Floors = 209.54																																								
High	Above Ave.	X	Ave.	Low																																													
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100				Total Floor Area: 1,920 Base Cost New of Upper Floors = 402,317 Reproduction/Replacement Cost = 402,317 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 189,089																																													
1980 Year Built Remodeled				<<<<< Segregated Cost Computations >>>>>																																													
12 Overall Bldg Height				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																																													
Comments: CONCRETE SLBA, CLASS D WOOD EXTERIO WALLS ARE PAINTED STUCCO, PAINTED CEMENT BOARD				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">Storys</th> <th style="width:10%;">Col.</th> <th style="width:10%;">Rate</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="10" style="text-align: right;">Total Cost New = 0</td> </tr> <tr> <td colspan="10" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="10" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>						Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0										Reproduction/Replacement Cost = 0										Total Depreciated Cost = 0									
				Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost																																				
Total Cost New = 0																																																	
Reproduction/Replacement Cost = 0																																																	
Total Depreciated Cost = 0																																																	
1980 Year Built Remodeled				Architectural Multiplier: 1.00 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 0																																													
12 Overall Bldg Height				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																													
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																																					
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:				X Steel Frame																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">X</td> <td style="width:15%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>				X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>				Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Few Average</td> <td style="width:15%;">Many Average</td> <td style="width:10%;">Unfinished Typical</td> </tr> </table>				Few Average	Many Average	Unfinished Typical	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Flex Conduit</td> <td style="width:15%;">Rigid Conduit</td> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Non-Metalic</td> <td style="width:10%;">Bus Duct</td> </tr> </table>				Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Incandescent</td> <td style="width:15%;">Fluorescent</td> <td style="width:10%;">Mercury</td> <td style="width:10%;">Sodium Vapor</td> <td style="width:10%;">Transformer</td> </tr> </table>				Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer	(40) Exterior Wall:									
X	Poured Conc	Brick/Stone	Block																																														
Many Above Ave.	Average Typical	Few None																																															
Few Average	Many Average	Unfinished Typical																																															
Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct																																													
Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer																																													
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>				Thickness	Bsmnt Insul.																																
Thickness	Bsmnt Insul.																																																
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(14) Roof Cover:																																					
(5) Floor Cover:				(10) Heating and Cooling:				Gas Oil Coal Stoker Hand Fired Boiler																																									
(6) Ceiling:																																																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SJJP INVESTMENTS LLC ETAL	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00372	PROPERTY TRANSFER	35.4									
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	29.2									
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	DEED	35.4									
COLLINS ESTATE	SKUKALEK JOHN M & BARBARA	115,000	03/17/2008	WD	03-ARM'S LENGTH	2008/859	DEED	100.0									
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status							
S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 8,995									
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES										
DYKEMA EXCAVATORS INC ETAL 1730 3 MILE RD NE GRAND RAPIDS MI 49505		Public Improvements		* Factors *													
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value					
SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 DYKEMA EXCAVATORS INC, 2017-04029, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LLC 2019-02910		Gravel Road		M-55/66		\$300	120.00	150.00	1.0000	0.0000	300	100*	0				
Comments/Influences		Paved Road		COMMERCIAL		\$.50/SQFT	0.41 Acres		21780	100	8,995						
APPEARS TO HAVE BEEN ASSESSED BELOW MARKET..ADJ FOR 05		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.		120 Actual Front Feet, 0.41 Total Acres		Total Est. Land Value =		8,995							
		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		4,500		0		4,500		4,146S	
		TPC 04/30/2021		INSPECTED				2023		6,300		0		6,300		3,765C	
		TPC 12/27/2017		INSPECTED				2022		3,600		0		3,600		3,586C	
		TPC 05/08/2017		INSPECTED				2021		4,500		0		4,500		3,472C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	100.0
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/575	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
------------	------------------------------------	--	--	--	--	--

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

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

COOL INVESTMENT LLC 4241 N WINFIELD SCOTT PLAZA #201 SCOTTSDALE AZ 85251	2024 Est TCV 23,701					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
--	----------	---	--------	--	--	--

	Public Improvements			* Factors *		
--	---------------------	--	--	-------------	--	--

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

				M-55/66	\$300	240.00	150.00	1.0000	0.0000	300	100*	0
--	--	--	--	---------	-------	--------	--------	--------	--------	-----	------	---

				COMMERCIAL	\$.50/SQFT				0.83	Acres	21780	100	17,990
--	--	--	--	------------	------------	--	--	--	------	-------	-------	-----	--------

				* denotes lines that do not contribute to the total acreage calculation.							
--	--	--	--	--	--	--	--	--	--	--	--

				240	Actual Front Feet,	0.83	Total Acres		Total Est. Land Value =			17,990
--	--	--	--	-----	--------------------	------	-------------	--	-------------------------	--	--	--------

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

				Description	Rate	Size	% Good	Cash Value
--	--	--	--	-------------	------	------	--------	------------

				Commercial	Local Cost	Land Improvements		
--	--	--	--	------------	------------	-------------------	--	--

				Description	Rate	Size	% Good	Arch	Mult	Cash Value
--	--	--	--	-------------	------	------	--------	------	------	------------

				PAVING	0.40	16225	88	100		5,711
--	--	--	--	--------	------	-------	----	-----	--	-------

				Total Estimated Land Improvements True Cash Value =						5,711
--	--	--	--	---	--	--	--	--	--	-------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

				Who	When	What	2024	9,000	2,900	11,900		11,135C
--	--	--	--	-----	------	------	------	-------	-------	--------	--	---------

				TPC	05/13/2019	INSPECTED	2023	12,600	2,800	15,400		10,605C
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				JWV	08/06/2018	INSPECTED	2022	7,200	2,900	10,100		10,100S
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				TPC	12/27/2017	INSPECTED	2021	9,000	2,900	11,900		11,900S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK CORP FAC	GUNNERSON MATTHEW	105,000	05/18/2016	CD	03-ARM'S LENGTH	2016-01958	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1980 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Other	09/07/2010	20100508	100%
Owner's Name/Address	P.R.E. 0%		Other	09/07/2010	20100513	100%
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 204,666 TCV/TFA: 107.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.	X		Dirt Road	267.00	150.00	1.0000	0.0000	350	100*		0
Comments/Influences			Gravel Road								
5TH3RD ATM			Paved Road		0.92 Acres		21780	100			20,016
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site	Land Improvement Cost Estimates						
	Description	Rate	Size	% Good	Arch	Mult	Cash Value
X Level	Commercial Local Cost Land Improvements						
Rolling	Description						
Low	PAVING	0.40	16500	88	100		5,808
High	Ad-Hoc Unit-In-Place Items						
Landscaped	Description						
Swamp	/CI16/YARI/OUTL/1LOW/FLO5	400.00		2	100		800
Wooded	Total Estimated Land Improvements True Cash Value =						6,608
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	92,300	102,300			80,372C
2023	14,000	125,100	139,100			76,545C
2022	8,000	69,900	77,900			77,900S
2021	10,000	86,300	96,300			77,081C



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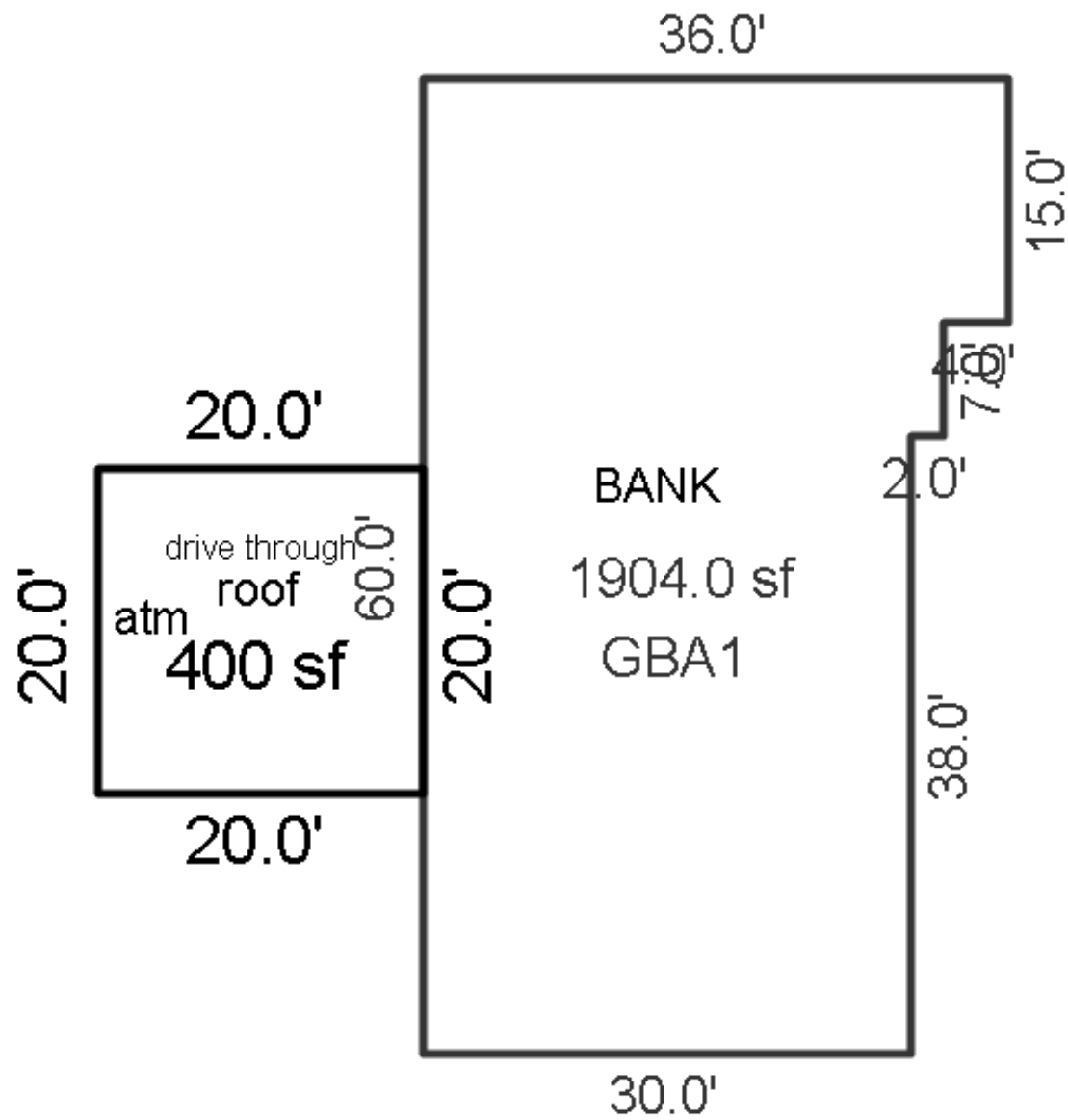
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 14	
Calculator Occupancy: Office Buildings	
Class: C	Construction Cost
Floor Area: 1,904	High
Gross Bldg Area: 1,904	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 14	X
Bsmnt Wall Hght	Low
Depr. Table : 2%	** ** Calculator Cost Data ** **
Effective Age : 25	Quality: Average
Physical %Good: 60	Heat#1: Forced Air Furnace 100
Func. %Good : 100	Heat#2: Forced Air Furnace 0%
Economic %Good: 100	Ave. SqFt/Story: 1904
1979 Year Built	Ave. Perimeter: 192
2010 Remodeled	Has Elevators:
14 Overall Bldg Height	*** Basement Info ***
Comments:	Area:
	Perimeter:
	Type:
	Heat: No Heating or Cooling
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Average
Stories: 1	Story Height: 14
Overall Building Height: 14	Perimeter: 192
Base Rate for Upper Floors = 160.71	
(10) Heating system: Forced Air Furnace	Cost/SqFt: 21.35 100%
Adjusted Square Foot Cost for Upper Floors = 182.06	
Total Floor Area: 1,904	Base Cost New of Upper Floors = 346,642
Reproduction/Replacement Cost = 346,642	
Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 207,985	
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
UIP2 VALUT DOOR	21135.24 1 1.00 20 4,227
UIP 14 ATM ENC	41366.66 1 1.00 20 8,273
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 1 = 187,412
Replacement Cost/Floor Area= 214.89	Est. TCV/Floor Area= 98.43
95 % Completed => Est. True Cash Value 2024 = 178,042	

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT JEANENE S & GREGOR	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 6,276					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	75.00	150.00	1.0000	0.0000	350	100*		0
COMMERCIAL	\$.30/SQFT		0.26 Acres		13068	100		3,372
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 3,372

Tax Description		X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Arch		Mult	Cash Value
. SEC 12 T22N R8W LOT 10 PLAT OF VI-MY-KA SUB. 2022-040290 AMEND							
Comments/Influences							
AREA OF THE PARKING LOT							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
PAVING	0.40	8250	88	100			2,904
Total Estimated Land Improvements True Cash Value =							2,904

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
X Rolling		2024	1,700	1,400	3,100			3,100S
Low		2023	2,200	1,500	3,700			3,700S
High		2022	2,200	1,500	3,700			3,700S
Landscaped		2021	2,800	1,500	4,300			4,300S
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	05/13/2019	INSPECTED	2024	1,700	1,400	3,100			3,100S
JWV	08/06/2018	INSPECTED	2023	2,200	1,500	3,700			3,700S
TPC	12/27/2017	INSPECTED	2022	2,200	1,500	3,700			3,700S
			2021	2,800	1,500	4,300			4,300S

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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.
SJJP INVESTMENTS LLC	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	21-NOT USED/OTHER	2023-00372	PROPERTY TRANSFER	100.0
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	180,000	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1970 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	07/22/2011	2011-0377	100%	

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
DYKEMA EXCAVATORS INC 1730 3 MILE RD NE GRAND RAPIDS MI 49505		256,225	19.59

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 11,12 & 13 PLAT OF VI-MY-KA. AND ASSESSED WITH PARCEL 009-012-018-95 DESCRIBED AS . SEC 12 T22N R8W BEG 503.02 FT W & N 01 DEG 48'00" W 183.02 FT FROM SE COR SEC 12, TH N 88 DEG 12'00" E 150 FT, S 01 DEG 48'00" E 4.71 FT, W 150.07 FT TO POB. .0081A. 2022-040290 AMEND	X	COMMERCIAL \$0.50/SQFT	241.00	150.00	1.0000	0.0000	300	100*		0
		* denotes lines that do not contribute to the total acreage calculation.	0.83	Acres	21780	100				18,077
		241 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	18,077

Comments/Influences		Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
ASSESSED WITH 012-018-95		Commercial Local Cost Land Improvements		Fencing: Wire Mesh, #9	3.90	1120	94	4,106
		Description		PAVING	0.40	11000	87	3,828
		Rate		Total Estimated Land Improvements True Cash Value =				7,934

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	9,000	119,100	128,100			128,100S
	Rolling	2023	12,700	161,300	174,000			104,373C
	Low	2022	7,200	100,000	107,200			99,403C
	High	2021	9,000	100,400	109,400			96,228C
	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	05/24/2019	INSPECTED	2023	12,700	161,300	174,000			104,373C
TPC	12/27/2017	INSPECTED	2022	7,200	100,000	107,200			99,403C
TPC	04/18/2016	INSPECTED	2021	9,000	100,400	109,400			96,228C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Warehouse Discount

Class: S
 Floor Area: 12,600
 Gross Bldg Area: 13,080
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 40
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100

1980 Year Built
 2000 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 12600
 Ave. Perimeter: 452
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

Calculator Cost Computations

Class: S Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 452

Base Rate for Upper Floors = 42.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.79 100%
 Adjusted Square Foot Cost for Upper Floors = 58.59

Total Floor Area: 12,600 Base Cost New of Upper Floors = 738,234

Reproduction/Replacement Cost = 738,234
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 258,382

Segregated Cost Computations

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame	1	Up	33.05	810	1.000 1.000	26,771
Total Cost of Lump-Sum Items =						26,771
Total Cost New =						26,771

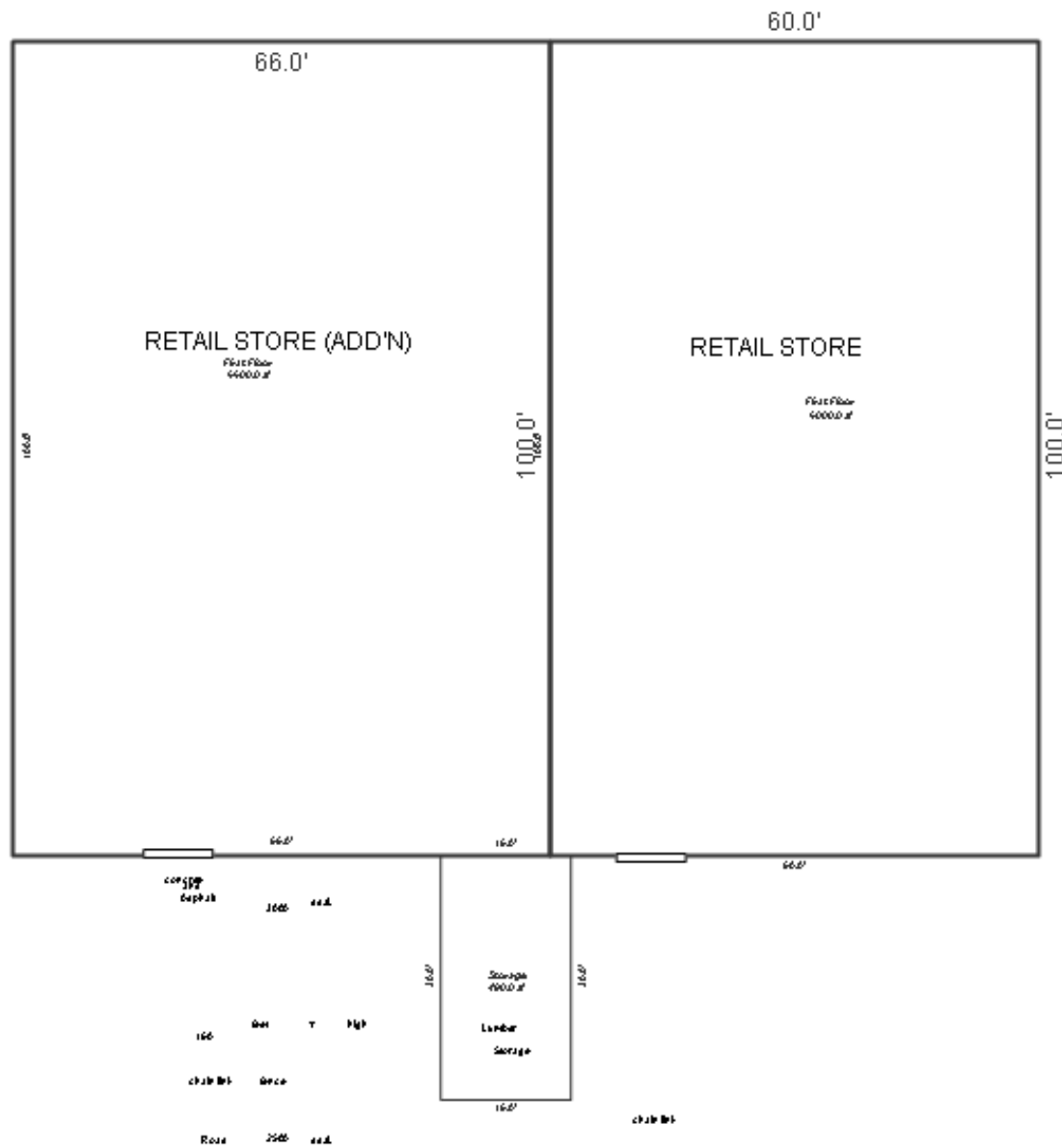
Architectural Multiplier: 1.00
 <<<< Calculations too long. See Valuation printout for complete pricing. >>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation: X Poured Conc Brick/Stone Block	(8) Plumbing: Many Above Ave. Average Typical Few None	Outlets: Few Average Many Unfinished Typical	810 Wood Frame
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: Few Average Many Unfinished Typical	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	(40) Exterior Wall: Thickness Bsmnt Insul.
(6) Ceiling:	(10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler	(14) Roof Cover:	

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



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



*** 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 ROBERT A	CHIUCHIARELLI SILVANO & S	9,000	08/12/2011	WD	03-ARM'S LENGTH	2011-02532	PROPERTY TRANSFER	100.0
SCHULTZ ROBERT, SURV OF G	SCHULTZ ROBERT (S/M)	0	12/31/2008	QC	21-NOT USED/OTHER	2009/0042	DEED	0.0
SCHULTZ ROBERT A & GEORGI	SCHULTZ ROBERT (S/M)	0	11/08/2008	OTH	21-NOT USED/OTHER	2008/4077	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/21/2012	2012-0404	100%
Owner's Name/Address	P.R.E. 0%					
CHIUCHIARELLI SILVANO & SUSAN 2755 GRANGER RD OXFORD MI 48371	MAP #:					
	2024 Est TCV 39,032 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 12 T22N R8W LOT 14 PLAT OF VI-MY-KA SUB.	X		Dirt Road	120.00	150.00	0.9554	0.8758	90	100	9,037	
			Gravel Road	120 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	9,037

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
	X	Water	D/W/P: 4in Ren. Conc.	8.18	125 94	962
	X	Sewer	Total Estimated Land Improvements True Cash Value =			962

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					



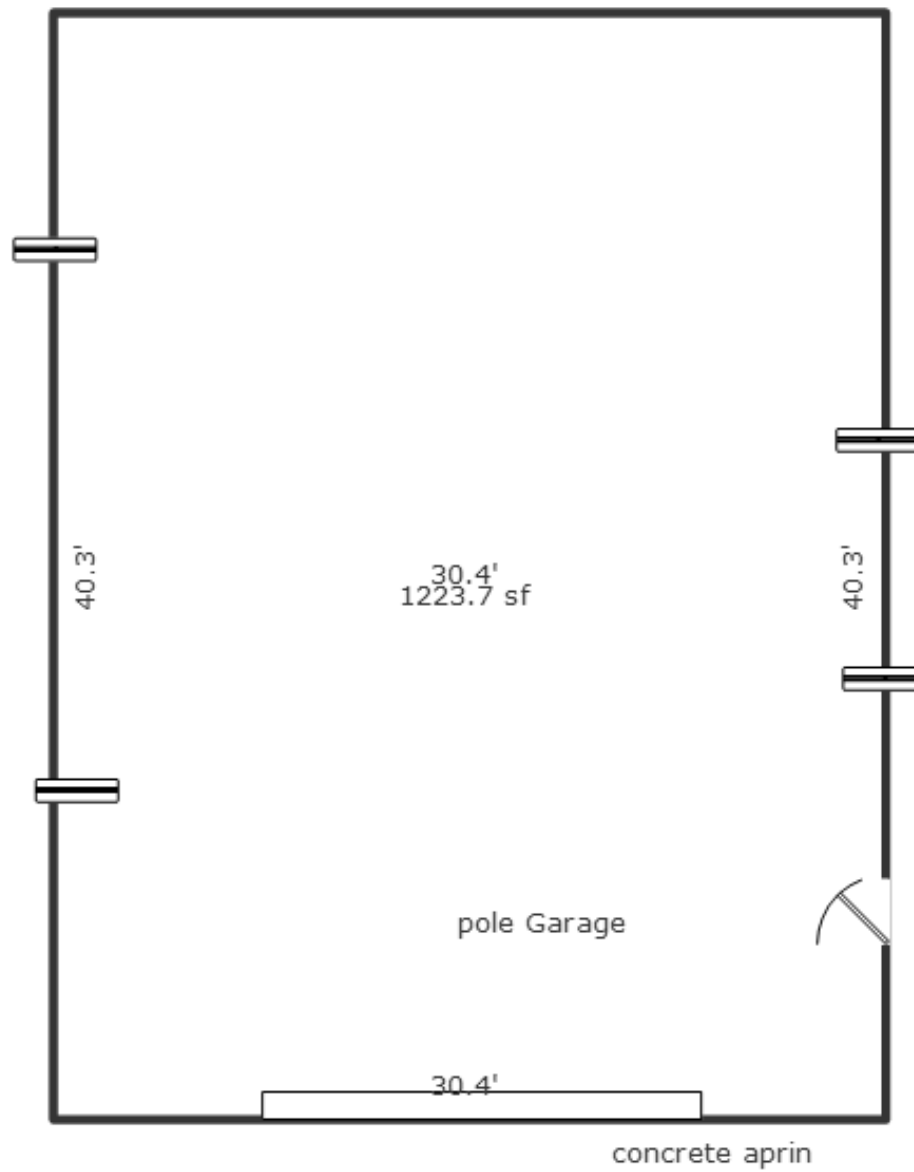
Who	When	What	2024	4,500	15,000	19,500			18,503C
TPC	04/30/2021	INSPECTED	2023	3,500	14,500	18,000			17,622C
TPC	12/27/2017	INSPECTED	2022	4,500	13,400	17,900			16,783C
TPC	10/08/2012	INSPECTED	2021	4,500	12,500	17,000			16,247C

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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: 2012 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: 1223 % 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: 10 Floor Area: 0 Total Base New : 34,686 Total Depr Cost: 31,218 Estimated T.C.V: 29,033		
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=90/100/100/100/90		
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		Garages		3 Fixture Bath		1 -4,646 -4,181		
Yr Built Remodeled 2012 0		Kitchen: Other: Other:			(6) Ceilings			2 Fixture Bath		Public Sewer		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		1223 39,332 35,399	
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Softener, Auto		Water Well		Totals: 34,686 31,218		Notes:		ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 29,033	
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual		1000 Gal Septic							
(1) Exterior		(8) Basement			(9) Basement Finish			Solar Water Heat		2000 Gal Septic							
Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			No Plumbing									
Insulation		(14) Water/Sewer			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		Many Avg. Few Large Avg. Small			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Wood Sash Metal Sash Vinyl Sash 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												
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			Chimney:												
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6146 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/20/2008	20080277	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:		2024 Est TCV 127,882 TCV/TFA: 115.84						
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 100' @ 90/ 120.00 150.00 0.9554 0.8758 90 100 9,037								
. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.		X	Paved Road	120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 9,037								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.16	259	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								
			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	4,500	59,400	63,900			38,680C		
		X	Low	2023	3,500	57,600	61,100			36,839C		
		X	High	2022	2,400	53,000	55,400			35,085C		
		X	Landscaped	2021	2,400	48,400	50,800			33,965C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
			Who	When	What							
			TPC 12/27/2017	INSPECTED								
			RJG 12/02/2008	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 192	Type Treated Wood	Year Built: 1967 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,104 Total Base New : 181,098 Total Depr Cost: 126,769 Estimated T.C.V: 117,895		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets										
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min					Condition: Average											
Room List		Doors	Solid		X	H.C.															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric														
(1) Exterior		No./Qual. of Fixtures		0 Amps Service																	
	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.	Min		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			Cls CD		Blt 1967								
X	Insulation	No. of Elec. Outlets		Many			X	Ave.	Few		Building Areas										
(2) Windows		(6) Ceilings		(13) Plumbing						Stories		Exterior		Foundation							
X	Many Avg. Few	X	Large Avg. Small	Basement: 552 S.F. Crawl: 552 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding		Basement						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Story			Siding		Crawl Space		Size		Cost New		Depr. Cost			
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Total:		140,508		98,356							
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			Other Additions/Adjustments		Exterior		Brick Veneer		104		1,644		1,151	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 2 Fixture Bath Softener, Auto 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		861			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Water/Sewer		2 Fixture Bath		1		2,596		1,817			
										Water/Sewer		1000 Gal Septic		1		4,550		3,185			
										Deck		Water Well, 50 Feet		1		2,585		1,809			
										Garages		Treated Wood		192		3,936		2,755			
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		440		16,408		11,486			
										Built-Ins		Appliance Allow.		1		1,934		1,354			
										Fireplaces		Exterior 1 Story		1		5,707		3,995			
										Totals:		181,098		126,769							
										Notes:		ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCY:		117,895							

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



Sketch by Apex 1/21/24

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDEWEIDE STEPHEN E TRUS	FRIENDS MINISTRY CCDO	1	09/11/2017	WD	21-NOT USED/OTHER	2020-02898	PROPERTY TRANSFER	100.0
FENNER BRAIN K	VANDEWEIDE STEPHEN E TRUS	5,000	11/18/2016	WD	03-ARM'S LENGTH	2016-03854	PROPERTY TRANSFER	100.0
		15,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1085	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY CCDO PO BOX 399 LAKE CITY MI 49651	MAP #: 2024 Est TCV 15,198					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
LOTS 16 & 17. PLAT OF VI-MY-KA SUB.	Public Improvements			* Factors *							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

	X	Gravel Road	A 100' @ 90/	240.00	150.00	0.8034	0.8758	90	100		15,198
	X	Paved Road	240 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 15,198								
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,600	0	7,600			4,234C
2023	5,900	0	5,900			4,033C
2022	4,800	0	4,800			3,841C
2021	4,800	0	4,800			3,719C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAFVE LOIS A TRUSTEE	FRIENDS CHRISTIAN COMMUNI	36,960	04/27/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01448	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS 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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FRIENDS CHRISTIAN COMMUNITY DEVELOP FRIENDS MINISTRY 3728 S MOREY RD LAKE CITY MI 49651	2024 Est TCV 11,160					
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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 *		LOT 18&19		Value
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

A 100' @ 90/	159.00	150.00	0.8905	0.8758	90 100	11,160
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159 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =	11,160
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Tax Description	X	Value
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LOTS 18 & 19. PLAT OF VI-MY-KA SUB.	X	11,160
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Comments/Influences	Value
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ACCESS TO PARCEL 012-017-00	
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	X	Dirt Road	
		Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
		Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Topography of Site	X	Value
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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	5,600	0	5,600			4,515C
2023	4,300	0	4,300			4,300S
2022	3,200	0	3,200			2,560C
2021	3,200	0	3,200			2,479C

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 08/28/2017 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.
WYMAN KENNETH E & CHERYL	RUSSELL FRANK A & MARY	10,000	07/14/2017	WD	03-ARM'S LENGTH	2017-02194	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUSSELL FRANK A & MARY 67 CENTER ST LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 16,255 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 20 PLAT OF VI-MY-KA SUB.	X		A 100' @ 90/	93.00	150.00	1.0183	0.8758	90	100	7,464
Comments/Influences			93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,464							



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 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	3,700	4,400	8,100			5,410C
Rolling			2023	2,900	4,300	7,200			5,153C
Low			2022	1,900	3,900	5,800			4,908C
High			2021	1,900	3,500	5,400			4,752C
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 220	Type Roof Cover Onl	Year Built: 1979 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 0.930	Bsmnt Garage:	Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 14,544 Total Depr Cost: 9,453 Estimated T.C.V: 8,791
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			Total Base New : 14,544 Total Depr Cost: 9,453 Estimated T.C.V: 8,791		E.C.F. X 0.930		Bsmnt Garage:		Roof:		
Duplex		Drywall Paneled		X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Wood Frame		Trim & Decoration		Central Air Wood Furnace			Ex. Ord. Min			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Building Style: GRG		Ex Ord Min		Central Air Wood Furnace			No. of Elec. Outlets			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Yr Built 1979 GAR		Size of Closets		Central Air Wood Furnace			Many Ave. Few			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Remodeled 0		Lg Ord Small		Central Air Wood Furnace			Average Fixture(s)			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Condition: Average		Doors Solid H.C.		Central Air Wood Furnace			1			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Room List		(5) Floors		Central Air Wood Furnace			3 Fixture Bath			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Basement		Kitchen:		Central Air Wood Furnace			2 Fixture Bath			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
1st Floor		Other:		Central Air Wood Furnace			Softener, Auto			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
2nd Floor		Other:		Central Air Wood Furnace			Softener, Manual			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Bedrooms		(6) Ceilings		Central Air Wood Furnace			Solar Water Heat			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
(1) Exterior		No./Qual. of Fixtures		Central Air Wood Furnace			No Plumbing			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Wood/Shingle		Ex. Ord. Min		Central Air Wood Furnace			Extra Toilet			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Aluminum/Vinyl		No. of Elec. Outlets		Central Air Wood Furnace			Extra Sink			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Brick		Many Ave. Few		Central Air Wood Furnace			Separate Shower			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Insulation		(13) Plumbing		Central Air Wood Furnace			Ceramic Tile Floor			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
(2) Windows		Average Fixture(s)		Central Air Wood Furnace			Ceramic Tile Wains			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Many Avg. Few		1		Central Air Wood Furnace			Ceramic Tub Alcove			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Large Avg. Small		3 Fixture Bath		Central Air Wood Furnace			Vent Fan			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Wood Sash		Basement: 0 S.F.		Central Air Wood Furnace			(14) Water/Sewer			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Metal Sash		Crawl: 0 S.F.		Central Air Wood Furnace			Public Water			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Vinyl Sash		Slab: 0 S.F.		Central Air Wood Furnace			Public Sewer			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Double Hung		Height to Joists: 0.0		Central Air Wood Furnace			Water Well			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Horiz. Slide		(8) Basement		Central Air Wood Furnace			1000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Casement		Conc. Block		Central Air Wood Furnace			2000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Double Glass		Poured Conc.		Central Air Wood Furnace			Lump Sum Items:			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Patio Doors		Stone		Central Air Wood Furnace			Public Water			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Storms & Screens		Treated Wood		Central Air Wood Furnace			Public Sewer			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
(3) Roof		Concrete Floor		Central Air Wood Furnace			Water Well			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Gable		(9) Basement Finish		Central Air Wood Furnace			1000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Hip		Recreation SF		Central Air Wood Furnace			2000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Flat		Living SF		Central Air Wood Furnace			Lump Sum Items:			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Asphalt Shingle		Walkout Doors (B)		Central Air Wood Furnace			Public Water			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
Chimney:		No Floor SF		Central Air Wood Furnace			Public Sewer			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
		Walkout Doors (A)		Central Air Wood Furnace			Water Well			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
		(10) Floor Support		Central Air Wood Furnace			1000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
		Joists:		Central Air Wood Furnace			2000 Gal Septic			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
		Unsupported Len:		Central Air Wood Furnace			Lump Sum Items:			E.C.F. X 0.930		Bsmnt Garage:		Roof:	
		Cntr.Sup:		Central Air Wood Furnace			Public Water			E.C.F. X 0.930		Bsmnt Garage:		Roof:	

*** 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.
THOMPSON MILDRED M	MORALES ROGELIO R & ESPER	100,000	08/02/2019	WD	03-ARM'S LENGTH	2019-02455	PROPERTY TRANSFER	100.0
THOMPSON MILDRED M	DAVIS KATHRYN L	100	01/09/2014	QC	21-NOT USED/OTHER	2014-00171	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6262 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2019					
Owner's Name/Address	MAP #:					
MORALES ROGELIO R & ESPERANZA C & CALIXTO ESMERALDA BIANEY RAMIREZ 6262 S JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 135,451 TCV/TFA: 99.82					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.	X	Dirt Road		A 100' @ 90/	120.00	150.00	0.9554	0.8758	90	100	9,037
		Gravel Road		120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 9,037							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric		Residential Local Cost Land Improvements							
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	4,500	63,200	67,700			59,355C
		Rolling	2023	3,500	61,300	64,800			56,529C
		Low	2022	2,400	56,400	58,800			53,838C
		High	2021	2,400	51,600	54,000			52,119C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



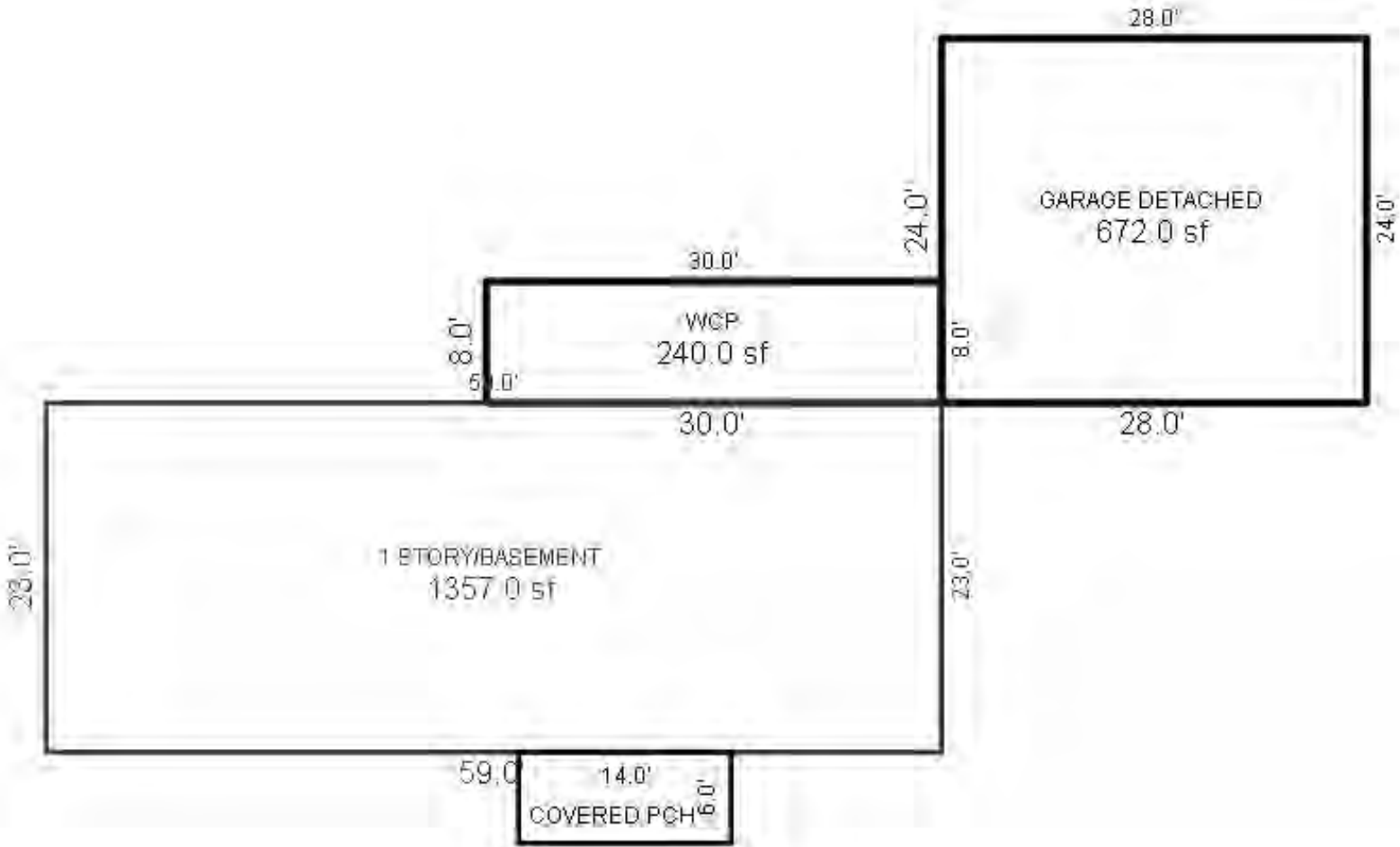
		Who	When	What	2024	4,500	63,200	67,700			59,355C
		TPC 12/27/2017	INSPECTED		2023	3,500	61,300	64,800			56,529C
		TPC 06/16/2015	INSPECTED		2022	2,400	56,400	58,800			53,838C
					2021	2,400	51,600	54,000			52,119C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 240	Type CCP (1 Story) Treated Wood	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: 2 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: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1972		Remodeled 0	Trim & Decoration		(12) Electric												
Condition: Average		Ex	X Ord	Min		0 Amps Service											
Room List		Lg	X Ord	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 Insulation	(6) Ceilings		X	Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. X Few	Large Avg. Small	Basement: 1357 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			(14) Water/Sewer												
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 22,129 12,171												
X	Asphalt Shingle	(10) Floor Support			Built-Ins Appliance Allow.												
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCY:												
												Totals:	242,512	133,375			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01872	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0
		8,500	02/01/2003	WD	33-TO BE DETERMINED	03-0:1018	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/13/2023					
Owner's Name/Address	MAP #:					
FLEMING CODY J & WESCOAT NATASH L 1796 S BARBARA DR LAKE CITY MI 49651	2024 Est TCV 6,352					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
A 100' @ 90/	75.00	150.00	1.0746	0.8758	90	100	6,352	
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	6,352

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.					
ACCESS TO 012-005-30 APARTMENTS 4 UNITS					
D/W/P: Crushed Rock	2.19	1000	0	0	
Total Estimated Land Improvements True Cash Value =					0

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,200	0	3,200			3,200S
2023	2,500	0	2,500			1,575C
2022	1,500	0	1,500			1,500S
2021	1,500	0	1,500			1,480C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ACM VISION V LLC	PARKER PATRICK DEE & CARO	26,780	11/05/2019	WD	03-ARM'S LENGTH	2019-03481	PROPERTY TRANSFER	100.0			
ASSOCIATES FINANCIAL SERV	ACM VISION V LLC	0	11/04/2019	OTH	06-COURT JUDGEMENT	2019-03480	PROPERTY TRANSFER	0.0			
BAT HOLDINGS TWO LLC	ACM VISION V LLC	12,900	11/25/2013	WD	03-ARM'S LENGTH	2014-01646	DEED	100.0			
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	21-NOT USED/OTHER	2012-04001	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6320 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		11/16/2022		2022-0835	90%		
Owner's Name/Address		P.R.E. 0%		New House		11/16/2022		2022-08350	EXPIRED		
PARKER PATRICK DEE & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657		MAP #:		REPAIR		07/23/2020		2020-00357	EXPIRED		
		2024 Est TCV 16,417 TCV/TFA: 0.00									
		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 90/	210.00	150.00	0.8307	0.8758	90	100	13,750
				210 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 13,750							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	5.78	3961	0	0			
				Total Estimated Land Improvements True Cash Value = 0							
				Topography of Site							
				Level							
		X	Rolling								
			Low								
		X	High								
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	6,900	1,300	8,200			4,555C
		JWV	09/06/2023	INSPECTED	2023	5,300	10,300	15,600			12,306C
		JWV	10/05/2022	INSPECTED	2022	4,200	8,900	13,100			11,720C
		JWV	08/30/2021	INSPECTED	2021	4,200	9,200	13,400			12,066C

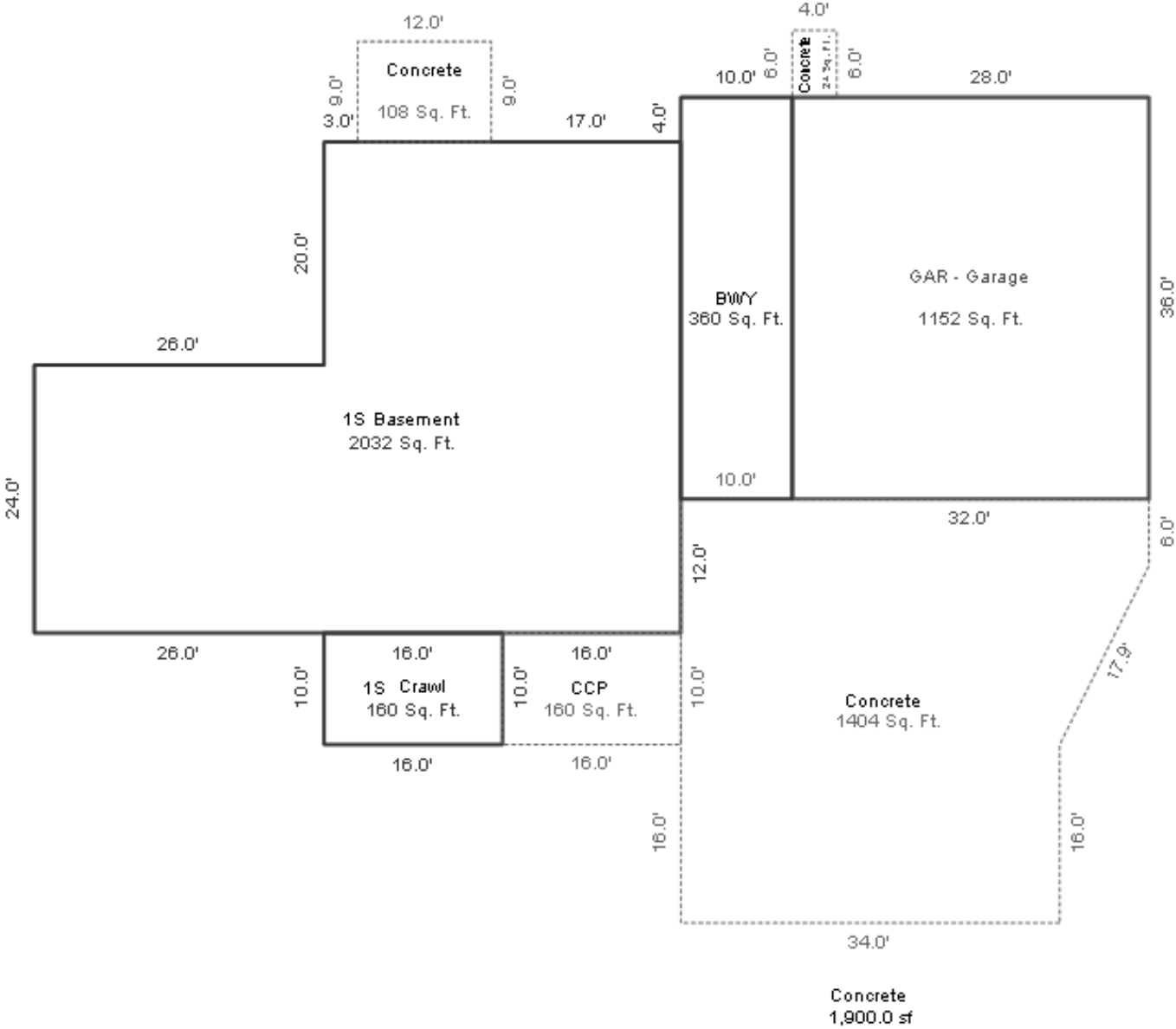


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1982 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace			Class: D -10 Effec. Age: 45 Floor Area: 0 Total Base New : 26,073 Total Depr Cost: 14,340 Estimated T.C.V: 13,336		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D-10 Blt 1972				
Condition: Unsound Part. Construct.: 20%		Lg	Ord	X	Small	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation		Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath		1 -3,245 -1,785		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall							Other Additions/Adjustments			1152 29,318 16,125		Totals: 26,073 14,340		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Notes:			ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCv: 13,336		20% Completed => Est. True Cash Value 2024 =		
X	Many Avg. X Few	Large Avg. Small				(8) Basement											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALEXANDER JAMES G & JEAN	JONES PHILLIP	86,450	11/30/2012	WD	03-ARM'S LENGTH	2012-03840	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6366 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/04/2012					
Owner's Name/Address	MAP #:					
JONES PHILLIP 6366 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 168,548 TCV/TFA: 133.77					

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 12 T22N R8W LOT 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.	X	Public Improvements		* Factors *						
		Dirt Road		A 100' @ 90/	100.00	150.00	1.0000	0.8758	90 100	7,882
Comments/Influences	X	Gravel Road		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	7,882
20901722 \$92,K\$107K,\$97K 5/2009 DOM936			Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
			Sidewalk		D/W/P: 4in Concrete	6.97	1300	0	0	
	X	Water		Residential Local Cost Land Improvements						
			Sewer		Description	Rate	Size	% Good	Cash Value	
	X	Electric		LAND IMPROVE 2500	2,500.00	1	100	2,500		
			Gas		Total Estimated Land Improvements True Cash Value =					2,500
	X	Curb								
			Street Lights							
	X	Standard Utilities								
			Underground Utils.							



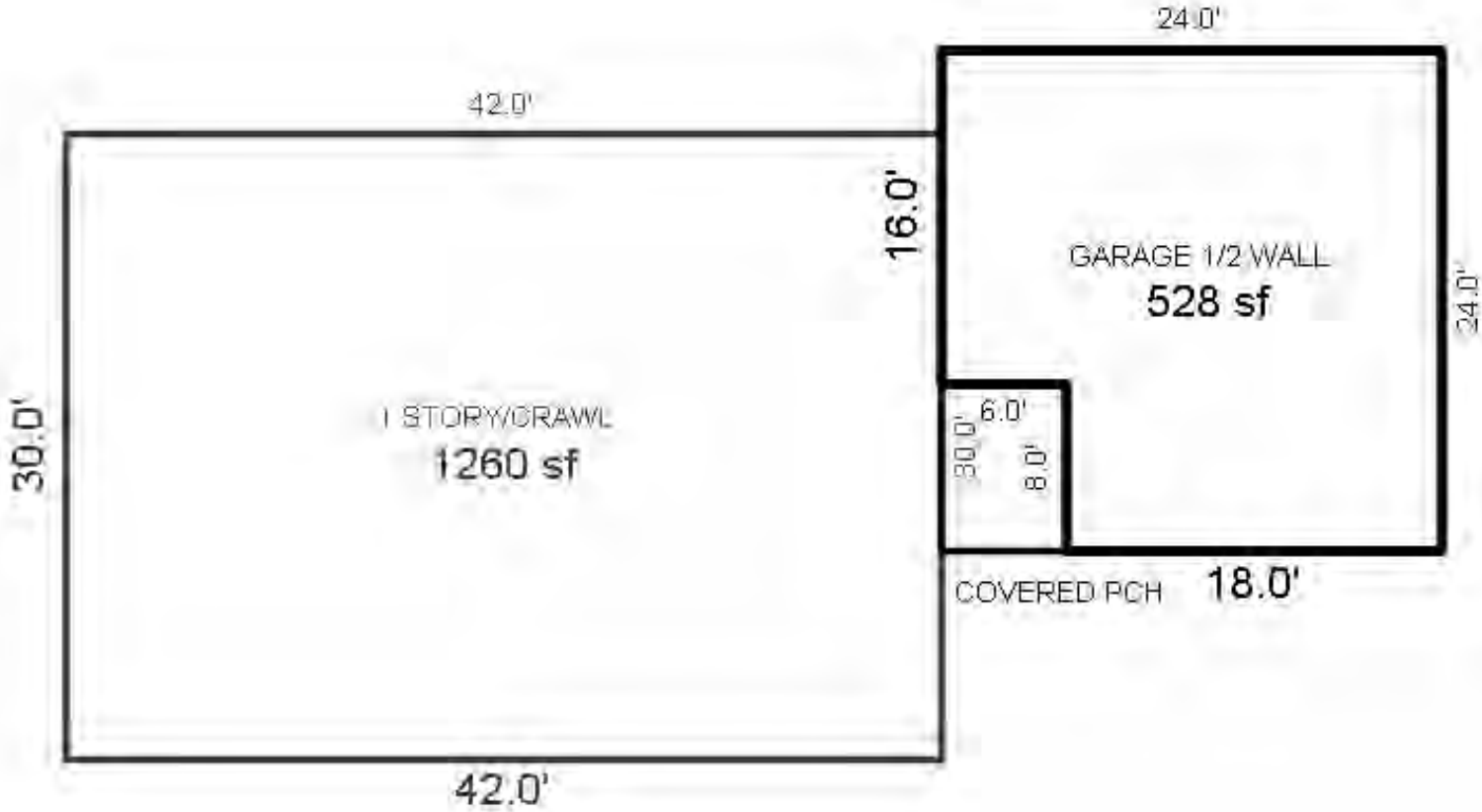
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	3,900	80,400	84,300			50,218C
	Rolling		2023	3,100	77,800	80,900			47,827C
	Low		2022	2,000	71,700	73,700			45,550C
	High		2021	2,000	65,600	67,600			44,095C
	Landscaped								
	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	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 48	Type CCP (1 Story)	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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				Ex X Ord Min			Size of Closets										
Yr Built 1987	Remodeled 0			Lg X Ord Small													
Condition: Average				Doors Solid X H.C.			Central Air Wood Furnace										
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service													
(1) Exterior				No./Qual. of Fixtures													
				Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets													
		X Drywall		Many X Ave. Few													
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1260 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer												
(3) Roof				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:												
X	Asphalt Shingle																
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 = 1260 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C 5 Blt 1987							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,260										Total:		172,076		137,675			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,476		1,181			
3 Fixture Bath										1		4,646		3,717			
Water/Sewer																	
1000 Gal Septic										1		4,864		3,891			
Water Well, 50 Feet										1		2,686		2,149			
Porches																	
CCP (1 Story)										48		1,455		1,164			
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost										528		23,396		18,717			
Common Wall: 1/2 Wall										1		-1,343		-1,074			
Door Opener										1		547		438			
Built-Ins																	
Appliance Allow.										1		2,766		2,213			
Notes:										Totals:		212,569		170,071			
												ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TC		158,166			

*** 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.
		37,900	08/01/1995	WD	33-TO BE DETERMINED	297:234	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6400 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/27/2012	2012-0508	100%

Owner's Name/Address	MAP #:
GUNNERSON MATTHEW A 6400 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 102,916 TCV/TFA: 87.37

Tax Description	Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 12 T22N R8W LOT 25 PLAT OF VI-MY-KA SUB.	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 100' @ 90/ 93.00 150.00 1.0183 0.8758 90 100 7,464 93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,464

Comments/Influences	Improvements	Land Improvement Cost Estimates
	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 4in Concrete 7.06 80 94 531 D/W/P: Asphalt Paving 3.15 2000 94 5,922 Total Estimated Land Improvements True Cash Value = 6,453



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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 Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	3,700	47,800	51,500			37,911C
	2023	2,900	52,400	55,300			36,106C
	2022	1,900	41,500	43,400			34,387C
	2021	1,900	34,700	36,600			33,289C

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

Desc. of Bldg/Section: CONVERTED HOUSE
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 768
 Gross Bldg Area: 1,178
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght : 8

Depr. Table : 2.25%
 Effective Age : 30
 Physical %Good: 51
 Func. %Good : 100
 Economic %Good: 100

1970	Year Built
	Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Forced Air Furnace 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 768
 Ave. Perimeter: 112
 Has Elevators:

*** Basement Info ***
 Area: 768
 Perimeter:
 Type: Storage Basement
 Heat: Forced Air Furnace

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

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

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 112
 Overall Building Height: 8

Base Rate for Upper Floors = 144.75
 Storage Basement Basement, Base Rate for Basement = 53.25
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.39 100%
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.92
 Adjusted Square Foot Cost for Upper Floors = 165.14
 Adjusted Square Foot Cost for Basement = 74.17

Total Floor Area: 768 Base Cost New of Upper Floors = 126,828
 Basement Area: 768 Base Cost New of Basement = 56,963

Reproduction/Replacement Cost = 183,791
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 93,733

<<<<< Segregated Cost Computations >>>>>

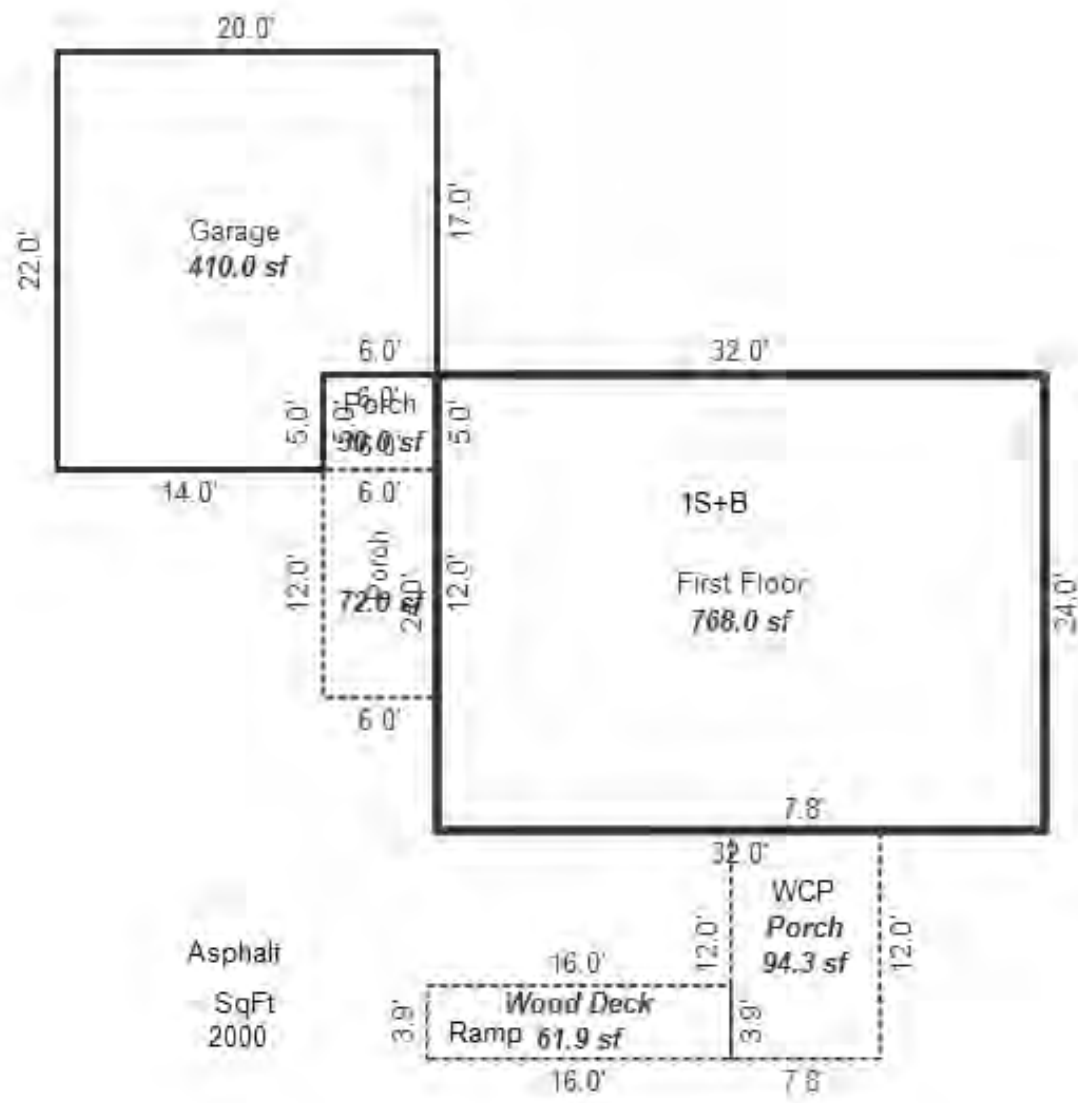
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost		
	Col.	Rate	SqFt	Adj.	Adj.	Cost
(39) Miscellaneous						

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	94 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



Asphalt
SqFt
2000

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)		<<<<< Calculator Cost Computations >>>>>					
Class: D,Siding Floor Area: 410 Gross Bldg Area: 1,178 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Siding Quality: Average Stories: 1 Story Height: 8 Perimeter: 0 Overall Building Height: 8					
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 48.38 Adjusted Square Foot Cost for Upper Floors = 48.38					
1970 Year Built Remodeled		Total Floor Area: 410 Base Cost New of Upper Floors = 19,836 Reproduction/Replacement Cost = 19,836					
8 Overall Bldg Height		Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 9,323					
Comments:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 7,924 Replacement Cost/Floor Area= 48.38 Est. TCV/Floor Area= 19.33					
Construction Cost		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					
High Above Ave. Ave. X Low		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 410 Ave. Perimeter Has Elevators:		* Sprinkler Info * Area: Type: Average					

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONNELLY WILLIAM J JR & F	DONNELLY WILLIAM J JR & F	0	06/25/2019	QC	09-FAMILY	2019-01965	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
DONNELLY WILLIAM J JR & FAYE TRUST 6720 S MOREY RD MC BAIN MI 49657		MAP #:		2024 Est TCV 272				
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.		Public Improvements		* Factors *		66'X150' 66' EASEMENT		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
ALL 66' WIDTH OF LOT IS AN EASEMENT PCL USED AS ACCESS TO HOME BEHIND SUB PERMANENT EASEMENT OVER AND ACROSS LOT 26 SHOWN IN BOOK OF SURVEY S-1 PAGES 136-138		Gravel Road		RATE TABLE INFERIOR	0.23 Acres	1200	100	Reason
		Paved Road		0.23 Total Acres		Total Est. Land Value =		Value
		Storm Sewer						272
		Sidewalk						272
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling		2024	100	0	100	Tribunal/Other
		Low		2023	100	0	100	Taxable Value
		High		2022	100	0	100	
		Landscaped		2021	100	0	100	
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What	2024	100	0	100
		TPC 05/08/2018	INSPECTED		2023	100	0	100
		TPC 12/27/2017	INSPECTED		2022	100	0	100
		TPC 02/11/2012	INSPECTED		2021	100	0	100



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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.				
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	03-ARM'S LENGTH	2014-02714	PROPERTY TRANSFER	100.0				
EDWARDS JANET R	EDWARDS ERNEST B & JANET	0	03/26/2013	AFF	07-DEATH CERTIFICATE	2013-03214	DEED	100.0				
EDWARDS ERNEST B	EDWARDS ERNEST B & JANET	0	02/21/2013	AFF	07-DEATH CERTIFICATE	2013-03215 DC	PROPERTY TRANSFER	0.0				
EDWARDS ERNEST B & JANET	EDWARDS ERNEST B & JANET	0	07/23/2002	QC	25-PARTIAL CONSTRUCTION	2009/2977	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6450 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
VANDER WEIDE STEPHEN E TRUST 2950 LUCAS RD MANTON MI 49663		2024 Est TCV 12,348										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
SEC 12 T22N R8W LOT 27 & 28 EXC W200 FT OF LOT 28 PLAT OF VI-MY-KA SUB LAKE TOWNSHIP MISSAUKEE COUNTY SPLIT ON 01/25/2016 INTO 009-690-028-00; FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 90/	141.93	150.00	0.8610	0.8758	90	100		9,632
		Paved Road		A 100' @ 90/	40.00	150.10	0.8610	0.8759	90	100		2,715
		Storm Sewer		185 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 12,348								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
SPLIT FOR 2016 ROLL Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ; Parent Parcel(s): 009-690-027-00; 009-690-028-00;		X Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	6,200	0	6,200			3,176C	
					2023	4,800	0	4,800			3,025C	
					2022	3,600	0	3,600			2,881C	
					2021	3,600	0	3,600			2,789C	



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

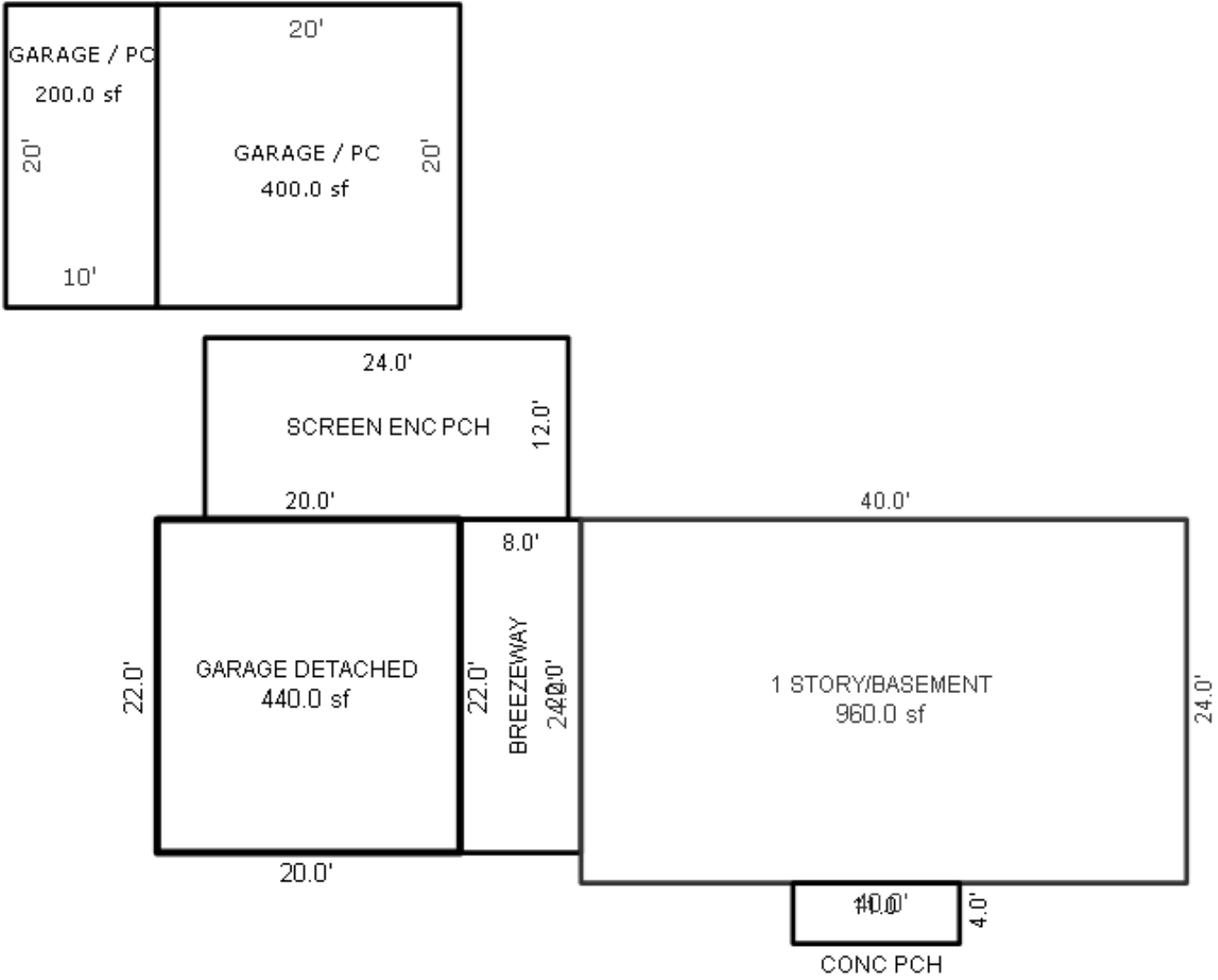
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VANDERWEIDE STEPHEN E TRU	MUSSELMAN JOSHUA J	0	09/19/2018	WD	16-LC PAYOFF	2018-03118	DEED	0.0				
VANDER WEIDE STEPHEN E TR	MUSSELMAN JOSHUA J	106,000	01/29/2016	LC	09-FAMILY	2016-00317	PROPERTY TRANSFER	100.0				
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	03-ARM'S LENGTH	2014-02714	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6450 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/28/2009		20090132	Complete			
Owner's Name/Address		P.R.E. 100% 02/02/2016		MAP #:		2024 Est TCV 154,768 TCV/TFA: 161.22						
MUSSELMAN JOSHUA J 6450 W JENNINGS RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Tax Description		Public Improvements			* Factors *							
SEC 12 T22N R8W W 200 FT OF LOT 28 OF THE PLAT OF VI-MY-KA SUBDIVISION LAKE TOWNSHIP MISSAUKEE COUNTY SPLIT ON 01/25/2016 FROM 009-690-027-00; FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road		A 100' @ 90/ 200.00 150.10 0.8409 0.8759 90 100 13,258							
Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ; Parent Parcel(s): 009-690-027-00; Child Parcel(s): 009-690-028-00;		X	Paved Road		200 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 13,258							
-----		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	1032	0	0			
		X	Sewer		D/W/P: Asphalt Paving	3.10	660	0	0			
		X	Electric		Residential Local Cost Land Improvements							
		X	Gas		Description	Rate	Size	% Good	Cash Value			
		X	Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375			
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 2,375							
		X	Standard Utilities									
		X	Underground Utils.									
		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	6,600	70,800	77,400			64,014C	
					2023	5,200	68,600	73,800			60,966C	
					2022	7,500	57,900	65,400			58,063C	
					2021	7,500	53,000	60,500			56,209C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan					Who	When	What					
					TPC 05/06/2018	INSPECTED						
					TPC 12/27/2017	INSPECTED						
					TPC 06/16/2015	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 44 288 176	Type CPP CSEP (1 Story) Brzwy, FW	Year Built: 1958 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. 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: 960 Total Base New : 247,648 Total Depr Cost: 149,607 Estimated T.C.V: 139,135			E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Roof:		
Yr Built 1958	Remodeled 0	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 = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C -5 Blt 1958			
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric 0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Brick Basement 960 Total: 146,535 87,903						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments Recreation Room 960 18,557 9,278 Plumbing Average Fixture(s) 1 1,476 886 Water/Sewer 1000 Gal Septic 1 4,864 2,918 Water Well, 100 Feet 1 5,808 3,485			Porches CPP 44 1,109 665 CSEP (1 Story) 288 11,125 9,567 *						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,698 12,419 Class: C Exterior: Pole (Unfinished) Base Cost 576 16,716 10,030 Class: D Exterior: Pole (Unfinished) Base Cost 200 5,882 3,529			Built-Ins Appliance Allow. 1 2,766 1,660 Breezeways Frame Wall 176 12,112 7,267			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Totals: 247,648 149,607			
(2) Windows		(8) Basement		(9) Basement Finish			(10) Floor Support			Chimney:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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		(10) Floor Support												
(3) Roof		(10) Floor Support														
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.				
DEUTSCHE BANK TRUST COMPA	HOFFMAN GARY C & KAROLYN	60,041	08/31/2011	CD	27-REDEMPTION	2011-02767	PROPERTY TRANSFER	0.0				
HOFFMAN DIANNE L	DEUTSCHE BANK TRUST COMPA	57,578	03/04/2011	SD	10-FORECLOSURE	2011-00731	DEED	0.0				
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010/539	DEED	100.0				
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLY KAY (WIDOW	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6281 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HOFFMAN DIANNE L 140 W RIVER ST CADILLAC MI 49601		2024 Est TCV 177,350 TCV/TFA: 134.36										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
. SEC 13 T22N R8W LOT 29 PLAT OF VI-MY-KA SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MLS 21100604 \$149,900 WITH -030, RENTAL		Gravel Road		A 100' @ 90/	120.00	297.00	0.9554	1.0389	90	100		10,720
		Paved Road		120 Actual Front Feet, 0.82 Total Acres				Total Est. Land Value =		10,720		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.10	2600	50	4,030				
		Sewer		Total Estimated Land Improvements True Cash Value =				4,030				
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		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		
		Who	When	What	2024	5,400	83,300	88,700		51,790C		
		TPC 04/30/2021 INSPECTED			2023	4,200	80,600	84,800		49,324C		
		TPC 12/27/2017 INSPECTED			2022	4,500	72,900	77,400		46,976C		
		TPC 05/28/2011 INSPECTED			2021	4,500	66,600	71,100		45,476C		

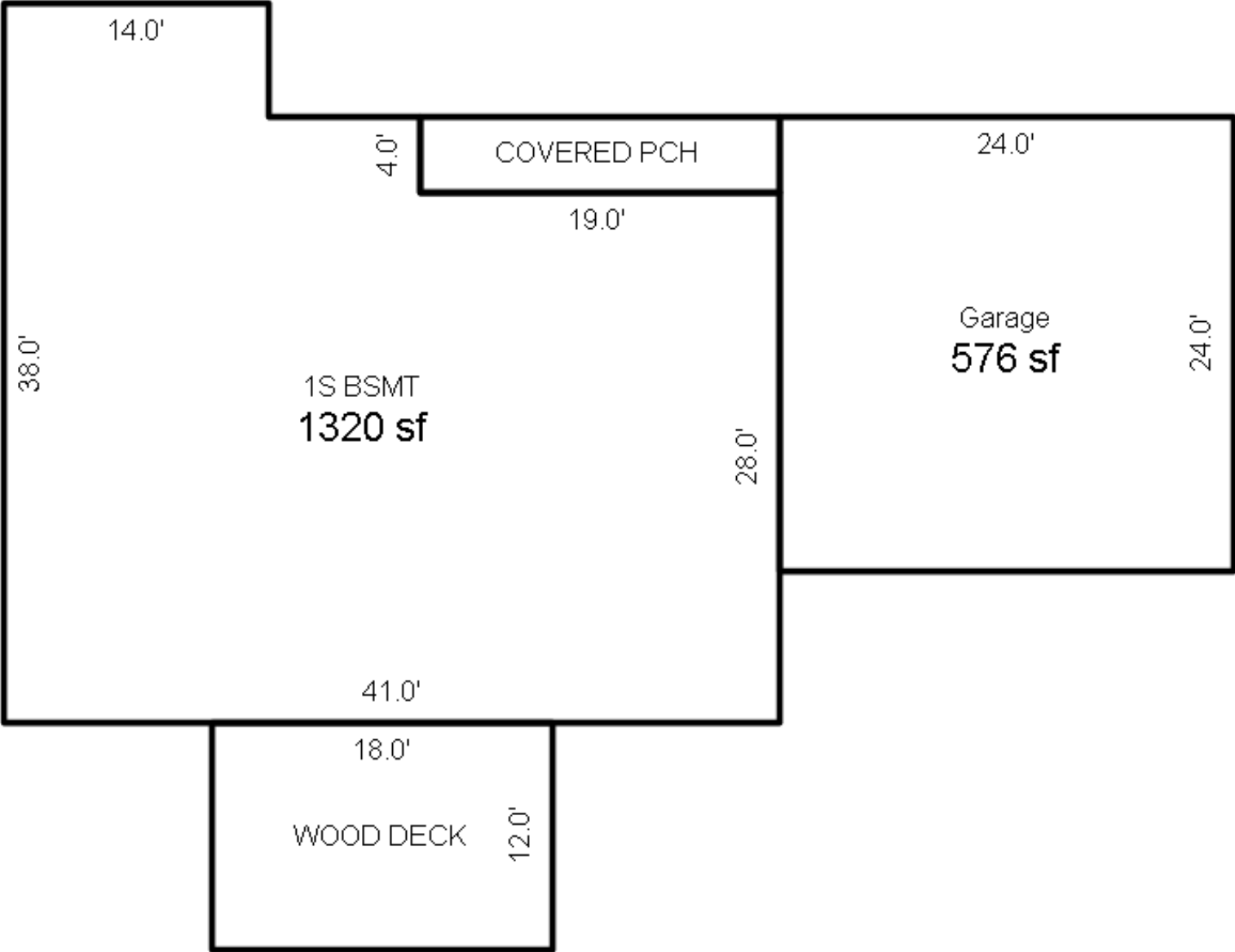


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 76 216	Type CCP (1 Story) 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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts 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 +10 Effec. Age: 35 Floor Area: 1,320 Total Base New : 268,993 Total Depr Cost: 174,839 Estimated T.C.V: 162,600		E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							Carport Area: Roof:			
Yr Built	Remodeled	Ex		X	Ord		Min	Size of Closets									
1977	197							Lg			X	Ord		Small			
Condition: Average		Doors			Solid	X	H.C.	(5) Floors									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			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: 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 C 10 Blt 1977		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets			Many	X	Ave.		Few	Building Areas							
(2) Windows		(6) Ceilings			(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			1 Story	Exterior Siding	Foundation Basement	Size 1,320	Cost New 212,621	Depr. Cost 138,198	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Exterior Brick Veneer Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			220 1 1 1 1 76 216 576 1 1	3,782 1,476 3,108 4,864 5,808 2,202 4,359 24,808 -2,686 547 2,766 5,338	2,458 959 2,020 3,162 3,775 1,431 2,833 16,125 -1,746 356 1,798 3,470	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:												
Chimney: Block		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												

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

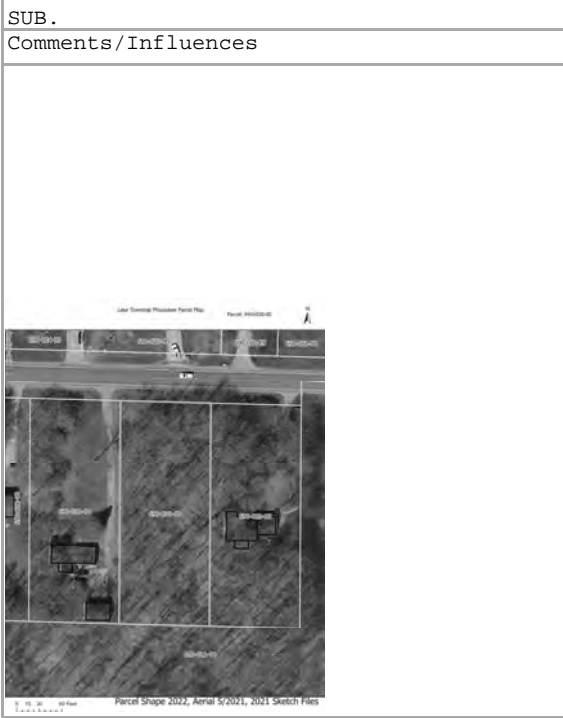


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010/539	DEED	100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOFFMAN DIANNE L 140 W RIVER ST CADILLAC MI 49601	MAP #: 2024 Est TCV 10,720					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.		X		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		A 100' @ 90/	120.00	297.00	0.9554	1.0389	90	100	10,720
		X		120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 10,720							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,400	0	5,400			4,410C
2023	4,200	0	4,200			4,200S
2022	4,500	0	4,500			4,406C
2021	4,500	0	4,500			4,266C

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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.
GIRARDOT JOHN L & SUZANNE	GIRARDOT ANGELA B	30,000	05/01/2021	LC	09-FAMILY	2021-02927	DEED	0.0
RANDEL BARBARA J	GIRARDOT JOHN L & SUZANNE	30,000	02/10/2021	QC	21-NOT USED/OTHER	2021-00500	PROPERTY TRANSFER	0.0
RANDEL FRANK C	RANDEL BARBARA J	0	12/03/2014	AFF	07-DEATH CERTIFICATE	2015-01734	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6359 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/26/2023					

Owner's Name/Address	MAP #:
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GIRARDOT ANGELA B 6359 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 126,111 TCV/TFA: 92.93
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		A 100' @ 90/	120.00	297.00	0.9554	1.0389	90	100	10,720	
		120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	10,720

Tax Description	X	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 31 PLAT OF VI-MY-KA SUB.	X	
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Comments/Influences	X	Description	Rate	Size % Good	Cash Value
---------------------	---	-------------	------	-------------	------------

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

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1980 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

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



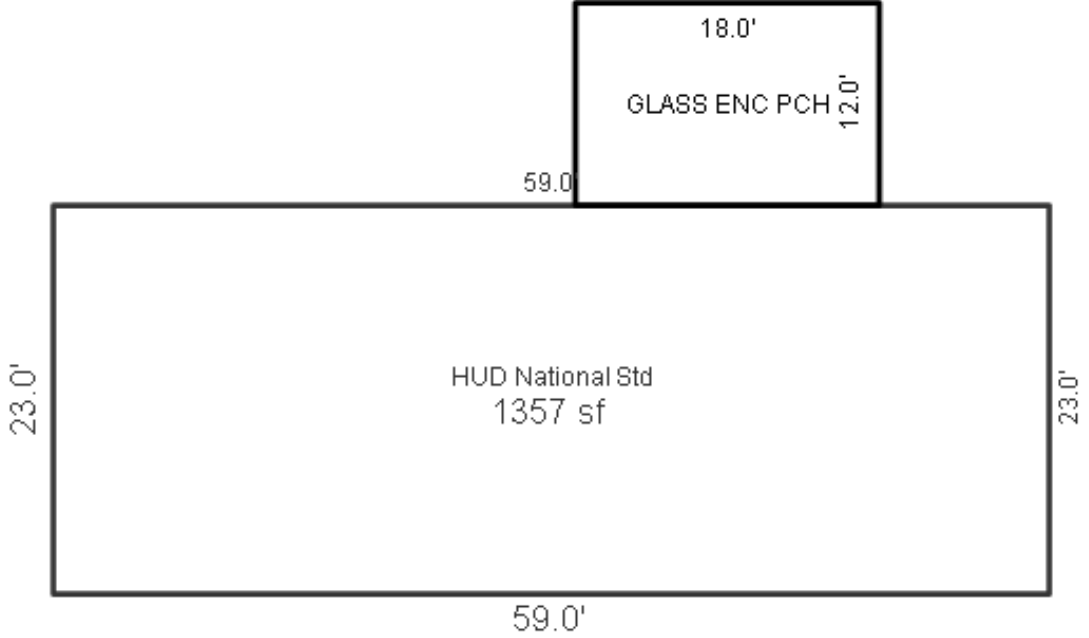
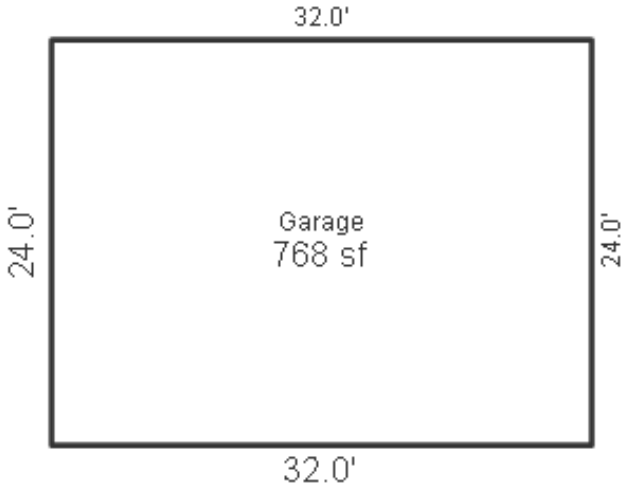
Who	When	What	2024	5,400	57,700	63,100			36,851C
	TPC 04/30/2021	INSPECTED	2023	4,200	50,100	54,300	54,300D	54,300A	35,097C
	TPC 05/06/2018	INSPECTED	2022	4,500	43,900	48,400	48,400D	48,400A	33,426C
	TPC 12/27/2017	INSPECTED	2021	4,500	39,200	43,700			32,359C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth	Area	Type	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Wood Stove Direct-Vented Ga	216	WGEP (1 Story)	
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 40 Floor Area: 1,357 Total Base New : 258,636 Total Depr Cost: 152,588 Estimated T.C.V: 114,441		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1357 SF Floor Area = 1357 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Size of Closets		0 Amps Service			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		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 1,357 Total: 174,386 104,632 Other Additions/Adjustments Recreation Room 1400 25,942 12,971 Plumbing Average Fixture(s) 1 1,230 738 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 50 Feet 1 2,585 1,551 Porches WGEP (1 Story) 216 14,556 8,734 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,361 14,617 Built-Ins Appliance Allow. 1 1,934 1,160 Jacuzzi Tub 1 6,943 4,166 Fireplaces Wood Stove 1 2,149 1,289 Totals: 258,636 152,588					
(1) Exterior		(6) Ceilings		Lump Sum Items:			(14) Water/Sewer			Notes: HUD ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.750 => TCY: 114,441					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Public Water Public Sewer Water Well			Lump Sum Items:								
(2) Windows		(8) Basement		1000 Gal Septic 2000 Gal Septic											
	Many Avg. Few	X	Large Avg. Small	Basement: 1357 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	(9) Basement Finish													
(3) Roof		1400 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.
COVENANT CAPITAL INC	CRAWFORD JEANNIE	134,000	09/30/2015	WD	03-ARM'S LENGTH	2015-03296	PROPERTY TRANSFER	100.0
SOLIZ PATRICIA A	COVENANT CAPITAL INC	117,000	12/29/2003	WD	03-ARM'S LENGTH	04-0/0603	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6401 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/06/2015					
Owner's Name/Address	MAP #:					
CRAWFORD JEANNIE 6401 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 205,499 TCV/TFA: 90.21					

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 13 T22N R8W LOT 32 PLAT OF VI-MY-KA SUB.	X		* Factors *					
			A 100' @ 90/	120.00	297.00	0.9554	1.0389	90 100	10,720
			120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 10,720					
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water	D/W/P: 3.5 Concrete	6.16	578	0	0
	X		Sewer	Residential Local Cost Land Improvements				
	X		Electric	Description	Rate	Size	% Good	Cash Value
	X		Gas	LAND IMPROVE 1000	1,000.00	2	95	1,900
	X		Curb	Total Estimated Land Improvements True Cash Value = 1,900				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,400	97,300	102,700			77,999C
Rolling	2023	4,200	94,400	98,600			74,285C
Low	2022	4,500	86,900	91,400			70,748C
High	2021	4,500	79,400	83,900			68,488C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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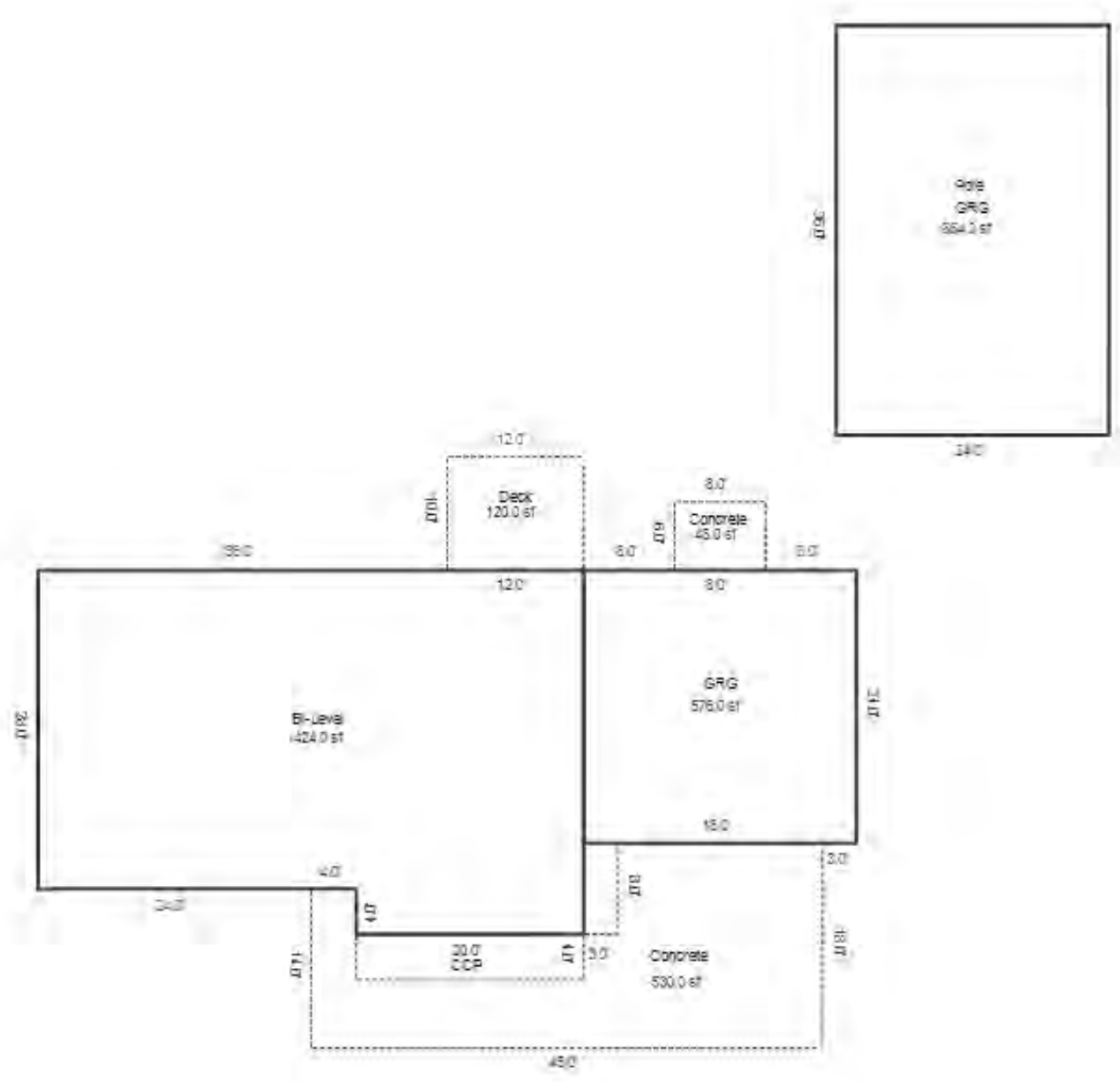
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	4,200	94,400	98,600			74,285C
TPC	12/27/2017	INSPECTED	2022	4,500	86,900	91,400			70,748C
JWV	09/30/2016	INSPECTED	2021	4,500	79,400	83,900			68,488C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 120	Type CCP (1 Story) Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 30 Floor Area: 2,278 Total Base New : 296,282 Total Depr Cost: 207,397 Estimated T.C.V: 192,879		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: BI		Trim & Decoration		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 = 1424 SF Floor Area = 2278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 1977			
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets Many X Ave. Few			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			(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			Bi-Level Siding Bi-Lev. 60%		Total: 216,059 151,241			
Room List		Doors		Solid	X	H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Exterior Brick Veneer 648 10,245 7,171 Plumbing Average Fixture(s) 3 Fixture Bath 2 7,720 5,404 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Porches CCP (1 Story) 60 1,630 1,141 Deck Treated Wood 120 2,880 2,016 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 15,567 Common Wall: 1 Wall 1 -2,512 -1,758 Class: CD Exterior: Pole (Unfinished) Base Cost 864 19,967 13,977 Built-Ins Appliance Allow. 1 1,934 1,354 Fireplaces					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(10) Floor Support			Lump Sum Items:					
(1) Exterior		(6) Ceilings		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor								
(2) Windows		Many Avg.	X	Large Avg.		Small	(10) Floor Support								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(3) Roof		Joists: Unsupported Len: Cntr.Sup:											
X	Double Glass Patio Doors Storms & Screens	Gable		Gambrel		Mansard Shed									
X	Asphalt Shingle														
Chimney: Block															

*** 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.
		19,000	09/01/1998	WD	33-TO BE DETERMINED	322:826	DEED	0.0

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

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

Owner's Name/Address: VANDERWEIDE STEPHEN & DEBRA
 9689 W WALKER ROAD
 MANTON MI 49663

2024 Est TCV 6,846

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

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

A 100' @ 90/ 66.00 297.00 1.1095 1.0389 90 100 6,846
 66 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 6,846

Tax Description: . SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.

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	3,400	0	3,400			1,778C
2023	2,700	0	2,700			1,694C
2022	2,500	0	2,500			1,614C
2021	2,500	0	2,500			1,563C

Who When What

TPC 04/30/2021 INSPECTED

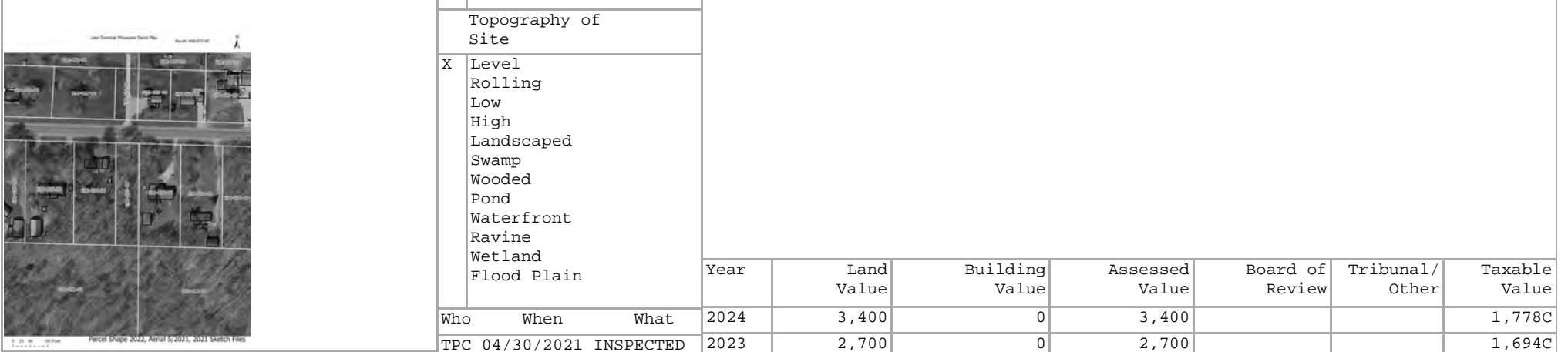
TPC 12/27/2017 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH LEO JR	LYDICK CLAUDE & JANICE	83,000	06/16/2015	WD	06-COURT JUDGEMENT	2015-02096	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6429 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	REPAIR	08/07/2012	2012-0366	100%	
	P.R.E. 100% 07/08/2015					

Owner's Name/Address	MAP #:
LYDICK CLAUDE & JANICE 6429 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 131,623 TCV/TFA: 148.89

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 13 T22N R8W LOT 34 PLAT OF VI-MY-KA SUB.	X		Dirt Road	120.00	297.00	0.9554	1.0389	90	100	10,720	
			Gravel Road	120 Actual Front Feet, 0.82 Total Acres						Total Est. Land Value =	10,720

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size % Good	Cash Value		
	X	Water	D/W/P: 3.5 Concrete	6.58	96 71	449	
	X	Sewer	Metal Prefab	16.30	180 50	1,467	
	X	Electric	Total Estimated Land Improvements True Cash Value =				1,916
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



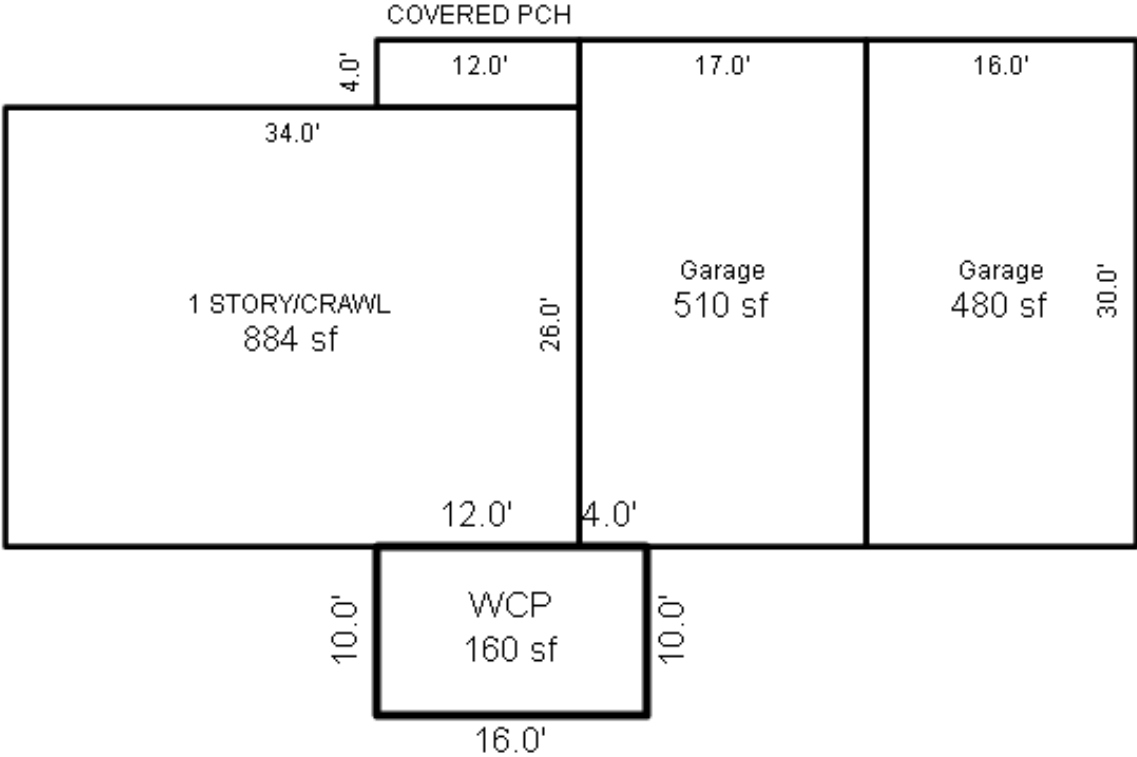
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,400	60,400	65,800			50,809C
Rolling	2023	4,200	58,500	62,700			48,390C
Low	2022	4,500	53,500	58,000			46,086C
High	2021	4,500	48,900	53,400			44,614C
Landscaped							
Swamp							
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 48 160	Type CCP (1 Story) CCP	Year Built: 1977 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: 510 % 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: 884 Total Base New : 182,765 Total Depr Cost: 127,943 Estimated T.C.V: 118,987			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1977						
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Condition: Average		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space 884			Total: 125,536 87,883						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			Average Fixture(s)			1 1,476 1,033			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 884 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			1000 Gal Septic			1 4,864 3,405			
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Porches			1000 Gal Septic			1 5,808 4,066			
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						CCP (1 Story)			1 1,455 1,018						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish								CPP			160 3,024 2,117						
(3) Roof		(10) Floor Support								Garages			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)						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Base Cost			510 22,863 16,004						
Chimney: Metal										Common Wall: 2 Wall			1 -5,371 -3,760						
										Door Opener			1 547 383						
										Built-Ins			Appliance Allow.			1 2,766 1,936			
										Notes:			ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV:			118,987			
										Totals:			182,765 127,943						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERL HOME LOAN MORTGAGE	MANSFIELD ROBERT	71,000	06/21/2012	CD	11-FROM LENDING INSTITUT	2012-02278	PROPERTY TRANSFER	100.0
SCHRIPSEMA ANDREW W & LIN	FEDERL HOME LOAN MORTGAGE	80,000	10/21/2011	SD	10-FORECLOSURE	2011-03344 SD	PROPERTY TRANSFER	0.0
PARTRIDGE JAMES A & RACHE	SCHRIPSEMA ANDREW W & LIN	135,000	12/12/2006	WD	03-ARM'S LENGTH	06-0/4470	DEED	100.0
		89,500	06/01/1998	WD	33-TO BE DETERMINED	320:139	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6445 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/28/2016	2016-0264	100%
	P.R.E. 100% 07/15/2012					

Owner's Name/Address	MAP #:
MANSFIELD ROBERT 6445 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 216,499 TCV/TFA: 107.39

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 100' @ 90/	140.00	297.00	0.9193	1.0389	90	100	12,034
			140 Actual Front Feet, 0.95 Total Acres						Total Est. Land Value =	12,034

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.	X	Dirt Road	Fencing: Wd, Solid, 6 ft.	30.88	192 0	0
Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete	6.58	200 0	0
2008, MLS 20808866, \$149,900 EXP 185DOM	X	Paved Road	D/W/P: 4in Ren. Conc.	8.18	144 0	0
	X	Storm Sewer	D/W/P: 4in Ren. Conc.	8.18	160 0	0
	X	Sidewalk	D/W/P: 4in Ren. Conc.	8.18	1200 100	9,816
		Water	Wood Frame	24.99	192 50	2,399
		Sewer	Residential Local Cost Land Improvements			
		Electric	Description	Rate	Size % Good	Cash Value
		Gas	LAND IMPROVE 2500	2,500.00	1 100	2,500
		Curb	Total Estimated Land Improvements True Cash Value =			14,715
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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	6,000	102,200	108,200			64,336C
2023	4,700	98,800	103,500			61,273C
2022	5,300	90,800	96,100			58,356C
2021	5,300	83,200	88,500			56,492C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1970 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 2S		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			1		168 195		Treated Wood		
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min				1		Class: C Effec. Age: 40 Floor Area: 2,016 Total Base New : 340,053 Total Depr Cost: 204,032 Estimated T.C.V: 189,750		E.C.F. X 0.930		
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace							Bsmnt Garage:		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric							Carport Area: Roof:		
(1) Exterior							No./Qual. of Fixtures							Cls C Blt 1970		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets										Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1008 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
		X	Drywall				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing							Building Areas		
X	Many Avg. Few	X	Large Avg. Small				1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev.100% 1,008 Total: 198,645 119,187		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 2 Fixture Bath 1 3,108 1,865 Water/Sewer 1000 Gal Septic 1 4,864 2,918 Water Well, 100 Feet 1 5,808 3,485 Porches CCP (2 Story) 168 5,505 3,303 Deck Treated Wood 195 4,068 2,441 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 720 35,100 21,060 Common Wall: 1 Wall 1 -2,686 -1,612 Door Opener 1 547 328 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,093 656 Base Cost 1600 69,184 41,510		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					(14) Water/Sewer							Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces		
(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							Lump Sum Items:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A	RAJALA LINNEA & LEONHARDT	342,000	08/07/2020	WD	03-ARM'S LENGTH	2020-02244	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6451 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/07/2020					
Owner's Name/Address	MAP #:					
RAJALA LINNEA & LEONHARDT JASON 6451 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 381,551 TCV/TFA: 170.03					

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 13 T22N R8W LOT 37 & W 100 FT OF LOT 36 PLAT OF VI-MY-KA SUB.	X		Dirt Road	218.00	297.00	0.8230	1.0389	90	100	16,774
			Gravel Road	218 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =	16,774
Comments/Influences	X		Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		Water	D/W/P: 3.5 Concrete	6.58	480	0	0		
			Sewer	D/W/P: Asphalt Paving	3.10	3500	94	10,199		
	X		Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			Curb	LAND IMPROVE 2500	2,500.00	1	97	2,425		
			Street Lights	Total Estimated Land Improvements True Cash Value =						12,624



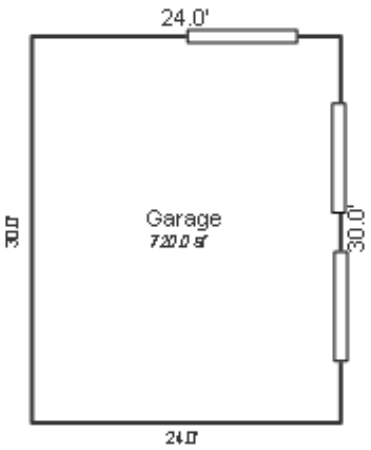
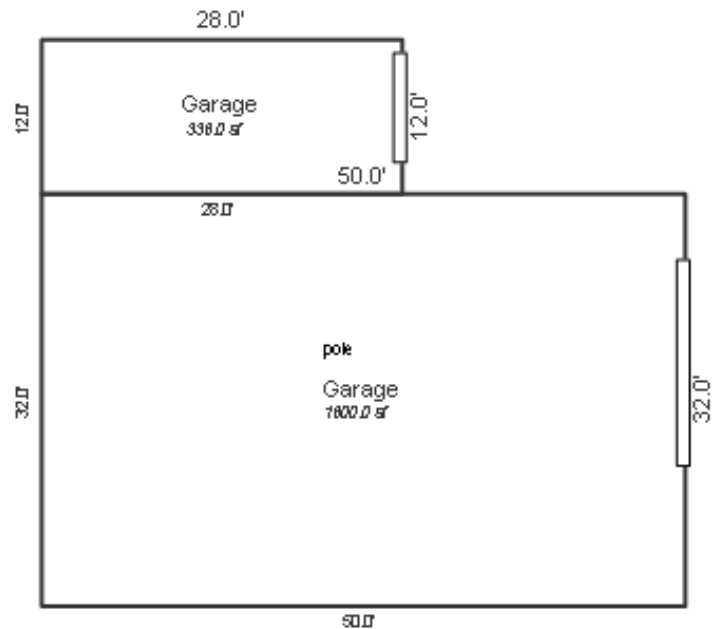
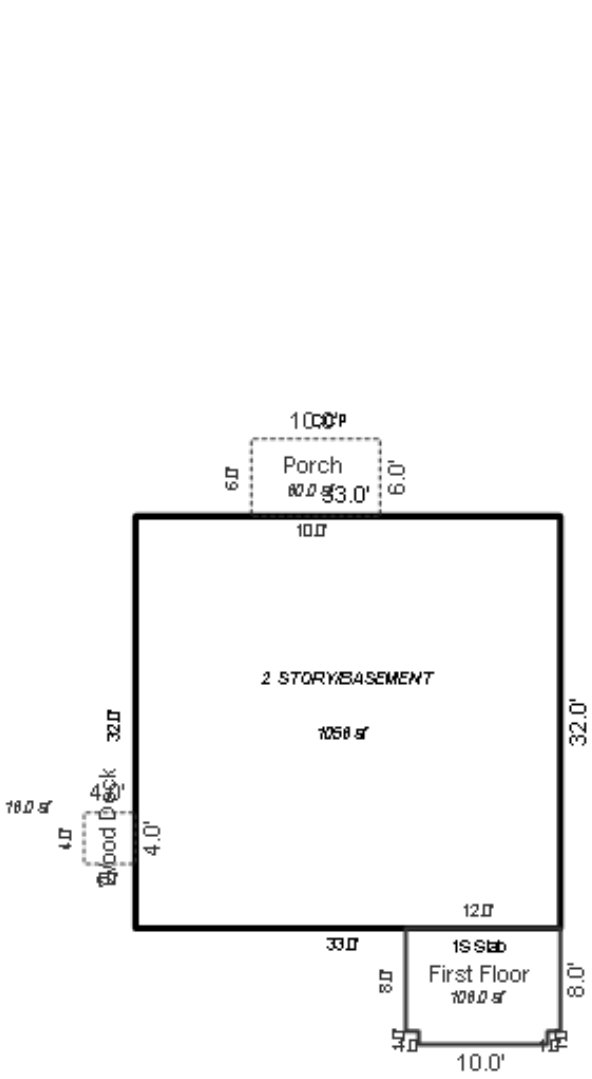
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	8,400	182,400	190,800			178,347C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2024	8,400	182,400	190,800			178,347C
			2023	6,500	176,600	183,100			169,855C
			2022	8,200	162,300	170,500			161,767C
			2021	8,200	148,400	156,600			156,600S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 16	Type CCP (1 Story) Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 2S		Trim & Decoration													
Yr Built 1994	Remodeled 2018	X	Ex	Ord	Min										
Condition: Average		Size of Closets													
Room List		X	Lg	Ord	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	X	Solid	H.C.										
(1) Exterior		(5) Floors													
		Kitchen: Other: Other:													
		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 132 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	992	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:													
		(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	1											
		Lump Sum Items:													
		(12) Electric													
		0 Amps Service													
		No./Qual. of Fixtures													
X	Ex.	Ord.	Min												
		No. of Elec. Outlets													
X	Many	Ave.	Few												
		(13) Plumbing													
1	Average Fixture(s)														
2	3 Fixture Bath														
1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		(15) 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													
		(15) Built-ins													
		Central Air Wood Furnace													
		(15) Fireplaces													
		Class: C +10 Effec. Age: 15 Floor Area: 2,244 Total Base New : 445,470 Total Depr Cost: 378,659 Estimated T.C.V: 352,153													
		(16) Porches/Decks													
		E.C.F. X 0.930													
		(17) Garage													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1188 SF Floor Area = 2244 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		2 Story Siding Basement 1,056 299,704 254,760													
		1 Story Siding Slab 132 19,175 16,299													
		Total: 299,704 254,760													
		Other Additions/Adjustments													
		Recreation Room 992 19,175 16,299													
		Plumbing													
		Average Fixture(s)													
		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													
		CCP (1 Story) 60 1,777 1,510													
		Garages													
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
		Base Cost 720 26,165 22,240													
		Class: CD Exterior: Pole (Finished)													
		Door Opener 1 485 412													
		Base Cost 1936 55,737 47,376													
		Built-Ins													
		Appliance Allow. 1 2,766 2,351													
		Sauna 1 6,640 5,644													
		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.
LEAVER RICHARD	JORAE KEVIN & AMY	399,900	12/28/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04373	PROPERTY TRANSFER	100.0
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	11-FROM LENDING INSTITUT	2012-00152	PROPERTY TRANSFER	100.0
THOLA DWAIN A & CAROL E		1	08/15/2011	AFF	01-ABANDONMENT	2011-02570	PROPERTY TRANSFER	0.0
THOLA DWAIN A & CAROL E	CHEMICAL BANK	76,377	03/04/2011	SD	10-FORECLOSURE	2011-00681	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/30/2021					

Owner's Name/Address	MAP #:
JORAE KEVIN & AMY 1212 S BAYBERRY LN LAKE CITY MI 49651	2024 Est TCV 34,672

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	EFF - IRRGULAR SHAPE						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	20.00	182.57	0.8612	1.1624	1200	100		24,025
BACKLOTS 150/	70.91	182.57	0.8612	1.1624	150	100		10,648
91 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 34,672

Tax Description	X	Dirt Road
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. SECS 9 & 10 T22N R8W LOT 1 WILDWOOD ESTATES.	X	Gravel Road
--	---	-------------

Comments/Influences	X	Paved Road
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	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
--	---	--------------



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,300	0	17,300			11,025C
2023	13,800	0	13,800			10,500C
2022	10,000	0	10,000			10,000S
2021	7,500	0	7,500			7,500S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	19-MULTI PARCEL ARM'S LE	2007/116	DEED	100.0
		55,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2813	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		New House	07/18/2008	20080358	Complete

Owner's Name/Address	MAP #:
WEBER RONALD J & PATRICIA A 1390 S BAYBERRY N LAKE CITY MI 49651	2024 Est TCV 31,086

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Public Improvements			* Factors * FLOOD PLAIN AREA AT LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	BACKLOTS 150/	205.51	93.69	0.6940	0.9838	150	100		21,048
. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.		Gravel Road	GROUP A 1200/	10.00	210.96	0.6940	1.2052	1200	100		10,037
Comments/Influences		Paved Road	216 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 31,086								

2013 MOVED HOUSE TO LOT3 FRONTS FLOOD PLAIN	X	Storm Sewer									
		Sidewalk									

	X	Water									
	X	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	15,500	0	15,500			8,540C

X	Rolling	2023	12,400	0	12,400			8,134C
X	Low	2022	10,000	0	10,000			7,747C
	High	2021	7,500	0	7,500			7,500S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							

Who	When	What	2024	15,500	0	15,500		8,540C
		TPC 04/30/2021 INSPECTED	2023	12,400	0	12,400		8,134C
		TPC 12/27/2017 INSPECTED	2022	10,000	0	10,000		7,747C
		TPC 11/04/2013 INSPECTED	2021	7,500	0	7,500		7,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	20-MULTI PARCEL SALE REF	2007/116	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1390 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/04/2019					
Owner's Name/Address	MAP #:					
WEBER RONALD J & PATRICIA A 1390 S BAYBERRY LN LAKE CITY MI 49651	2024 Est TCV 641,244 TCV/TFA: 232.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
2013 MOVED DATA FOR HOUSE FROM LOT 2 FRONTS FLOOD PLAIN	X		GROUP A 1200/	70.00	429.38	0.9193	1.4395	1200 100	111,162
			70 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 111,162						

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1 95	2,375
	Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	55,600	265,000	320,600			148,842C
X Rolling	2023	44,000	256,000	300,000			141,755C
X Low	2022	12,300	244,300	256,600			135,005C
X High	2021	10,300	227,800	238,100			130,693C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X Private Road							

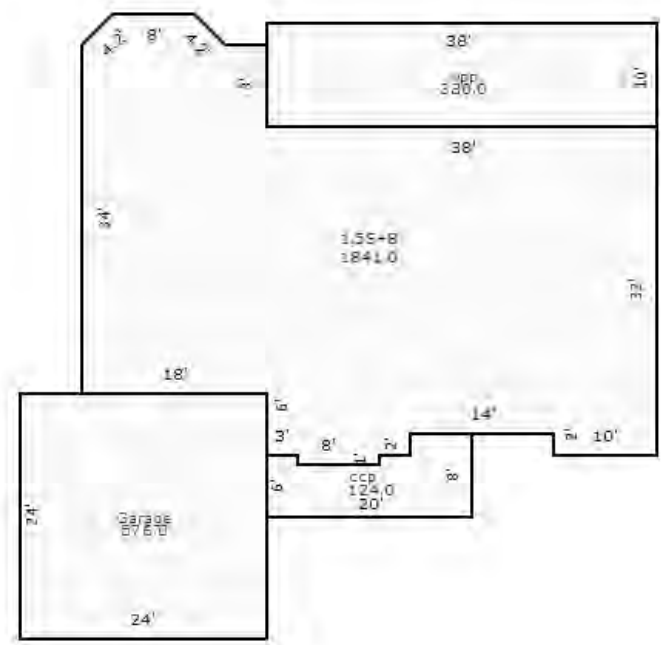


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 124 380	Type CCP (1 Story) Treated Wood	Year Built: 2008 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	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 16 Floor Area: 2,762 Total Base New : 430,303 Total Depr Cost: 361,443 Estimated T.C.V: 527,707
Wood Frame				X			Central Air Wood Furnace			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1841 SF Floor Area = 2762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,841 Total: 367,337 308,552			
Building Style: 1.5S							(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			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 2 Fixture Bath 2 6,217 5,222 Porches CCP (1 Story) 124 3,426 2,878 Deck Treated Wood 380 6,312 5,302 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 25,077 Common Wall: 1 Wall 1 -2,686 -2,256 Door Opener 2 1,093 918 Water/Sewer Public Sewer 1 1,494 1,255 Water Well, 100 Feet 1 5,808 4,879 Built-Ins Appliance Allow. 1 2,766 2,323 Totals: 430,303 361,443						
Yr Built 2008		Remodeled 0					Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 527,707									
Condition: Average																
Room List																
Basement 1st Floor 2nd Floor Bedrooms																
(1) Exterior																
Wood/Shingle Aluminum/Vinyl Brick																
Insulation																
(2) Windows																
Many Avg. Few		Large Avg. Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
Gable Hip Flat		Gambrel Mansard Shed														
Asphalt Shingle																
Chimney:																

*** 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.
MISHLER DENIS & THAIS	MISHIER THAIS TRUST	1	11/23/2012	QC	09-FAMILY	2012-03863	DEED	0.0
MISHLER THAIS TR	MISHLER DENIS & THAIS	1	10/09/2012	QC	09-FAMILY	2012-03273	DEED	0.0
MISHLER THAIS TR & MISHLE	MISHLER THAIS TR	0	05/18/2011	WD	03-ARM'S LENGTH	2011-01724	DEED	0.0
MISHLER THAIS TRUST	MISHLER THAIS TR & MISHLE	0	12/30/2010	QC	09-FAMILY	2011-40qc	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1394 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/14/2017					
Owner's Name/Address	MAP #:					
MISHIER THAIS TRUST 1394 S BAYBERRY LN LAKE CITY MI 49651	2024 Est TCV 538,103 TCV/TFA: 291.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SECS 9 & 10 T22N R8W LOTS 4 & 5. WILDWOOD ESTATES.			* Factors *								
ADD SEWER FOR 05			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		GROUP A 1200/	120.00	399.30	0.8034	1.4136	1200	100	LOT 4	163,544
			120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 163,544								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
	X	Dirt Road	Description	Rate	Size	% Good	Cash Value	
	X	Gravel Road	D/W/P: Asphalt Paving	3.10	3100	50	4,805	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				4,805	
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	81,800	187,300	269,100			182,206C
	X	Low	2023	64,700	179,400	244,100			173,530C
	X	High	2022	18,500	187,100	205,600			165,267C
	X	Landscaped	2021	15,400	175,100	190,500			159,988C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Drive							



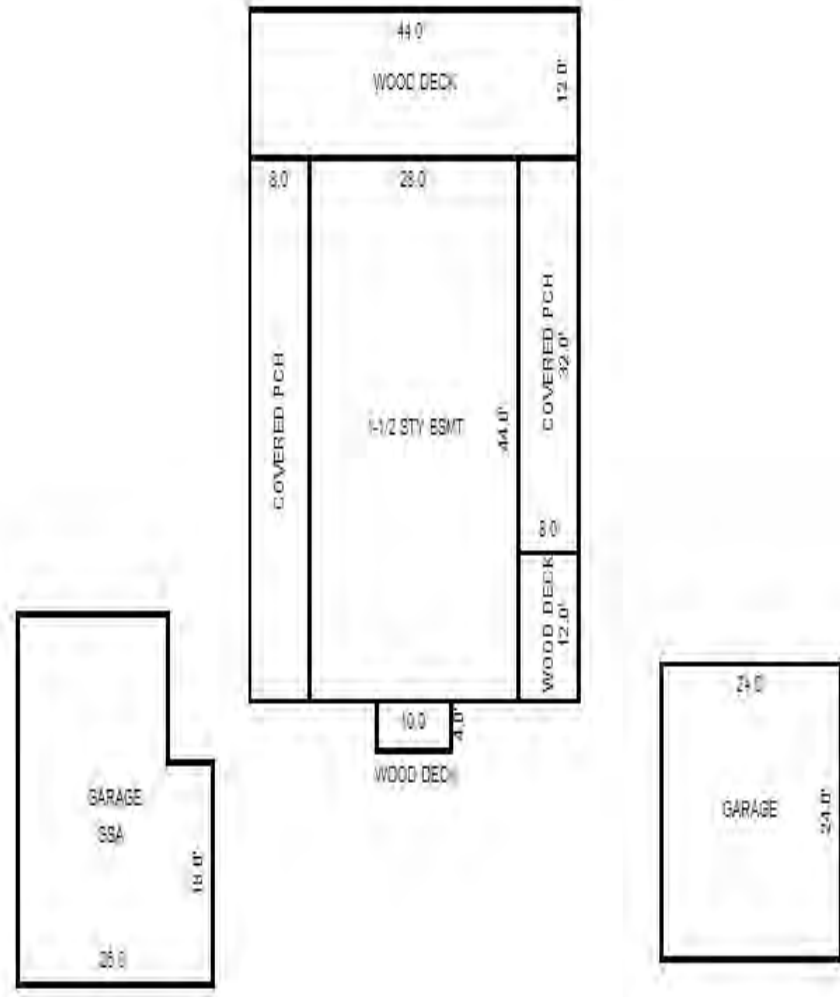
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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	64,700	179,400	244,100			173,530C
TPC	02/22/2012	INSPECTED	2022	18,500	187,100	205,600			165,267C
			2021	15,400	175,100	190,500			159,988C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 708 % Good: 0 Storage Area: 468 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1		352 WCP (1 Story) 352 WCP (1 Story) 528 Treated Wood 40 Treated Wood 96 Treated Wood					
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,848 Total Base New : 389,655 Total Depr Cost: 253,256 Estimated T.C.V: 369,754		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1989	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1232 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1989						
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.	(12) Electric			1.5 Story Siding Basement 1,232			Total: 239,882 155,904						
	Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Recreation Room 924 17,861 11,610				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Plumbing			Average Fixture(s) 1 1,476 959				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			(13) Plumbing			Porches			3 Fixture Bath 1 4,646 3,020				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1232 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			WCP (1 Story) 352 11,524 7,491 WCP (1 Story) 352 11,524 7,491							
X	Wood Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood 528 7,830 5,089 Treated Wood 40 1,598 1,039 Treated Wood 96 2,505 1,628				
X	Metal Sash	(9) Basement Finish		(14) Water/Sewer			Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Vinyl Sash			1 Public Water			1 3 Fixture Bath			Base Cost 708 25,856 16,806							
X	Double Hung			1 Public Sewer			Softener, Auto			Storage Over Garage 468 6,430 4,179							
X	Horiz. Slide Casement			1 Water Well			Softener, Manual			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Double Glass			1000 Gal Septic			Solar Water Heat			Base Cost 576 22,285 14,485							
X	Patio Doors			2000 Gal Septic			No Plumbing			Water/Sewer			Public Sewer 1 1,494 971				
X	Storms & Screens			Lump Sum Items:			Extra Toilet			Public Sewer 1 5,808 3,775							
(3) Roof		924 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Extra Sink			Built-Ins							
X	Gable Hip Flat	Gambrel Mansard Shed						Separate Shower			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
X	Asphalt Shingle	(10) Floor Support					Ceramic Tile Floor										
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Ceramic Tub Alcove										

*** 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.
LAFATA DOLORES M TRUSTEE	MASTERS MARK D & JOY RENE	255,000	08/19/2016	WD	03-ARM'S LENGTH	2016-02762	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1424 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MASTERS MARK D & JOY RENEE 6749 OSAGE AVE ALLEN PARK MI 48101	2024 Est TCV 530,008 TCV/TFA: 256.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECS 9 & 10 T22N R8W LOTS 6 & 7 WILDWOOD ESTATES.	X		GROUP A 1200/	65.00	318.32	0.7875	1.3357	1200	100	LOT 6	82,048
	X		GROUP A 1200/	65.00	318.32	0.7875	1.3357	1200	100	LOT 7	82,048
			130 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 164,096								

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates					
								Description	Rate	Size	% Good	Cash Value	
								Residential Local Cost Land Improvements					
								Description	Rate	Size	% Good	Cash Value	
								LAND IMPROVE 2500	2,500.00	1	95	2,375	
								Total Estimated Land Improvements True Cash Value = 2,375					

Topography of Site	X Rolling	Low	X High	Landscaped	Swamp	X 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
													2023	65,000	174,700	239,700			149,191C
													2022	17,500	168,700	186,200			142,087C
													2021	14,600	157,300	171,900			137,548C

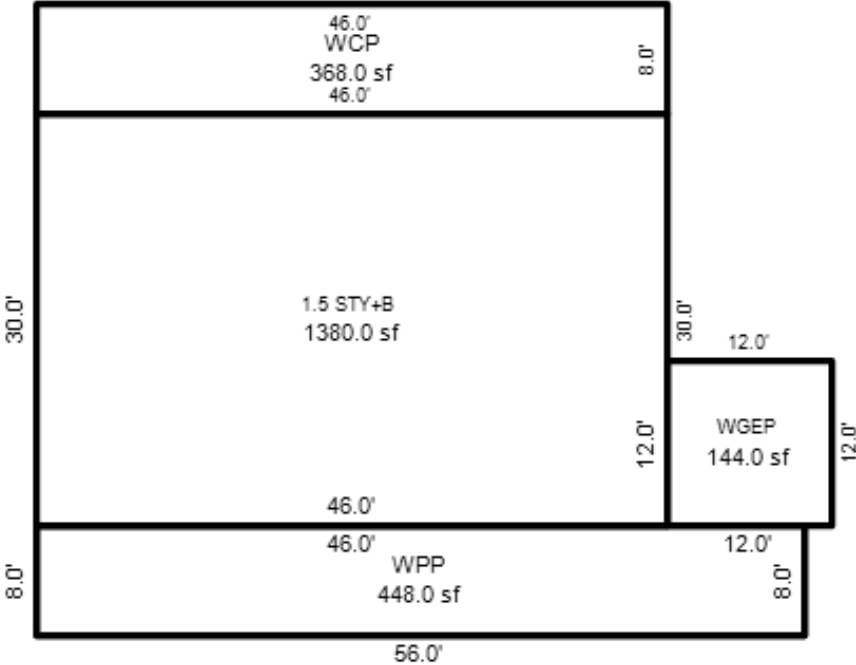
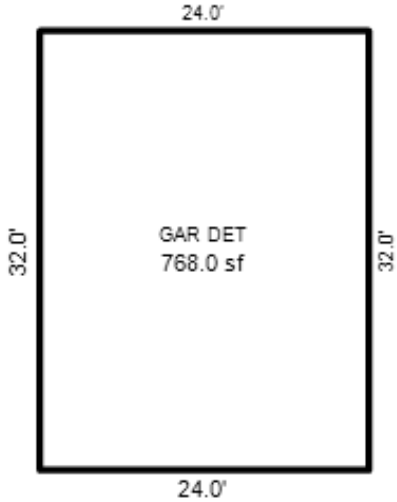


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*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 368 144 448	Type WCP (1 Story) WGEP (1 Story) WPP		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: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 384 No Conc. Floor: 0																																																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																			
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G																																																																																																																	
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min																																																																																																																	
Condition: Average		Size of Closets		X	Lg		Ord		Small																																																																																																															
Room List		Doors		Solid	X		H.C.																																																																																																																	
1	Basement	(5) Floors		(12) Electric																																																																																																																				
	1st Floor		Kitchen:		0 Amps Service																																																																																																																			
	2nd Floor		Other:		No./Qual. of Fixtures																																																																																																																			
	4 Bedrooms		Other:	X	Ex.		Ord.		Min																																																																																																															
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																																																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Many		Ave.		Few																																																																																																															
	Insulation	(7) Excavation		(13) Plumbing																																																																																																																				
(2) Windows		1	Average Fixture(s)		Average Fixture(s)																																																																																																																			
X	Many Avg. Few	X	3 Fixture Bath	3	3 Fixture Bath																																																																																																																			
	Large Avg. Small		1 2 Fixture Bath	1	2 Fixture Bath																																																																																																																			
			Softener, Auto		Softener, Manual																																																																																																																			
			Softener, Manual		Solar Water Heat																																																																																																																			
			No Plumbing		No Plumbing																																																																																																																			
			Extra Toilet		Extra Toilet																																																																																																																			
			Extra Sink		Extra Sink																																																																																																																			
			Separate Shower		Separate Shower																																																																																																																			
			Ceramic Tile Floor		Ceramic Tile Floor																																																																																																																			
			Ceramic Tile Wains		Ceramic Tile Wains																																																																																																																			
			Ceramic Tub Alcove		Ceramic Tub Alcove																																																																																																																			
			Vent Fan		Vent Fan																																																																																																																			
(3) Roof		(8) Basement		(14) Water/Sewer																																																																																																																				
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			Living SF	1	Public Sewer																																																																																																																			
			1 Walkout Doors (B)	1	Water Well																																																																																																																			
			No Floor SF		1000 Gal Septic																																																																																																																			
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Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1380 SF Floor Area = 2070 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,380</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>246,950</td> <td>172,832</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>308</td> <td>5,954</td> <td>4,168</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,560</td> <td>1,792</td> </tr> <tr> <td colspan="4">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,033</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,291</td> <td>6,504</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>2,176</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>368</td> <td>12,041</td> <td>8,429</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>144</td> <td>12,210</td> <td>8,547</td> </tr> <tr> <td>WPP</td> <td>448</td> <td>7,522</td> <td>5,265</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>768</td> <td>36,710</td> <td>25,697</td> </tr> <tr> <td>Storage Over Garage</td> <td>384</td> <td>5,276</td> <td>3,693</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>1,046</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>4,066</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,936</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Prefab 1 Story</td> <td>1</td> <td>2,592</td> <td>1,814</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,380			Total:				246,950	172,832	Item	Size	Cost New	Depr. Cost	Recreation Room	308	5,954	4,168	Basement, Outside Entrance, Below Grade	1	2,560	1,792	Plumbing				Average Fixture(s)	1	1,476	1,033	3 Fixture Bath	2	9,291	6,504	2 Fixture Bath	1	3,108	2,176	Porches				WCP (1 Story)	368	12,041	8,429	WGEP (1 Story)	144	12,210	8,547	WPP	448	7,522	5,265	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	768	36,710	25,697	Storage Over Garage	384	5,276	3,693	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				Prefab 1 Story	1	2,592	1,814
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1458 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
SUTTON HELEN L TR 1458 BAYBERRY LN LAKE CITY MI 49651	2024 Est TCV 479,066 TCV/TFA: 342.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.	X		GROUP A 1200/	65.00	349.17	0.7842	1.3670	1200	100	LOT 8	83,609
	X		GROUP A 1200/	67.24	349.17	0.7842	1.3670	1200	100	LOT 9	86,491
			132 Actual Front Feet, 1.06 Total Acres						Total Est. Land Value =		170,100

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
NEW IN 93..SITS ON LOTS 8&9 ADD SEWER FOR 05 01 COMBO W/008-00 FOR 02								D/W/P: 3.5 Concrete	6.58	256	84	1,415
								Total Estimated Land Improvements True Cash Value = 1,415				

Topography of Site	X 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

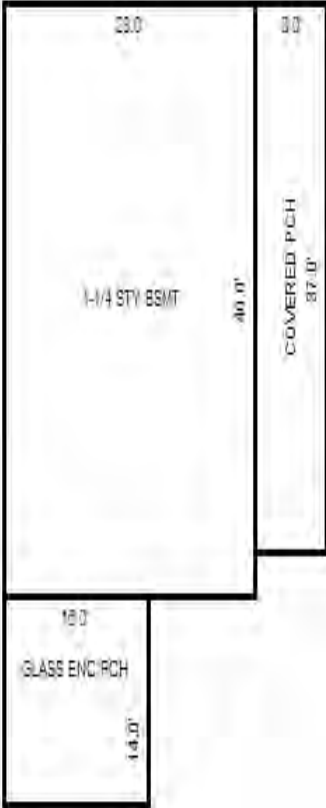
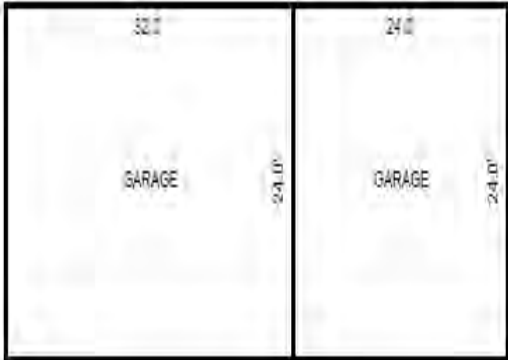
	Who	When	What	2024	85,100	154,400	239,500			137,544C
	TPC 12/27/2017 INSPECTED	2023	67,300	164,200	231,500			130,995C		
	TPC 02/22/2012 INSPECTED	2022	18,100	147,900	166,000			124,758C		
		2021	15,100	137,800	152,900			120,773C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 224 296	Type WGEP (1 Story) WCP (1 Story)	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 88 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1.25S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,400 Total Base New : 289,731 Total Depr Cost: 210,652 Estimated T.C.V: 307,551		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1993	Remodeled 0	X	Ex	Ord	Min	No. Heating/Cooling		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1120 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1993	
Condition: Average		Lg		X	Ord		0	Building Areas		Total:		188,433 131,904	
Room List		Doors			Solid	X	H.C.	Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		1.25 Story Siding Basement 1,120					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		0 Amps Service		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many		X	Ord.	Plumbing					
(2) Windows		(7) Excavation		Average Fixture(s)		No. Heating/Cooling		Plumbing					
X	Many Avg. Few	X	Large Avg. Small	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		Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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		Porches					
(3) Roof		(9) Basement Finish		1		Public Water		WGEP (1 Story)					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1		Public Sewer		WCP (1 Story)					
X	Asphalt Shingle	(10) Floor Support		1		Water Well		Garages					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 27,348					
				Lump Sum Items:		Notes:		Water/Sewer					
								Public Sewer					
								Water Well, 100 Feet					
								Built-Ins					
								Appliance Allow.					
								Local Cost Items					
								SANITARY SEWER					
								Totals:		289,731		210,652	
								ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:				307,551	

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PREE JAMES M (former spou	PREE CORINNE A (F)	0	09/21/2006	QC	21-NOT USED/OTHER	06-0/3880	DEED	0.0
		135,000	05/01/1998	WD	33-TO BE DETERMINED	318:1104	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1470 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	02/14/2012	2012-0037	100%

Owner's Name/Address	MAP #:
PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2024 Est TCV 320,710 TCV/TFA: 267.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SECS 9 & 10 T22N R8W LOT 10 WILDWOOD ESTATES.			

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05	X	Dirt Road	66.31	369.90	0.9319	1.3868	1200	100		102,828
	X	Gravel Road	49 Actual Front Feet, 0.64 Total Acres		Total Est. Land Value =					102,828

Comments/Influences	Public Improvements	Description	Rate	Size	% Good	Cash Value
	X	Water	3.10	2150	71	4,732
	X	Sewer	Total Estimated Land Improvements True Cash Value =			4,732

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
	X PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	51,400	109,000	160,400			73,696C
TPC	08/20/2012	INSPECTED	2023	40,700	103,900	144,600			70,187C
TPC	02/22/2012	INSPECTED	2022	25,000	93,600	118,600			66,845C
			2021	22,500	87,300	109,800			64,710C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PREE JAMES M (FORMER SPOU	PREE CORRINE A (F)	0	09/21/2006	QC	21-NOT USED/OTHER	06-0/3880	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/05/1998					
Owner's Name/Address	MAP #:					
PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2024 Est TCV 33,539					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Public Improvements			* Factors * 1/2 LOT 11								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 1200/	17.50	281.46	1.1137	1.2953	1200	100		30,293
			BACKLOTS 150/	15.00	281.46	1.1137	1.2953	150	100		3,246
			33 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								33,539

Tax Description
SECS 9 & 10 T22N R8W N 1/2 OF LOT 11
WILDWOOD ESTATES.
Comments/Influences

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

Topography of Site

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,800	0	16,800			5,465C
2023	13,300	0	13,300			5,205C
2022	5,800	0	5,800			4,958C
2021	4,800	0	4,800			4,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETS GARY MILTON	KOETS GARY MILTON & MURRA	0	02/07/2024	WD	15-LADY BIRD	2024-00327	DEED	0.0
BRIGGS ROGER L & MARTHA A	KOETS GARY MILTON	175,000	10/06/2011	WD	03-ARM'S LENGTH	2011-03113 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1494 S BAYBERRY LN						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/26/2012					
Owner's Name/Address	MAP #:					
KOETS GARY MILTON & MURRAY MOLLY T 1494 S BAYBERRY LAND LAKE CITY MI 49651	2024 Est TCV 405,178 TCV/TFA: 321.57					

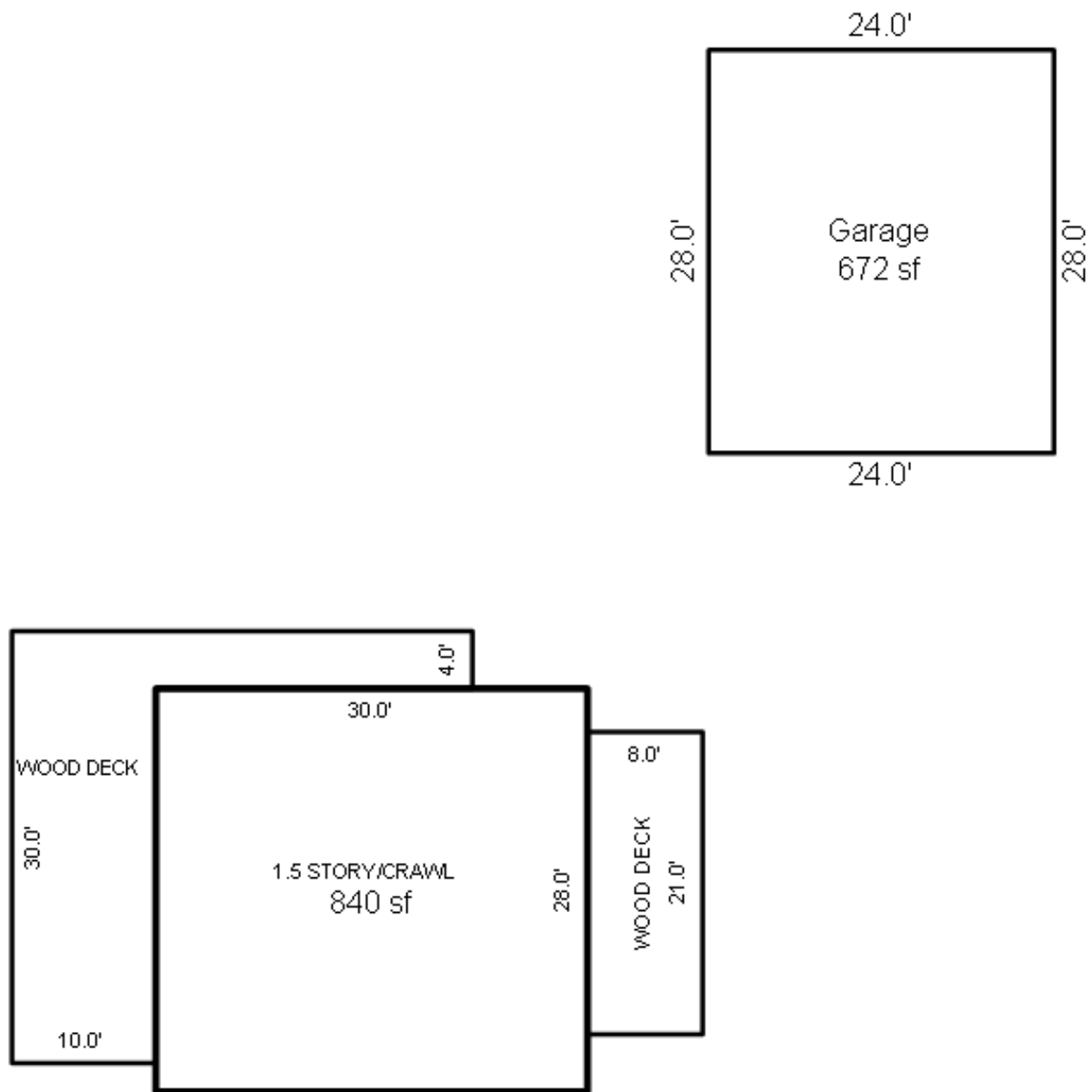
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
. SECS 9 & 10 T22N R8W LOT 12 WILDWOOD ESTATES. FULLY ASSESSED WITH ADJACENT LOTS 13 & S/12 LOT 11: PIN 700-011-50 . SECS 9 & 10 T22N R8W S 1/2 OF LOT 11 WILDWOOD ESTATES. AND PIN 009-700-013-00 . SECS 9 & 10 T22N R8W LOT 13 WILDWOOD ESTATES.	X		Dirt Road	32.50	233.07	0.7139	1.2356	1200	100		34,401
	X		Gravel Road	70.00	233.07	0.7139	1.2356	1200	100		74,095
	X		Paved Road	90.00	233.07	0.7139	1.2356	1200	100	LOT 13	95,265
	X		Storm Sewer	193 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 203,761							
Comments/Influences	X		Land Improvement Cost Estimates								
	X		Description	Rate		Size % Good		Cash Value			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate		Size % Good		Cash Value			
20902360 \$185,000 7/10/2009 DOM 818 ADD SEWER FOR 05	X		LAND IMPROVE 2500	2,500.00		2 95		4,750			
	X		Total Estimated Land Improvements True Cash Value = 4,750								



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	101,900	100,700	202,600			91,039C
X	Rolling		2023	80,700	96,200	176,900			86,704C
X	Low		2022	21,400	87,000	108,400			82,576C
X	High		2021	17,900	81,100	99,000			79,939C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who When What			2024	101,900	100,700	202,600			91,039C
TPC 12/27/2017 INSPECTED			2023	80,700	96,200	176,900			86,704C
TPC 02/22/2012 INSPECTED			2022	21,400	87,000	108,400			82,576C
			2021	17,900	81,100	99,000			79,939C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGGS ROBERT L & MARTHA	SHAW SUSAN B TRUST	0	03/14/2017	QC	09-FAMILY	2017-00791	PROPERTY TRANSFER	0.0
B & W INVESTMENT CO	BRIGGS ROBERT L & MARTHA	1	11/18/2005	WD	21-NOT USED/OTHER	05-0/4556	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Garage	05/16/2017	2017-0173	100%

Owner's Name/Address	MAP #:	2024 Est TCV 114,049 TCV/TFA: 0.00
SHAW SUSAN B TRUST 6121 LONDONBERRIE COURT MIDLAND MI 48640		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.	X		BACKLOTS 150/	52.00	545.34	0.9135	1.5282	150	100		10,889
			GROUP A 1200/	19.80	308.00	0.9135	1.3248	1200	100		28,754
			72 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =							39,642	

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
LOTS 14 (FLOOD PLAIN) & 16 INTERIOR GRG ON LOT 16								D/W/P: 4in Ren. Conc.	8.18	48	94	369
								Total Estimated Land Improvements True Cash Value = 369				

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

												2023	15,700	36,300	52,000			30,021C
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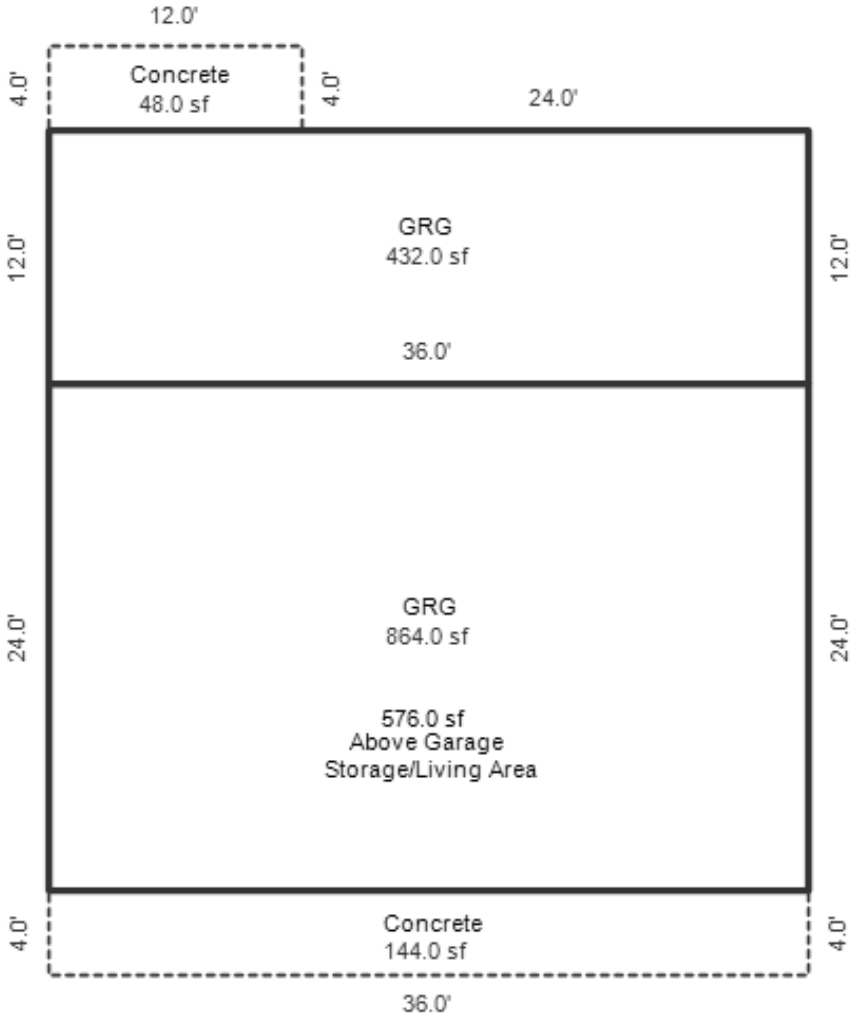
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												2022	7,800	32,700	40,500			28,592C
												2021	6,500	31,400	37,900			27,679C

*** Information herein deemed reliable 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: 2018 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: 1296 % Good: 0 Storage Area: 576 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: 6 Floor Area: 0 Total Base New : 53,948 Total Depr Cost: 50,711 Estimated T.C.V: 74,038
Town Home		(4) Interior		X No Heating/Cooling			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 53,948 Total Depr Cost: 50,711 Estimated T.C.V: 74,038		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Duplex		Drywall Paneled		Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2018		
A-Frame		Plaster Wood T&G		(12) Electric			Ex. Ord. Min		(11) Heating System: No Heating/Cooling		Floor Area = 0 SF		Ground Area = 0 SF		
Wood Frame		Trim & Decoration		0 Amps Service			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Building Style: GRG		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Other Additions/Adjustments		
Yr Built 2018		Size of Closets		1 Average Fixture(s)			(13) Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Storage Over Garage 576 7,914 7,439		
Remodeled 0		Lg Ord Small		3 Fixture Bath			(14) Water/Sewer		Storage Over Garage 576 7,914 7,439		Base Cost 1296 46,034 43,272		Totals: 53,948 50,711		
Condition: Average		Doors Solid H.C.		2 Fixture Bath			Public Water		Base Cost 1296 46,034 43,272		Totals: 53,948 50,711		Notes:		
Room List		(5) Floors		Softener, Auto			Public Sewer		Totals: 53,948 50,711		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Basement		Kitchen:		Softener, Manual			Water Well		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
1st Floor		Other:		Solar Water Heat			1000 Gal Septic		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
2nd Floor		Other:		No Plumbing			2000 Gal Septic		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Bedrooms		Other:		Extra Toilet			Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
(1) Exterior		(6) Ceilings		Extra Sink					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Wood/Shingle		No. of Elec. Outlets		Separate Shower					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Aluminum/Vinyl		Many Ave. Few		Ceramic Tile Floor					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Brick		(7) Excavation		Ceramic Tile Wains					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Insulation		Basement: 0 S.F.		Ceramic Tub Alcove					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
(2) Windows		Crawl: 0 S.F.		Vent Fan					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Many Avg. Few		Slab: 0 S.F.		(14) Water/Sewer					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Large Avg. Small		Height to Joists: 0.0		Public Water					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Wood Sash		(8) Basement		Public Sewer					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Metal Sash		Conc. Block		Water Well					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Vinyl Sash		Poured Conc.		1000 Gal Septic					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Double Hung		Stone		2000 Gal Septic					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Horiz. Slide		Treated Wood		Lump Sum Items:					Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Casement		Concrete Floor							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Double Glass		(9) Basement Finish							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Patio Doors		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Storms & Screens		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
(3) Roof		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Gable		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Hip		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Flat		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Asphalt Shingle		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
Chimney:		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (A)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Recreation SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Living SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		Walkout Doors (B)							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		
		No Floor SF							Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		ECF (4087 SAPPHIRE LAKE) 1.460 => TCVC: 74,038		

009-700-014-00



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	03-ARM'S LENGTH	2016-02996	PROPERTY TRANSFER	100.0
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	09-FAMILY	2016-03001	DEED	100.0
SALESKY EDWIN	SALESKY EDWIN & CAROL, TR	0	11/17/2005	QC	21-NOT USED/OTHER	05-0/4630	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BOWLIN TRUST 48665 PIN OAK MACOMB MI 48044	MAP #:					
	2024 Est TCV 66,029 TCV/TFA: 0.00					

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
X	Dirt Road		GROUP A 1200/	25.30	137.77	0.8115	1.0834	1200	100		26,686
X	Gravel Road		BACKLOTS 150/	90.00	193.60	0.8115	1.1796	150	100		12,923
	Paved Road		115 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								39,609
	Storm Sewer										
	Sidewalk										
	Water										
X	Sewer										
X	Electric										
X	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
X	Underground Utils.										

Tax Description
 2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE SL4 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES INCLUDING AN



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

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	19,800	13,200	33,000			16,974C
TPC	12/27/2017	INSPECTED	2023	15,700	12,600	28,300			16,166C
			2022	6,000	12,200	18,200			15,397C
			2021	6,000	11,400	17,400			14,906C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1997 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Yr Built 1997 GAR	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	Condition: Average	Size of Closets		Lg	Ord	Small	No. of Elec. Outlets			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Room List	Doors	Solid	H.C.	(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No./Qual. of Fixtures			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			Ex. Ord. Min			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	(2) Windows	(7) Excavation		Average Fixture(s)			(14) Water/Sewer			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Notes:			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	(3) Roof	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			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	Asphalt Shingle			Lump Sum Items:			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Asphalt Shingle			Lump Sum Items:			Total Base New : 22,620 Total Depr Cost: 18,096 Estimated T.C.V: 26,420		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	

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



Sketch by Apeal 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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST		Garage		10/04/2004	20040393	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:								
BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408		2024 Est TCV 65,036 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
W'LY 1/2 OF LOT 15 & LOT 17 EXC BEG AT N'LY MOST COR OF LOT 17, S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR OF LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INCLUDES 1/2 LOT 17 ACROSS RD		X Gravel Road		GROUP A 1200/	25.30	137.77	0.7768	1.0834	1200	100		25,546
		X Paved Road		BACKLOTS 150/	112.00	140.01	0.7768	1.0878	150	100		14,196
		X Storm Sewer		137 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 39,743								
		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										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2024	19,900	12,600	32,500			17,649C		
		TPC 12/27/2017 INSPECTED		2023	15,800	10,900	26,700			16,809C		
		TPC 02/22/2012 INSPECTED		2022	6,000	10,600	16,600			16,009C		
				2021	6,000	10,400	16,400			15,498C		

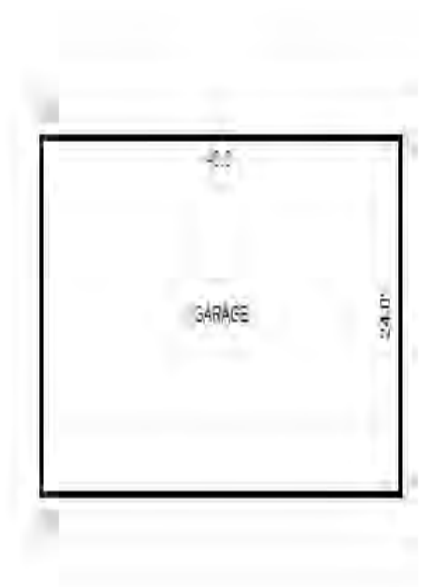


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*** Information herein deemed reliable but not guaranteed***

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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % 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: D Effec. Age: 20 Floor Area: 0 Total Base New : 28,742 Total Depr Cost: 22,994 Estimated T.C.V: 25,293
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D Blt 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./Qual. of Fixtures			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		(14) Water/Sewer		Building Areas				
Yr Built 2004		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Garages				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Size Cost New Depr. Cost		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Base Cost		Base Cost				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Totals:		28,742		22,994		
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Notes:		ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:		25,293		
1st Floor		(6) Ceilings		No Plumbing			Lump Sum Items:								
2nd Floor		No. of Elec. Outlets		Extra Toilet											
Bedrooms		Many Ave. Few		Extra Sink											
(1) Exterior		(7) Excavation		Separate Shower											
Wood/Shingle		Basement: 0 S.F.		Ceramic Tile Floor											
Aluminum/Vinyl		Crawl: 0 S.F.		Ceramic Tile Wains											
Brick		Slab: 0 S.F.		Ceramic Tub Alcove											
Insulation		Height to Joists: 0.0		Vent Fan											
(2) Windows		(8) Basement		(9) Basement Finish											
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support											
Large Avg. Small		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:											
Wood Sash		Recreation SF													
Metal Sash		Living SF													
Vinyl Sash		Walkout Doors (B)													
Double Hung		No Floor SF													
Horiz. Slide		Walkout Doors (A)													
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by Apex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1473 S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/25/2013	2013-0344	100%				
Owner's Name/Address		P.R.E. 0%		Addition		10/05/2012	2012-0524	100%				
BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408		MAP #:	2024 Est TCV 380,822 TCV/TFA: 201.71									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		GROUP A 1200/	70.00	155.57	0.9193	1.1168	1200	100	EAST SIDE	86,244
		Paved Road		70 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		86,244		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate			Size % Good		Cash Value		
		X Electric		LAND IMPROVE 2500	2,500.00			1 97		2,425		
		X Gas		Total Estimated Land Improvements True Cash Value = 2,425								
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	43,100	147,300	190,400			98,857C	
		TPC 12/27/2017	INSPECTED		2023	34,100	140,700	174,800			94,150C	
		TPC 11/04/2013	INSPECTED		2022	25,000	126,800	151,800			89,667C	
		TPC 11/26/2012	INSPECTED		2021	22,500	118,300	140,800			86,803C	

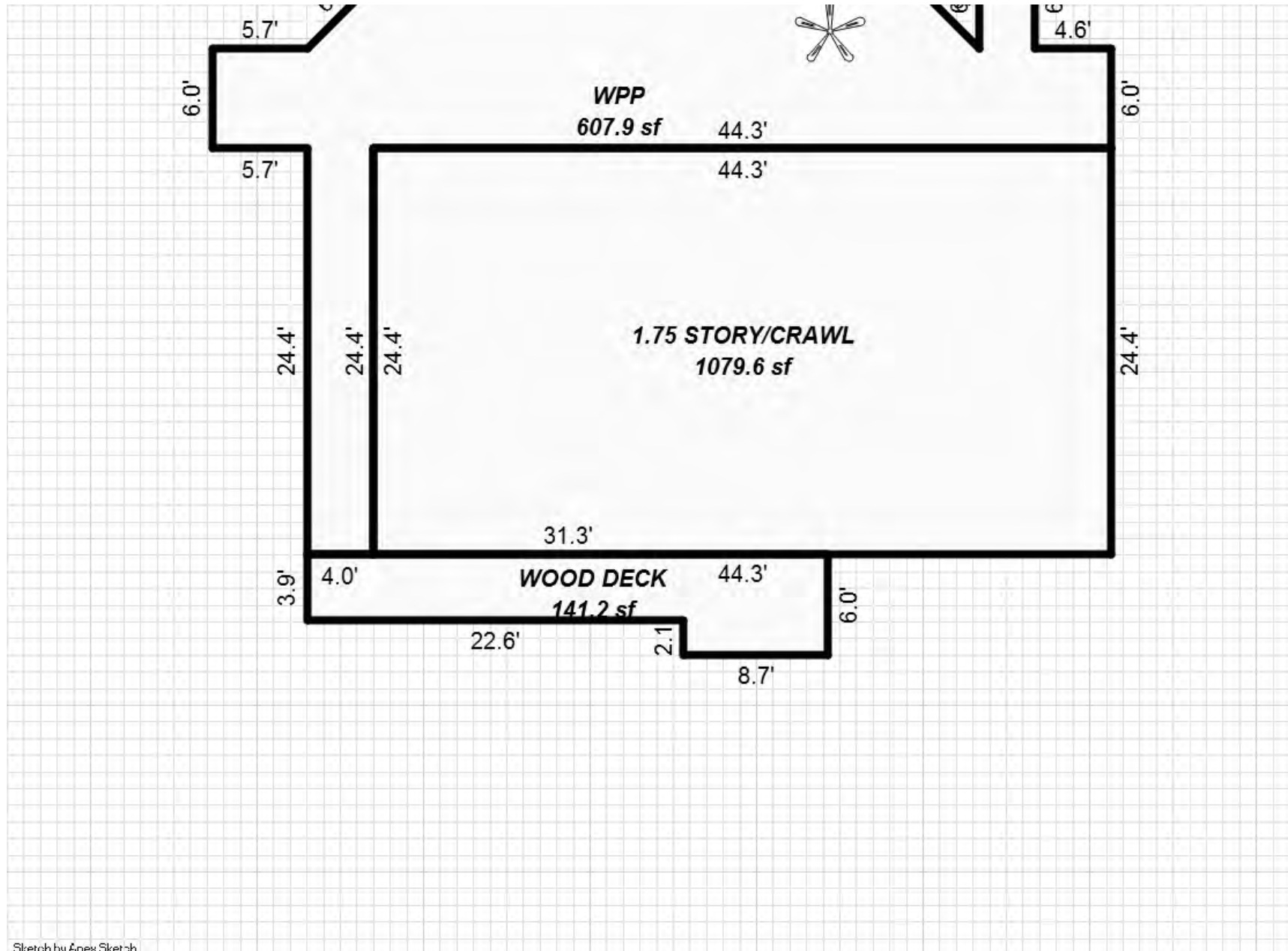


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 607 141 60	Type 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	X	Drywall Paneled		Plaster Wood T&G				1						
Building Style: 1.75S		Trim & Decoration													
Yr Built 1982	Remodeled 2013	Ex	X	Ord		Min									
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1079 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
				(12) Electric											
				0 Amps Service											
				No./Qual. of Fixtures											
				Ex. X Ord. Min											
				No. of Elec. Outlets											
				Many X Ave. Few											
				(13) Plumbing											
				1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
				(14) Water/Sewer											
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1079 SF Floor Area = 1888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,079 Total: 220,037 176,031										Cls C Blt 1982					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 2 Fixture Bath 1 3,108 2,486 Porches WPP 607 10,143 8,114 Deck Treated Wood 141 3,294 2,635 Treated Wood 60 1,958 1,566 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 50 Feet 1 2,686 2,149 Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces Prefab 2 Story 1 3,169 2,535 Local Cost Items SANITARY SEWER 1 0 0										Totals: 250,131 200,105					
Notes: ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 292,153															

*** 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.
SHAW SUSAN B F/K/A SINCLA	SHAW SUSAN B & DAVID J	0	06/30/2015	WD	09-FAMILY	2015-02466	DEED	0.0
		20,000	06/01/1995	WD	33-TO BE DETERMINED	295:271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1459 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2022	2022-0680	100%

Owner's Name/Address	MAP #:
SHAW SUSAN B & DAVID J 6121 LONDONBERRIE CT MIDLAND MI 48640	2024 Est TCV 471,253 TCV/TFA: 225.16

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SECS 9 & 10 T22N R8W LOT 19 WILDWOOD ESTATES.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	X Gravel Road	GROUP A 1200/ 70.00 155.57 0.9193 1.1168 1200 100 EAST SIDE 86,244
	Paved Road	70 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 86,244
	Storm Sewer	
	Sidewalk	
	Water	Land Improvement Cost Estimates
	X Sewer	Description Rate Size % Good Cash Value
	X Electric	Residential Local Cost Land Improvements
	X Gas	Description Rate Size % Good Cash Value
	Curb	LAND IMPROVE 2500 2,500.00 1 97 2,425
	Street Lights	Total Estimated Land Improvements True Cash Value = 2,425
	Standard Utilities	
	X Underground Utils.	

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



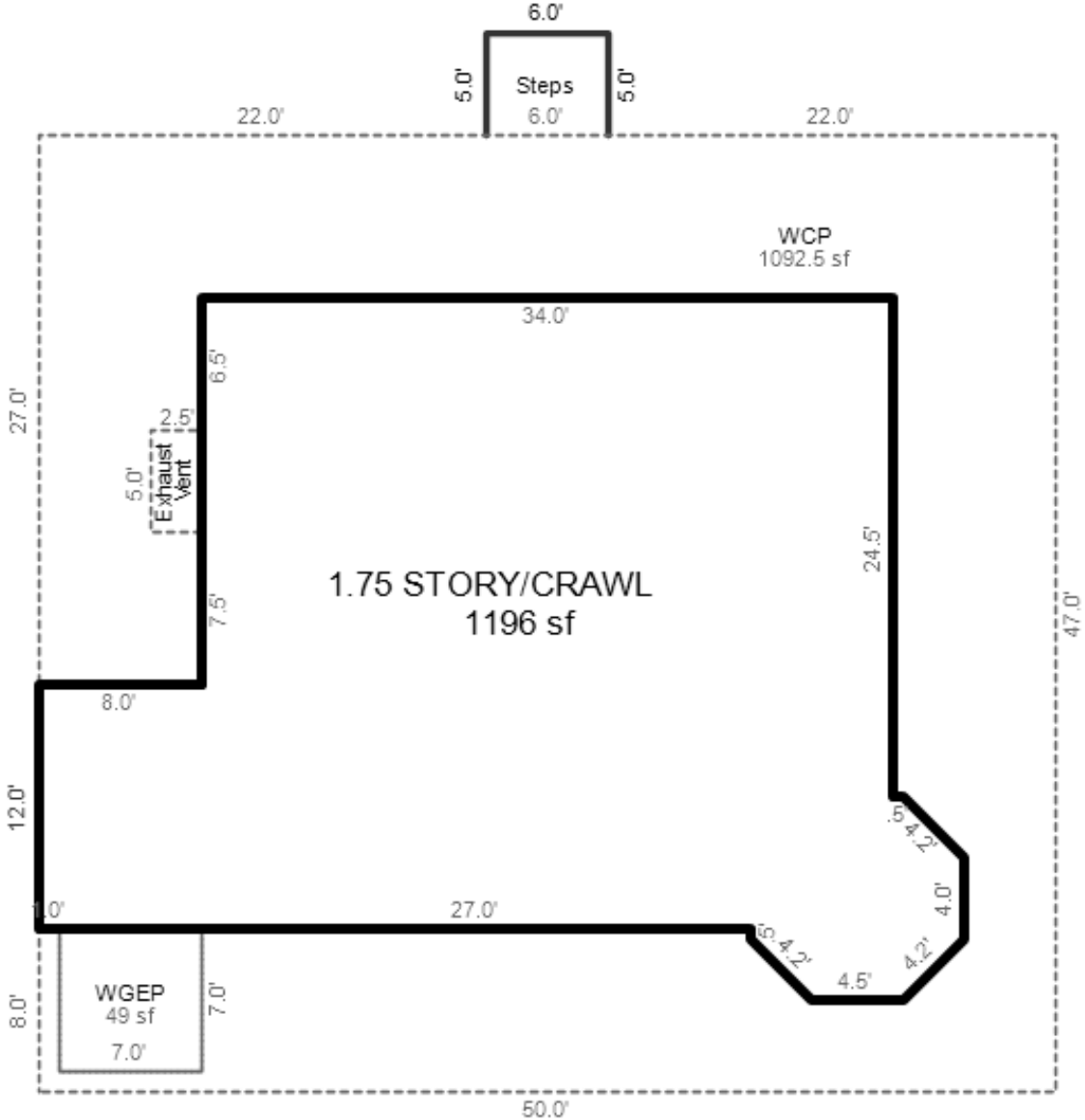
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	43,100	192,500	235,600			129,036C
2023	34,100	183,800	217,900			122,892C
2022	25,000	151,500	176,500			117,040C
2021	22,500	150,100	172,600			113,302C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 1092	Type WCP (1 Story) WGEP (1 Story) 49		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					1								
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 2,093 Total Base New : 327,548 Total Depr Cost: 262,044 Estimated T.C.V: 382,584			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1997	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 1997						
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool			Ground Area = 1196 SF Floor Area = 2093 SF.						
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Crawl Space 1,196 Total: 265,224 212,186					
(1) Exterior		(7) Excavation		(8) Basement			(13) Plumbing			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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					
(2) Windows		(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WGEP (1 Story) 49 5,983 4,786 WCP (1 Story) 1092 33,874 27,099					
X	Many Avg. X Avg. Few Small	(10) Floor Support		Lump Sum Items:			Built-Ins			Water/Sewer			Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646					
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)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 2,766 2,213			Fireplaces			Prefab 2 Story 1 3,169 2,535					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items			SANITARY SEWER 1 0 0			Totals: 327,548 262,044					
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 382,584								
X	Asphalt Shingle																	
Chimney: Metal																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	08/19/2020	QC	09-FAMILY	2020-02576	DEED	0.0
BOWLIN TRUST	BOWLING GLENNIS A & SUSAN	0	08/18/2020	QC	09-FAMILY	2020-03355	PROPERTY TRANSFER	0.0
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	03-ARM'S LENGTH	2016-02996	PROPERTY TRANSFER	100.0
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	09-FAMILY	2016-03001	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1445 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Addition	08/13/2021	2021-0537	100%

Owner's Name/Address	MAP #:	2024 Est TCV 584,163 TCV/TFA: 280.85
BOWLIN TRUST 48665 PIN OAK MACOMB MI 48044		

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2016-02996 LOT 20 AND THE S'LY 1/2 LOT 21 (THE SOUTHERLY 1/2 OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES.	X Dirt Road		GROUP A 1200/	108.00	169.40	0.8249	1.1408	1200	100	EAST SIDE	121,961
FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES.	X Gravel Road		108 Actual Front Feet, 0.42 Total Acres					Total Est.		Land Value =	121,961
2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.	X Paved Road		Land Improvement Cost Estimates								
Comments/Influences	X Storm Sewer		Description	Rate	Size	% Good	Cash Value				
ADD SEWER FOR 05 ADD GAZEBO FOR 07.	X Sidewalk		Wood Frame	28.00	120	50	1,680				
	X Water		Total Estimated Land Improvements True Cash Value = 1,680								

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	61,000	231,100	292,100			243,355C
X High		2023	48,300	220,500	268,800			231,767C
X Landscaped		2022	31,600	94,100	125,700			110,255C
X Swamp		2021	31,600	87,300	118,900			105,909C
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								
X PRIVATE RD								

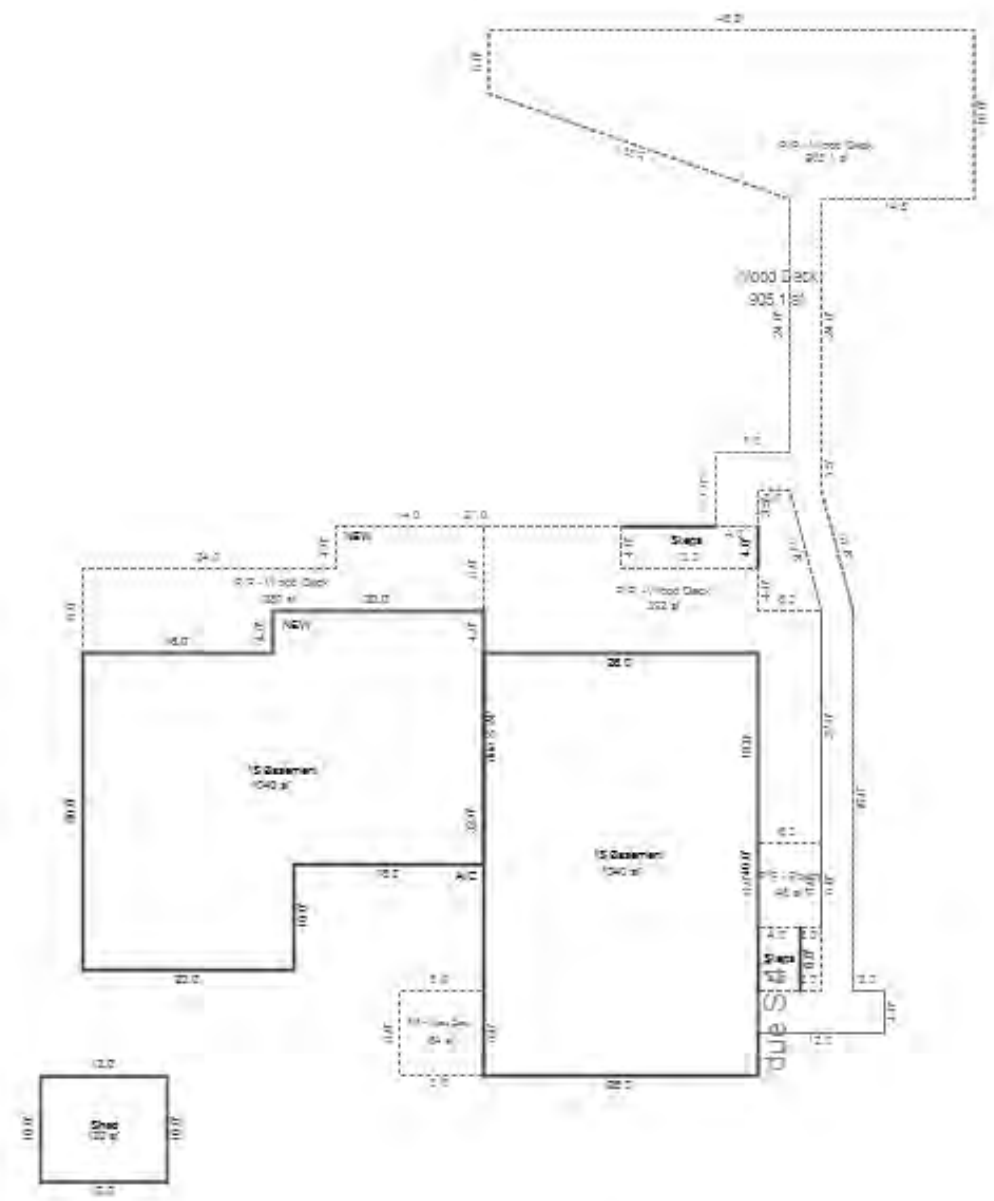


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 280 392 905 64	Type WCP (1 Story) Treated Wood 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: 1S		Trim & Decoration														
Yr Built 1985	Remodeled 2022	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														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 2080 S.F. Crawl: 0 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	8	Conc. Block Poured Conc. Stone Treated Wood													
X	Asphalt Shingle	X	Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	2080 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
Chimney:		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.	Min											
		No. of Elec. Outlets														
		Many	X	Ave.	Few											
		(13) Plumbing														
		1	Average Fixture(s)													
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		1	Public Water													
		1	Public Sewer													
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Class: C +5														
		Effec. Age: 20														
		Floor Area: 2,080														
		Total Base New : 396,768														
		Total Depr Cost: 315,426														
		Estimated T.C.V: 460,522														
		E.C.F.														
		X 1.460														
		Cls C 5 Blt 1985														
		Cost Est. for Res. Bldg: 1 Single Family 1S														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 2080 SF Floor Area = 2080 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80														
		Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		1 Story	Siding	Basement	1,040											
		1 Story	Siding	Basement	1,040											
		Total:				308,071	246,478									
		Other Additions/Adjustments														
		Recreation Room														
		2080														
		40,206														
		30,154														
		Basement, Outside Entrance, Below Grade														
		1														
		2,560														
		2,048														
		Basement, Outside Entrance, Above Grade														
		1														
		1,870														
		1,496														
		Plumbing														
		Average Fixture(s)														
		1														
		1,476														
		1,181														
		3 Fixture Bath														
		1														
		4,646														
		3,717														
		Porches														
		WCP (1 Story)														
		48														
		3,013														
		2,410														
		Deck														
		Treated Wood														
		280														
		5,169														
		4,135														
		Treated Wood														
		392														
		6,437														
		5,150														
		Treated Wood														
		64														
		2,026														
		1,621														
		Treated Wood														
		905														
		11,756														
		9,405														
		Water/Sewer														
		Public Sewer														
		1														
		1,494														
		1,195														
		Water Well, 50 Feet														
		1														
		2,686														
		2,149														
		Built-Ins														
		Appliance Allow.														
		1														
		2,766														
		2,213														
		Fireplaces														
		Prefab 1 Story														
		1														
		2,592														
		2,074														
		<<<<< 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.
BROOKS LEE R	BROOKS LEE R	1	07/13/2021	QC	09-FAMILY	2021-02455	DEED	0.0

Property Address: BAYBERRY LN
 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: BROOKS LEE R
 7698 GUNNISON CT
 BRIGHTON MI 48116
 2024 Est TCV 56,835

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Improved X Vacant * Factors *

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

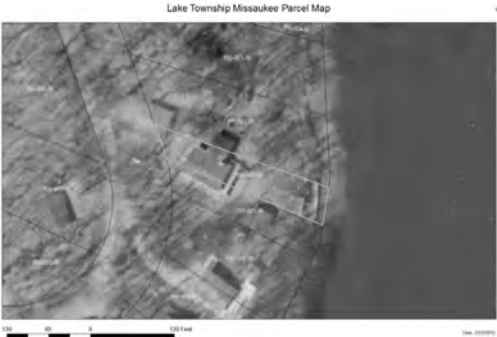
GROUP A 1200/ 38.00 183.41 1.0710 1.1637 1200 100 56,835

38 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 56,835

Tax Description: . SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,400	0	28,400			15,104C
2023	22,500	0	22,500			14,385C
2022	13,700	0	13,700			13,700S
2021	13,700	0	13,700			13,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROOKS LEE R	BROOKS LEE R	1	07/13/2021	QC	09-FAMILY	2021-02455	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1417 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST	Other	09/04/2007	20070625	Complete	

Owner's Name/Address	MAP #:	2024 Est TCV 464,718 TCV/TFA: 276.62
BROOKS LEE R 9501 E HIGHLAND RD APT 144 HOWELL MI 48843		

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECS 9 & 10 T22N R8W LOT 22 WILDWOOD ESTATES.	X Dirt Road	GROUP A 1200/	83.00	272.91	0.8810	1.2853	1200	100		112,781

Comments/Influences		83 Actual Front Feet, 0.52 Total Acres	Total Est. Land Value =	112,781
ADD 2 WOOD DECKS & SHED FOR 07				

		Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	Water	28.00	120	50	1,680
	X	Sewer	23.83	280	50	3,336
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				
		LAND IMPROVE 2500	2,500.00	1	97	2,425
		Total Estimated Land Improvements				7,441

Topography of Site	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	56,400	176,000	232,400			124,540C
2023	44,600	168,800	213,400			118,610C
2022	23,500	152,100	175,600			112,962C
2021	23,500	141,900	165,400			109,354C

Who When What

TPC 04/30/2023 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 02/22/2012 INSPECTED

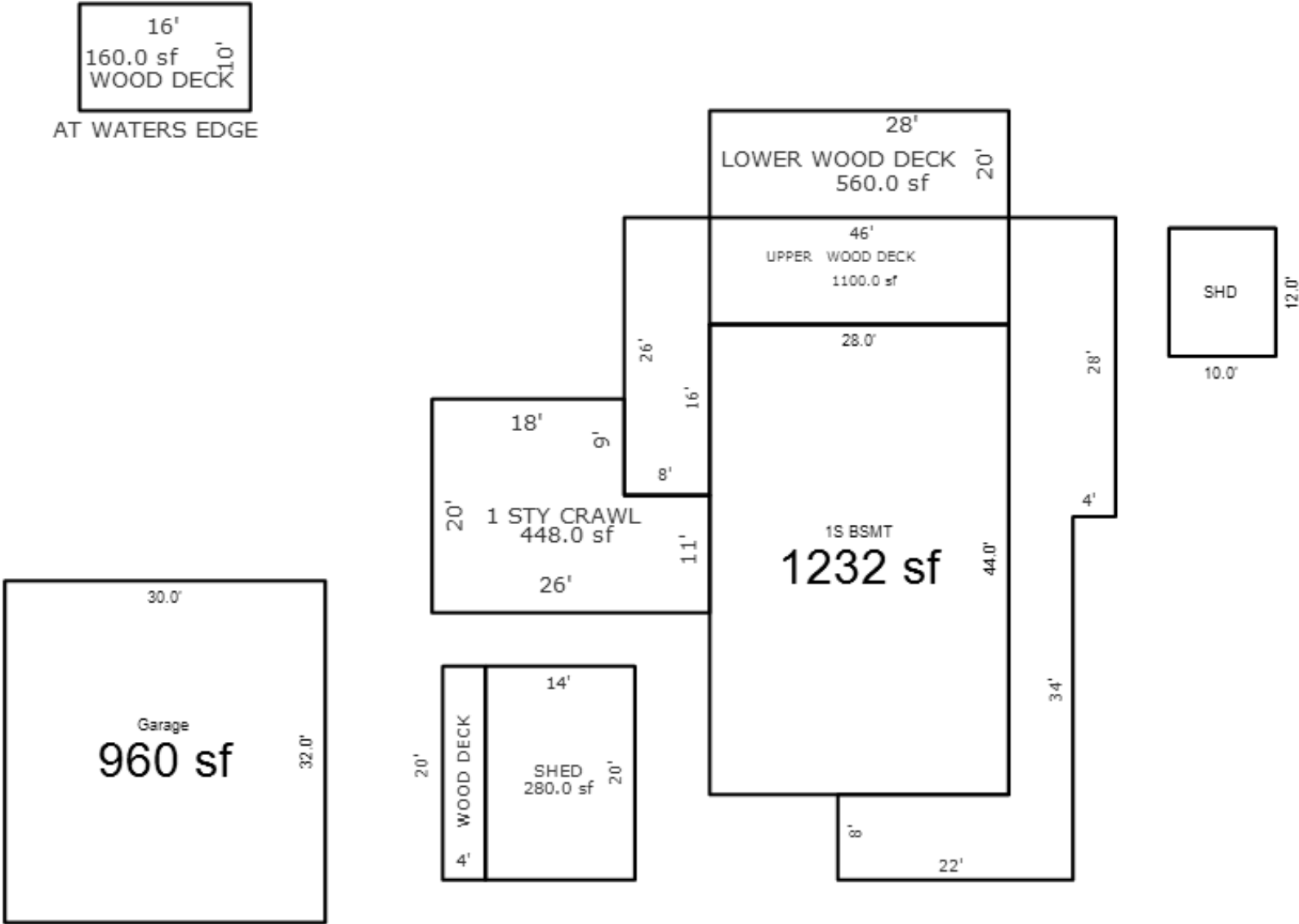
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other 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 1120 560 160	Type Treated Wood Treated Wood Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % 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																													
Yr Built 1993	Remodeled 0						Central Air Wood Furnace																																
Condition: Average							(12) Electric																																
Room List		Doors		Solid X H.C.			0 Amps Service																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures																																
(1) Exterior							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		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																
X	Many Avg. X Few	Large Avg. Small			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer																																
(3) Roof		(9) Basement Finish					Lump Sum Items:																																
X	Gable Hip Flat	Gambrel Mansard Shed	750	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
Chimney: Metal																																							
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1993 (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>1,232</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>448</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>215,282</td> <td>153,140</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 750 26,895 20,171 Basement, Outside Entrance, Below Grade 1 2,560 1,920 Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 2 Fixture Bath 1 3,108 2,331 Deck Treated Wood 560 8,137 6,835 * Treated Wood 160 3,578 3,471 * Treated Wood 1120 14,549 13,967 * Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 32,429 24,322 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014 Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost Items SANITARY SEWER 1 0 0 * <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,232			1 Story	Siding	Piers	448			Total:				215,282	153,140
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Basement	1,232																																				
1 Story	Siding	Piers	448																																				
Total:				215,282	153,140																																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLY AMY	FLORIAN JOSHUA & GINA	330,000	03/16/2023	WD	03-ARM'S LENGTH	2023-00691	PROPERTY TRANSFER	100.0
JORAE KEVIN CHRLES & KING	BLY AMY	295,000	12/30/2021	WD	03-ARM'S LENGTH	2022-00062	PROPERTY TRANSFER	100.0
MORGAN LAWRENCE W & MARY	JORAE KEVIN CHARLES	172,000	08/11/2014	WD	03-ARM'S LENGTH	2014-02775	PROPERTY TRANSFER	100.0
JORAE KEVIN CHARLES	JORAE KEVIN CHRLES & KING	1	08/11/2014	QC	21-NOT USED/OTHER	2014-02787	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1401 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
FLORIAN JOSHUA & GINA 2004 TERRENO DR CHESTERTON IN 46304	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 318,175 TCV/TFA: 276.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.	X		GROUP A 1200/	80.00	217.80	0.8891	1.2148	1200	100	103,695
Comments/Influences			80 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 103,695							

ADD SEWER FOR 05	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Residential Local Cost Land Improvements <td></td> <td></td> <td></td> <td></td>					
	X	Electric	2,500.00	1	97	2,425	
		Gas					
		Total Estimated Land Improvements True Cash Value =				2,425	

Topography of Site	X	Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
	X	LAND IMPROVE 2500	2,500.00	1	97	2,425	
		Total Estimated Land Improvements True Cash Value =				2,425	

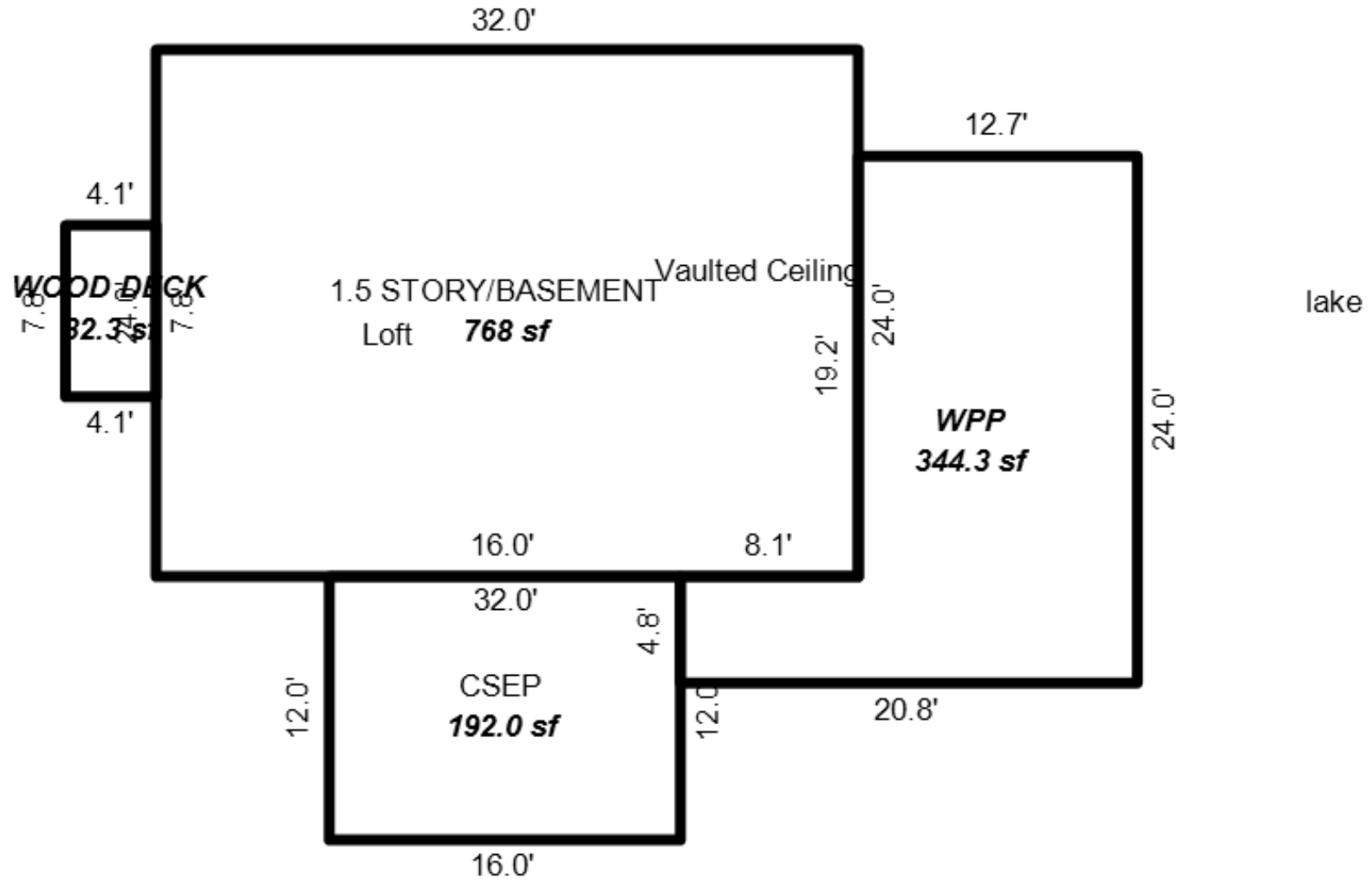
Level	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
Rolling	X	Residential Local Cost Land Improvements					
Low		Electric	2,500.00	1	97	2,425	
High	X	Gas					
Landscaped		Total Estimated Land Improvements True Cash Value =				2,425	
Swamp							
Wooded							
Pond							
Waterfront	X						
Ravine							
Wetland							
Flood Plain							
PRIVATE RD	X						



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	51,800	107,300	159,100			159,100S
2023	41,000	94,600	135,600			114,240C
2022	23,500	85,300	108,800			108,800S
2021	23,500	70,400	93,900			85,863C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYMORE MARJORIE G	WHITCOMB CHARLES & ANGELA	169,900	10/14/2005	WD	03-ARM'S LENGTH	05-0/4107	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1385 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	09/26/2019	2019-0523	100%
Owner's Name/Address	P.R.E. 0%		REPAIR	05/13/2016	2016-0163	100%
WHITCOMB CHARLES & ANGELA 13817 LAWSON RD Grand Ledge MI 48837	MAP #:					
	2024 Est TCV 263,574 TCV/TFA: 292.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 9 & 10 T22N R8W LOT 24 WILDWOOD ESTATES.	X		Dirt Road	80.00	250.47	0.8891	1.2580	1200	100	107,382	
Comments/Influences			Gravel Road	80 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	107,382

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	Residential Local Cost Land Improvements			
				LAND IMPROVE 2500	2,500.00	1 97	2,425
				Total Estimated Land Improvements True Cash Value = 2,425			

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

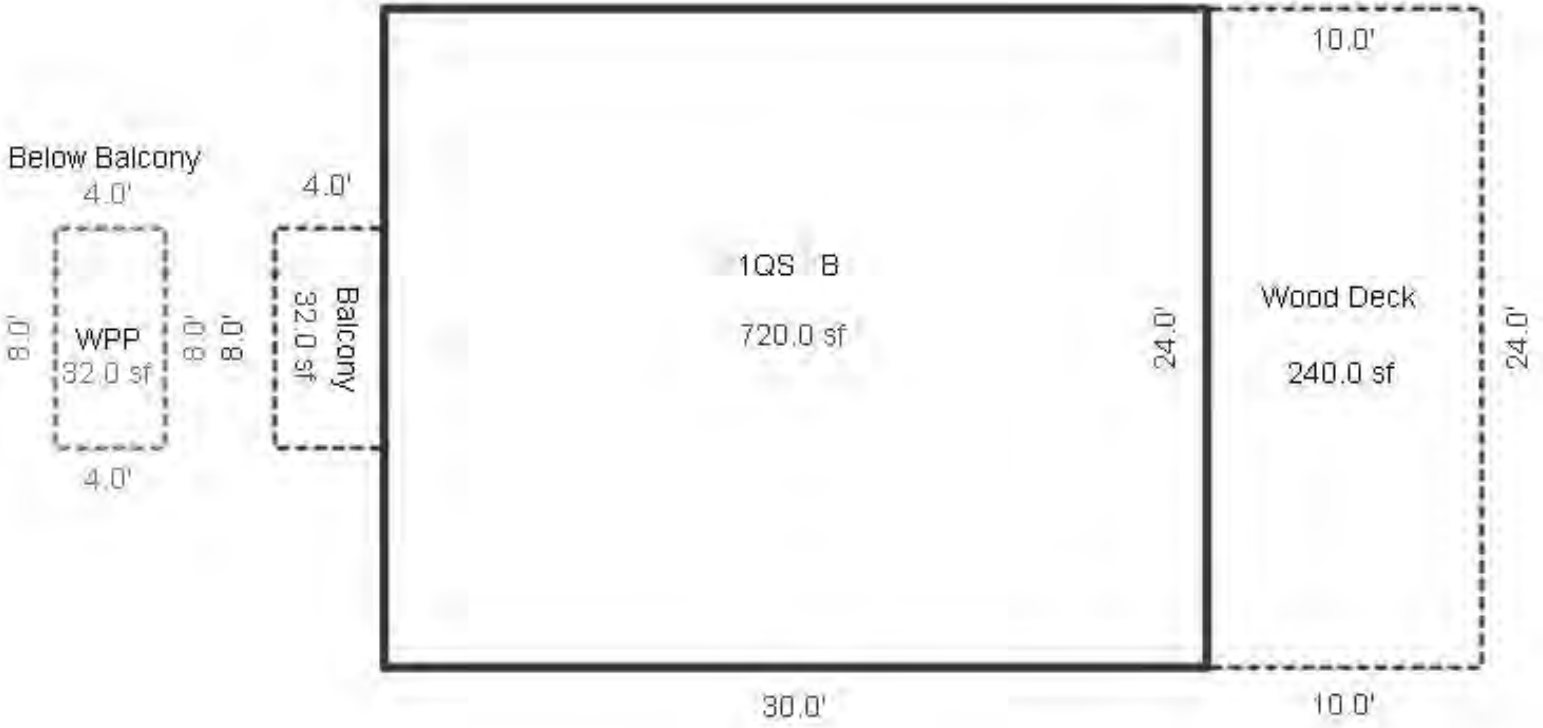
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	53,700	78,100	131,800			86,350C
2023	42,500	74,600	117,100			82,239C
2022	23,500	67,300	90,800			78,323C
2021	23,500	62,800	86,300			75,821C

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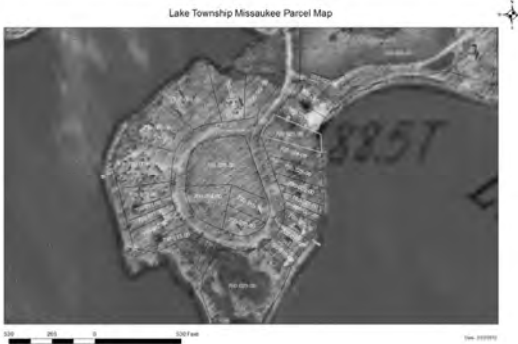
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 32 WPP 240 Treated Wood 32 Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 900 Total Base New : 162,031 Total Depr Cost: 105,320 Estimated T.C.V: 153,767		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1975			
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 720 SF		Floor Area = 900 SF.					
Condition: Average		Size of Closets		Lg			X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story		Siding	Basement	720	129,698	84,304	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Other Additions/Adjustments			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 720 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			Recreation Room Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 2 Fixture Bath				196	3,789	2,463	
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Porches		WPP	Deck	32	1,627	1,058	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Built-Ins				1	1,494	971	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces				1	2,766	1,798	
X	Gable Hip Flat		Gambrel Mansard Shed	2 Walkout Doors (A)			Lump Sum Items:			Wood Stove				1	2,551	1,658	
X	Asphalt Shingle	Chimney: Metal					SANITARY SEWER			Local Cost Items				1	0	0	
Totals:												162,031	105,320				
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BALANDA PETER B 17911 18 MILE ROAD BIG RAPIDS MI 49307		MAP #:		2024 Est TCV 120,950								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GROUP A 1200/		90.00	283.14	0.8633	1.2972	1200	100	120,950
		Paved Road		80 Actual Front Feet, 0.62 Total Acres		Total Est. Land Value =				120,950		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		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	60,500	0	60,500		27,121C		
		TPC 12/27/2017 INSPECTED			2023	47,900	0	47,900		25,830C		
		TPC 02/22/2012 INSPECTED			2022	24,600	0	24,600		24,600S		
					2021	24,600	0	24,600		24,600S		



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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
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1345 S BAYBERRY LN	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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O'DOHERTY MARY ELLEN TRUSTEE	2024 Est TCV 365,699 TCV/TFA: 228.56					
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1863 TOWNER ROAD HASLETT MI 48840	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		GROUP A 1200/	80.00	223.25	0.8891 1.2223	1200 100		104,337
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		80 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	104,337
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Tax Description	Dirt Road	Land Improvement Cost Estimates						
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. SECS 9 & 10 T22N R8W LOT 26 WILDWOOD ESTATES.	X Gravel Road	Description	Rate	Size % Good	Cash Value			
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Comments/Influences	Paved Road	Residential Local Cost Land Improvements						
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TOTAL REMODEL COMP FOR 04	X Storm Sewer	Description	Rate	Size % Good	Cash Value			
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ADD SEWER FOR 05	X Sewer	LAND IMPROVE 2500	2,500.00	1 97	2,425			
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	X Electric	Total Estimated Land Improvements True Cash Value =							2,425
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	X Gas							
--	-------	--	--	--	--	--	--	--

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

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

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

	X Underground Utils.							
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	Topography of Site							
--	--------------------	--	--	--	--	--	--	--

	Level							
--	-------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Ravine	2024	52,200	130,600	182,800			101,158C
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	Wetland	2023	41,300	124,800	166,100			96,341C
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	Flood Plain	2022	27,200	112,500	139,700			91,754C
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	X Private Road	2021	27,200	105,000	132,200			88,823C
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	Who	When	What					
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	TPC 12/27/2017	INSPECTED						
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	TPC 11/04/2013	INSPECTED						
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	TPC 02/22/2012	INSPECTED						
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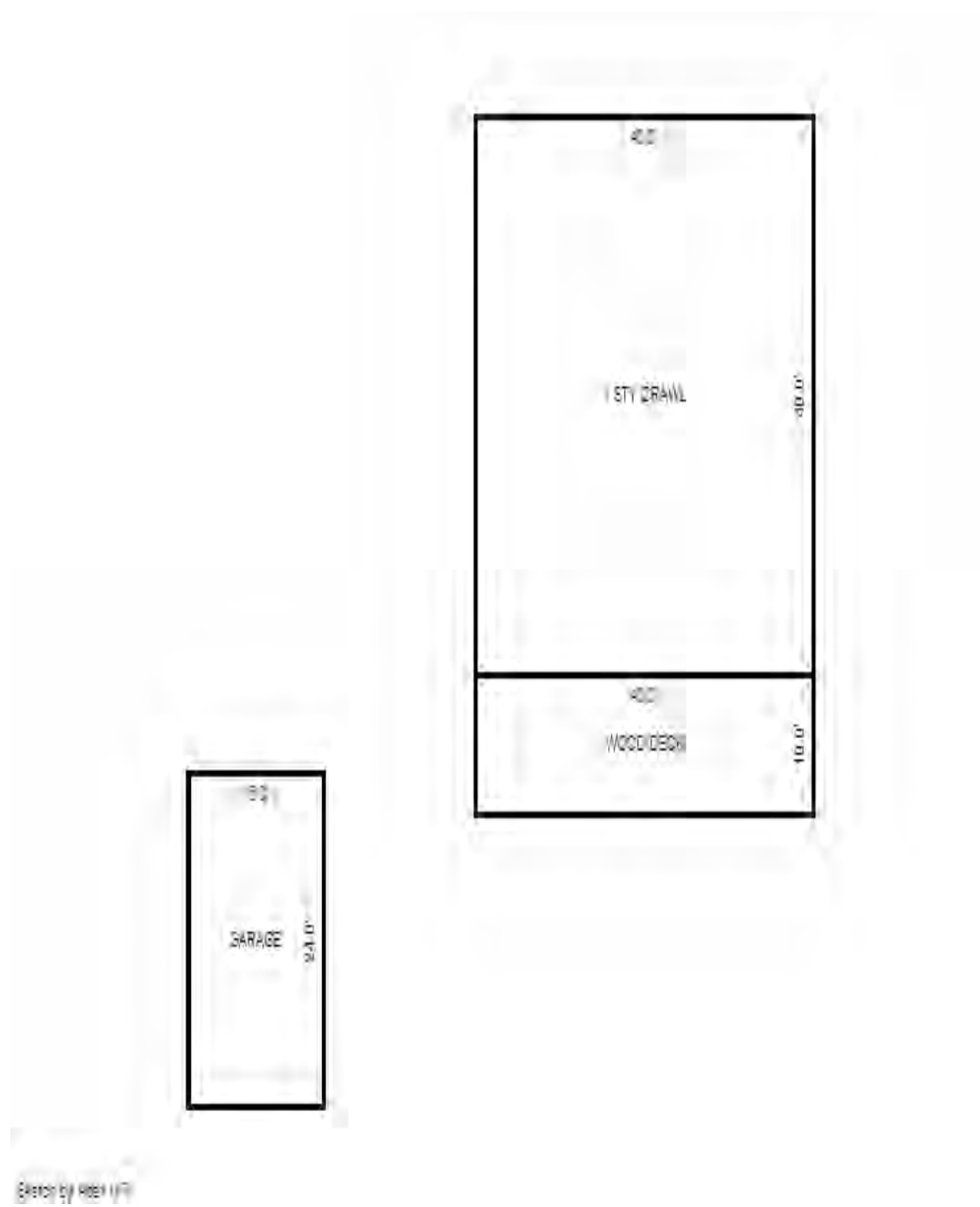
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 400 20 WPP Treated Wood		Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S														
Yr Built 1975	Remodeled 2004	Ex	X Ord	Min										
Condition: Average		Size of Closets												
Room List		Lg	X Ord	Small										
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	X H.C.	X	Central Air Wood Furnace								
(1) Exterior		(5) Floors		(12) Electric										
		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										
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer										
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
Chimney: Metal		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C Blt 1975				
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,600										Total:		214,771 150,340		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)										1		1,476 1,033		
Porches										400		6,724 4,707		
Garages														
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
Base Cost										384		16,858 11,801		
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														
Wood Stove										1		2,551 1,786		
Deck														
Treated Wood										20		913 639		
Local Cost Items														
SANITARY SEWER										1		0 0 *		
Totals:										253,361		177,354		
Notes:														
ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:												258,937		

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



Sketch by [illegible]

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZMYSLO DENNIS & LAURA	ZMYSLO DENNIS E & LAURA L	0	02/24/2023	WD	09-FAMILY	2023-00537	PROPERTY TRANSFER	0.0
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500	06/07/2012	WD	03-ARM'S LENGTH	2012-02076 WD	PROPERTY TRANSFER	100.0
COX JOAN S	WOLFINGER THERESA ET AL.	0	05/01/2010	PTA	07-DEATH CERTIFICATE	2010-2129DC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1319 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 353,882 TCV/TFA: 191.49					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description			GROUP A 1200/ 74.00 211.91 0.9066 1.2065 1200 100 97,138						
2012-02076 WD Pan:el "A" AS shown in Book of SURVeys S-3, page 211 through 213 inclusive, Missaukee County ReCords. (Being a paRT of Government Lot7, Section 10, T22N. R8W) Including INGRESS and egress OVER and across easemeNTS as shown in Book of Surveys S-1, page 4S and Liber214 page 552 through 554, inclusive, Mlssaukee COUNTY Records. SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.			X		Dirt Road		74 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 97,138		
			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			Land Improvement Cost Estimates					
Level			Description					
X	Rolling		Rate		Size % Good		Cash Value	
X	Low		28.83		100 94		2,710	
	High		Residential Local Cost Land Improvements					
	Landscaped		Description					
	Swamp		Rate		Size % Good		Cash Value	
	Wooded		2,500.00		1 97		2,425	
	Pond		Total Estimated Land Improvements True Cash Value = 5,135					
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							

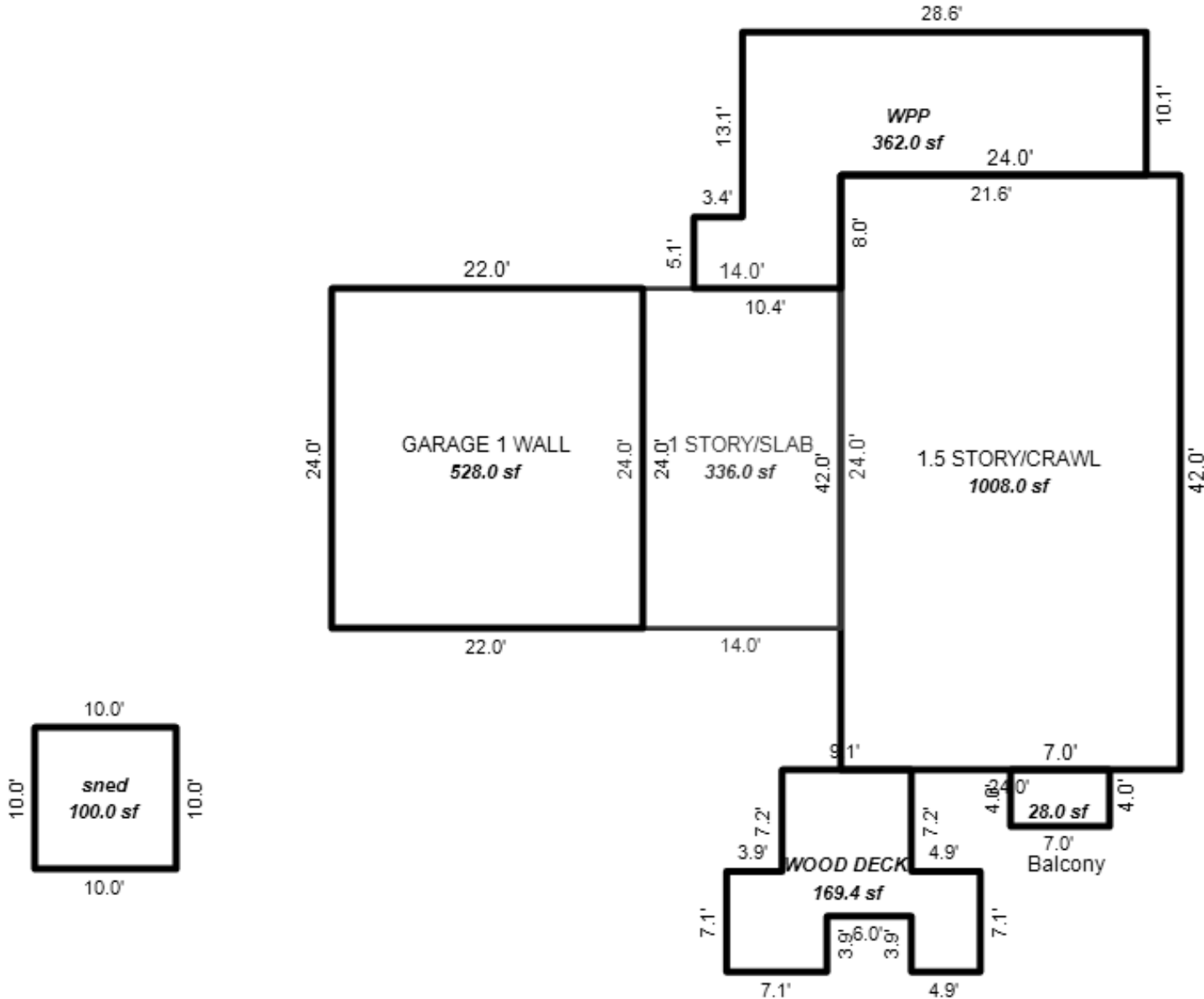
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	48,600	128,300	176,900			121,579C
2023	38,500	122,500	161,000			115,790C
2022	30,400	110,500	140,900			110,277C
2021	28,500	103,100	131,600			106,755C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 362 169 28	Type WPP Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,848 Total Base New : 265,130 Total Depr Cost: 172,335 Estimated T.C.V: 251,609			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 = 1344 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1975		Roof:	
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1.5 Story Siding Crawl Space 1,008						
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			1 Story Siding Slab 336						
(1) Exterior		(6) Ceilings		No. of Fixtures			2 Fixture Bath			Total: 211,967 137,779						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 2 Fixture Bath 1 3,108 2,020						
(2) Windows		(8) Basement		Many X Ave. Few			1 Average Fixture(s)			Porches WPP 362 6,092 3,960						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 336 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			2 3 Fixture Bath			Deck Treated Wood 169 3,706 2,409					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Balcony Wood Balcony 28 1,141 742						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746					
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,798			Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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

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

Property Address	Class: COMMERCIAL BUILDING	Zoning:	Building Permit(s)	Date	Number	Status
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3622 S MOREY 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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GTP TOWERS II, LLC PO BOX 723597 ATLANTA GA 31139	2024 Est TCV 18,300					
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	Improved	X	Vacant	Land Value Estimates for Land Table .		
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	Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	0.00 Total Acres						Total Est. Land Value =	0
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Tax Description	Dirt Road							
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PERSONAL PROPERTY - LAKE TWP - WOODEN	Gravel Road							
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MONO POLE TOWER ON 009-024-015-00.	Paved Road							
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PROPERTY ADDRESS 3622 S MOREY RD.	Storm Sewer							
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Comments/Influences	Sidewalk							
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Wooden Monopole Tower	Water							
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WOODEN MONO POLE TOWER. RETURN RECEIVED	Sewer							
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3-23-05. ORIGINALLY ESTIMATED AT 10,000	Electric							
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BUT REPORTED ON STATEMENT AS 4,284. CHGD	Gas							
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VALUES. (4,284 X .97=4,155 TCV).	Curb							
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CONTRUCTED 2004 PER RETURN.	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	0	9,200	9,200	3,137C
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TPC 12/27/2017 INSPECTED			2023	0	7,100	7,100	2,988C
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			2022	0	7,000	7,000	2,846C
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			2021	0	7,200	7,200	2,756C
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*** Information herein deemed reliable but not guaranteed***

Bought	Bldgs. on			
During	Leased Land			
2004	15,000*122%			
Prior				
Total	15,000			
TCV->	18,300			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		15,000	TBL	18,300
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	15,000	TCV=	18,300	Assessed Value= 9,200

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

Property Address	Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
9590 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	01/30/2018	2018-0019	100%	

Owner's Name/Address	P.R.E. 0%	MAP #:	2024 Est TCV 2,610
AT&T MOBILITY LLC ATN: PROPERTY TAX DEPT 1010 PINE 9E-L-01 SAINT LOUIS MO 63101			

Improved	X	Vacant	Land Value Estimates for Land Table .						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			* Factors *						
			0.00 Total Acres Total Est. Land Value = 0						

Tax Description
BUILDING ON LEASED LAND
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	0	1,300	1,300			1,300S
2023	0	1,300	1,300			1,300S
2022	0	1,300	1,300			1,300S
2021	0	2,100	2,100			2,100S

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

Bought	Leasehold			
During	Improvements			
2013	478*27%			
Prior	20,676*12%			
Total	21,154			
TCV->	2,610			
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		21,154	TBL	2,610
Section N. Buildings on Leased Land		0	TBL	0
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	21,154	TCV=	2,610	Assessed Value= 1,300

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

Property Address	Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD FA14293447	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TILLMAN INFRASTRUCTURE RYAN LLC PO BOX 460667 DEPT 100 HOUSTON TX 77056	MAP #:					
	2024 Est TCV 134,872					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table .			
BUILDING ON LEASED LAND LOCATED ON PARCEL 009-024-015-70	Public Improvements			Description	Frontage	Depth	* Factors * Front Depth Rate %Adj. Reason Value
Comments/Influences	Dirt Road						0.00 Total Acres Total Est. Land Value = 0
FA CODE 14293447	Gravel Road			Land Improvement Cost Estimates			
	Paved Road			Description	Rate	Size % Good	Cash Value
	Storm Sewer			Fencing: Gates, Mesh, 10'	772.14	1 100	772
	Sidewalk			Fencing: Wire Mesh, #11	3.16	1740 100	5,498
	Water			Total Estimated Land Improvements True Cash Value =			6,270
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	0	67,400	67,400			56,070C
	Low	2023	0	53,400	53,400			53,400S
	High	2022	0	51,600	51,600			51,600S
	Landscaped	2021	0	52,500	52,500			52,500S
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

Bought	Bldgs. on			
During	Leased Land			
2018	102,065*126%			
Prior				
Total	102,065			
TCV->	128,602			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		108,335	TBL	134,872
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	108,335	TCV=	134,872	Assessed Value= 67,400

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

Property Address	Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
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3728 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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AT&T MOBILITY, LLC	MAP #:					
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ATN: PROPERTY TAX DEPT	2024 Est TCV 567					
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1010 PINE 9E-L-01	Improved	X	Vacant	Land Value Estimates for Land Table .			
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Saint Louis MO 63101	Public Improvements	* Factors *					
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	Dirt Road		0.00	Total Acres			Total Est. Land Value =	0
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
--	-------	--	--	--	--	--	--	--

	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	0	300	300	300S
--	-----	------	------	------	---	-----	-----	------

				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***

Bought	Cellular			
During	Equipment			
2019	2,833*20%			
Prior				
Total	2,833			
TCV->	567			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		0	TBL	0
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		2,833	TBL	567
Total Cost New=	2,833	TCV=	567	Assessed Value= 300